

Bathroom Remodel- Classic (Gut to Studs)

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 10/20/2021

35SF bathroom gutted to the studs. Bathroom remodel to include new window, insulation, sheetrock, electrical, plumbing fixtures, tub with subway tile shower walls, tile floor, vanity/top, millwork, recessed medicine cabinet, accessories, painting, clean-up and debris removal.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 875.00	\$ 962.50
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 1,560.00	\$ 1,560.00
Subtotal - Category 1			\$ 2,435.00	\$ 2,522.50
02. Site Prep and Demolition				
Site Prep Small to Medium Project (Includes floor protection, poly curtain walls, and delivery of tools/equipment and set up of job site). Place yard sign and order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 404.55	\$ 445.01
Bathroom demolition of work area to EPA lead safe work practices: Demo existing walls to the studs. Demo existing floor to the sub-floor. Demo existing cabinets, accessories, tub and trim. Existing ceiling to remain and new drywall to be overlaid on the existing.	1	EA	\$ 1,864.80	\$ 2,051.28
OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD. ADD: \$110.00 NOTE: This is priced at our cost with free install. It is a good alternative to having a lock box on your door and you can use it in the future after your project is complete. There are other options that provide "smart" technology as well for a slightly higher cost. Ask your designer for details.	1	EA	\$ 0.00	\$ 0.00
NOTE: Although care is taken to carefully remove tile from walls and floor occasionally screw pops, hairline cracks, and other issues can arise in adjacent spaces; no costs are included in this estimate to patch drywall or repaint walls in adjacent spaces but the need could arise and can be handled with a Change Order. We also use the most expensive and sensitive tape when taping prep to the floor, walls, or trim. If it is a bad or old finish, there is a small chance that it may peel some of the existing finish off. Any additional repairs will be an additional charge and dealt with in a non-chargeable change order.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 2,269.35	\$ 2,496.29
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Subtotal - Category 4			\$ -	\$ -
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				

Basic interior wall framing: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1 EA	\$	410.80	\$	451.88
Frame a recessed medicine cabinet or shower niche	1 EA	\$	199.15	\$	219.07
Subtotal - Category 6		\$	609.95	\$	670.95
09. Roofing, Flashing, Gutters					
Subtotal - Category 9		\$	-	\$	-
10. Exterior Trim, Porches and Decks					
Subtotal - Category 10		\$	-	\$	-
11. Siding, Soffit, and Fascia					
Subtotal - Category 11		\$	-	\$	-
12. Exterior Doors and Trim					
Subtotal - Category 12		\$	-	\$	-
13. Windows					
Furnish and install new vinyl pocket window- tempered glass; Window allowance \$400.00/ea. Manufacturer: Richlin Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: Inside of frame dimension: Grids: Stop description:	1 EA	\$	764.35	\$	840.79
Subtotal - Category 13		\$	764.35	\$	840.79
14. Plumbing					
NOTE TO CLIENTS: During kitchen and bathroom remodels, the pipes (drains and galvanized water lines) sit for extended periods of time with no water going through them. The build up on the inside of the pipes dries up and sometimes can come free and clog either a drain or water line, once the water is turned back on at the end of the project. There is no money included to unclog a pipe if this happens and additional charges will occur. General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.	1 Note	\$	0.00	\$	0.00
Plumbing permit	1 EA	\$	205.00	\$	225.50
Furnish and install an under mount vanity sink Sink Allowance: \$120.00 Manufacturer: Model #	1 EA	\$	487.50	\$	536.25
Furnish and install sink faucet; Sink faucet allowance \$250.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	612.50	\$	673.75
Furnish and install 5' cast iron tub; Tub allowance \$500.00/ea. Drain side: Manufacturer: Model #: Finish:	1 EA	\$	1,780.40	\$	1,958.44
Furnish and install tub waste and overflow Model #: Finish:	1 EA	\$	243.75	\$	268.13

Furnish and install tub filler faucet, valve, trim, and rough-in valve; Tub Filler faucet package allowance \$300.00 Manufacturer: Model #: Finish:	1 EA	\$	837.50	\$	921.25
Furnish and install toilet; Toilet allowance \$275.00/ea. Manufacturer: Model #: Color:	1 EA	\$	643.75	\$	708.13
Change out existing 1 1/2" drain to a 2" drain as required by code NOTE: This is required for ALL new tub installs and tub to shower conversions where the plumbing is accessible from below (unfinished basement)	1 EA	\$	712.50	\$	783.75

Subtotal - Category 14 \$ **5,522.90** \$ **6,075.19**

15. HVAC

Mechanical permit	1 EA	\$	156.25	\$	171.88
Install new bathroom vent fan and vent to the exterior	1 EA	\$	656.25	\$	721.88
Furnish and install new register cover - • Hvac register cover- shoemaker manufacturer, select standard color of white or driftwood tan (a medium brown/tan); or can do designer colors of almond, Navajo white, vanilla, coffee tan, camero silver, bronze, or black velvet for approx. \$14 more and 3-4 week lead time. Color:	1 EA	\$	28.04	\$	30.84

Subtotal - Category 15 \$ **840.54** \$ **924.59**

16. Electrical

Electrical Permit	1 EA	\$	137.50	\$	151.25
Specify device color: White, light almond, or ivory are standard. PICK ONE Specify switch style Pole or Decora. PICK ONE	1 EA	\$	0.00	\$	0.00
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath, and Lutron push button timer switch for the bath fan).	1 EA	\$	1,750.00	\$	1,925.00
NOTE: Battery operated smoke detector and CO by homeowner. Will all need to be functional and placed per code. Code requires each floor have one smoke detector. In addition, any bedroom needs a smoke detector. Also there must be a carbon monoxide detector within 10 feet of each bedroom. **If the rest of the home does not meet the above code, homeowner will be responsible to update or if homeowner prefers, Castle will perform updates and a change order will be issued**	1 Note	\$	0.00	\$	0.00
NOTE: No wiring for security, doorbell, TV, speakers or phone is included in pricing. If any low voltage wires are found in a wall being opened up, additional costs to re-route them will occur.	1 Note	\$	0.00	\$	0.00
Furnish and install above mirror light fixture; Fixture allowance \$100.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	250.00	\$	275.00
NOTE: For all home owner provided fixtures, there may be additional install costs for more complicated fixtures. ALL light fixtures must be specified prior to contract signing and be UL listed to pass inspection. All material issues related to materials supplied by owner are the responsibility of the owner to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.	1 Note	\$	0.00	\$	0.00
Furnish and install bath fan: Panasonic, • FV-0510VS1 Whisper Value 50/80/100 CFM Low Profile, 0.3-1.3 sones, 3 3/8" Housing Depth - UL listed for wall and ceiling installation, Energy Star Qualified - DC Fan Motor	1 EA	\$	231.79	\$	254.97

Subtotal - Category 16 \$ **2,369.29** \$ **2,606.22**

17. Insulation

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Basic Bath Insulation - Furnish and install R-13 to R21 batt insulation, depending on the cavity size, in the exterior walls and 4mil poly, foam window (if required) and foam ceiling/floor penetrations to code	1 EA	\$	368.20	\$	405.02
Subtotal - Category 17			\$ 368.20	\$	405.02
18. Drywall					
Furnish and install 5/8" drywall on the ceilings with smooth finish	35 SF	\$	447.30	\$	492.03
Furnish and install 1/2" drywall on walls with smooth finish	152 SF	\$	1,096.83	\$	1,206.52
Subtotal - Category 18			\$ 1,544.13	\$	1,698.55
19. Tile and Stone					
Install 1/2" ceramic tile backer on floor	23 SF	\$	144.91	\$	159.40
Install tile on floor; - Base Price: Tile allowance: \$6.00/SF Supplier: Spec#/description:	23 SF	\$	628.14	\$	690.96
Install dens-shield backer behind tile surround and water proof.	70 SF	\$	407.93	\$	448.72
Install large format tile on shower surround walls using spacers. Tile allowance: \$4.00/SF Supplier: Spec#/description:	70 SF	\$	2,584.66	\$	2,843.13
Furnish and install bullnose tile, pattern TBD; Tile allowance \$4.00/LF Supplier: Spec#/description:	21 LF	\$	253.25	\$	278.58
Furnish and install tiled niche in tub/shower area. Up to 3 SF; Note - tile cost in the SF above	1 EA	\$	380.90	\$	418.99
Furnish and install Corian single bevel threshold - 36" long, approx. 1 3/4" wide Color: glacier white or bisque Thickness: 1/4" or 1/2"	1 EA	\$	126.35	\$	138.99
Subtotal - Category 19			\$ 4,526.15	\$	4,978.76
20. Millwork, Doors, Hardware					
Furnish and install bathroom millwork (base, shoe, one side of door casing). Classic = 1x4 back band casing with larger base.	1 EA	\$	897.95	\$	987.75
Furnish and install door knob/handle hardware Allowance: \$30.00 Manufacturer: Style (locking, passage, etc.): spec #: Finish color:	1 EA	\$	68.58	\$	75.44
Subtotal - Category 20			\$ 966.53	\$	1,063.18
21. Cabinetry, Countertops and Appliances					
Furnish and install wall-mounted mirror/medicine cabinet. Allowance: \$125.00 Manufacturer: Model/spec #: Finish color:	1 EA	\$	233.95	\$	257.35
Knobs and pulls will be installed on all cabinet doors and drawers. Allowance: \$7.00/ea. Manufacturer: Model/spec #: Finish color: Supplier:	6 EA	\$	80.47	\$	88.52
Meet delivery, unload, and unpack cabinets.	1 EA	\$	233.10	\$	256.41

CABINET SPECS: Cabinet Line: Crystal Current, Crystal Keyline, or Leo (Redwood) Box Type: Frameless, Framed, Inset Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Interior material: select one- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate option for current frameless, or all plywood green core box with natural maple veneer if keyline; finished interiors of any cabinets would be noted on plans. Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown: Shoe: yes if crystal, no if Leo Finished end: Furniture groove finished end (standard) or optional upgrade to flush finished Any applied doors or end panels to sides or backs of cabinets will be noted on plans. If not on drawing, not included. Any accessories will be noted on plan. If accessory provided by Castle and not Cabinet company, model # as follows: Crystal - Current line: Furnish and install vanity base cabinets - stained or painted wood		1 EA	\$	0.00	\$	0.00
Silestone quartz countertops will be installed. NOTE: Group C Color: Edge profile: Thickness: undermount sink (Y or N): Yes		3 LF	\$	907.14	\$	997.85
Silestone quartz 2-6" backsplash will be installed. NOTE: Group C Color: Height: Back Splash: Side splash (Y or N?):		6 SF	\$	525.00	\$	577.50
APPLIANCES: NOTE: Client to do communication of appliance delivery for appliances they purchase. The project manager will be in communication as to when that should be.		3 LF	\$	168.75	\$	185.63
		1 Note	\$	0.00	\$	0.00
Subtotal - Category 21			\$	2,148.41	\$	2,363.25
22. Specialties						
Furnish bathroom accessories - 24" towel bar, towel ring and toilet paper holder. <u>Classic.</u> <u>Allowance \$60.00.</u> Install included for 3 items. Manufacturer: Model/spec #: Finish color: Supplier:		1 EA	\$	191.55	\$	210.71
Furnish and install a permanent, screw in shower curtain rod Manufacturer: Model/spec #: Finish color: Supplier:		1 EA	\$	137.27	\$	151.00
Subtotal - Category 22			\$	328.82	\$	361.71
23. Flooring						
Subtotal - Category 23			\$	-	\$	-
24. Painting and Decorating						
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>		35 SF	\$	94.18	\$	103.60

Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	152 SF	\$	356.47	\$	392.12				
Prime and paint OR stain and seal one side of door, and baseboard / casing - Moderate and Classic. <u>NOTE: Our standard is low VOC for woodwork, although may not be able to use low VOC primer due to existing stain/wood condition- tbd. Will use low VOC primer when able.</u> Manufacturer: Color name and #: Sheen: (semi-gloss is standard for bathrooms)	1 EA	\$	825.65	\$	908.22				
NOTE: Please note that when the homeowner is doing the painting, they are responsible for caulking, filling nail holes, and repairing minor wall and ceiling dings. There will need to be a few rounds of touch-ups, due to the nature of construction, and that falls under the scope of the painter.	1 Note	\$	0.00	\$	0.00				
Subtotal - Category 24			\$	1,276.30	\$	1,403.93			
25. Clean Up and Debris Removal									
Disposal and clean-up - remove all site prep, wipe down and broom sweep area. Haul all extra material off site.	1 EA	\$	310.80	\$	341.88				
Minneapolis daily street use permit for dumpster - Charged per 30 days. If dumpster can be placed on driveway or lawn this can cost can be saved. <u>NOTE: If the dumpster is required to be moved for plowing or street cleaning, there will be additional charges for moving it and replacing it after the street work is complete.</u>	2 MO	\$	160.00	\$	160.00				
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	30 DAYS	\$	210.00	\$	210.00				
DUMPSTER NOTE: If the dumpster is placed on the street, and the city calls a snow emergency or street cleaning, there will be an additional \$200 charge per move or violation via a change order. Sometimes it will get moved, sometimes it will just get fined. The charge is the same either way.	0 EA	\$	0.00	\$	0.00				
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	337.50	\$	371.25				
Regular portable restroom (one month) NOTE: This cost can be saved if home owner is ok with making a bathroom in the house available to Castle and it's trade partners	2 EA	\$	425.00	\$	467.50				
Subtotal - Category 25			\$	1,443.30	\$	1,550.63			
Project Subtotal			\$	27,505.72	\$	29,961.54			
26. Designer Oversight & Project Management			\$	2,613.04	\$	2,874.35			
27. Overhead and Profit			\$	4,538.44	\$	4,992.29			
Grand Total**			\$	34,657.21	\$	38,122.93			
<p>MN License # BC005657</p> <p>**Important Notice**</p> <p>**This is only a ballpark guesstimate. This does not represent actual prices, only a best guess based on Castle's past experiences. There are still many unknowns that can affect pricing at this point.</p>									
Check or Cash Discount Low 2.5%*	\$	866.43	Check or Cash Discount High 2.5%*	\$	953.07	\$	33,790.78	\$	37,169.85

*Doesn't Apply to Bank Financing or loan process that requires Castle to receive payment directly from that entity after Castle has paid subcontractors and secured lien waivers. In these instances Castle essentially acts as

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