

Bathtub Conversion to Shower

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/8/2022

Bathtub Conversion to Shower. Painting by owner. No change to existing floor, walls, vanity, sink, faucet, countertop, toilet, electrical, or things outside of tub area.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 687.50	\$ 790.63
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 1,400.00	\$ 1,400.00
Subtotal - Category 1			\$ 2,087.50	\$ 2,190.63
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	\$ 446.55	\$ 513.53
Bathroom demolition of work area to EPA lead safe work practices: Remove and dispose of tub. Remove and dispose of shower control and faucets. Demo shower area to studs. Existing floor in bathroom to remain. Existing ceiling to remain and get scraped. Items to be removed/saved for reinstallation:	1	EA	\$ 705.60	\$ 811.44
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 materials from wall and floor surfaces, screw pops, hairline cracks, and other issues can occasionally arise in adjacent spaces. No costs are included in this estimate to patch drywall or plaster 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 via Change Order.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 1,152.15	\$ 1,324.97
03. Landscaping and Fence - By Field Outdoor Spaces or homeowner				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Subtotal - Category 4			\$ -	\$ -
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				
Basic interior wall framing: Flatten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1	EA	\$ 367.80	\$ 422.97
Frame a recessed medicine cabinet or custom shower niche or custom shower bench .	1	EA	\$ 224.53	\$ 258.20

Interior wall framing (materials and labor) Also includes framing half wall at shower.	15 LF	\$ 628.56	\$ 722.84
Subtotal - Category 6		\$ 1,220.89	\$ 1,404.02
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			
Subtotal - Category 13		\$ -	\$ -
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.	1 Note	\$ 0.00	\$ 0.00
General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.			
Plumbing permit	1 EA	\$ 343.75	\$ 395.31
Furnish and install a p-trap and drain collar at shower drain for tile shower pan (Schluter adapter and drain cover BY CASTLE)- see tile section	1 EA	\$ 600.00	\$ 690.00
Furnish and install shower faucet, diverter and controller; Shower faucet package allowance \$300.00/set Manufacturer: Model #: Finish:	1 EA	\$ 928.36	\$ 1,067.62
Change out existing 1 1/2" drain to a 2" drain as required by code or misc. RI updates as needed for all remodels. 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	\$ 1,500.00	\$ 1,725.00
Subtotal - Category 14		\$ 3,372.11	\$ 3,877.93
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
Specify device color: White, light almond, or ivory are standard. PICK ONE	1 EA	\$ 0.00	\$ 0.00
Specify switch style Pole or Decora. PICK ONE			
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
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
Subtotal - Category 16		\$ 0.00	\$ 0.00
17. Insulation			
Basic Bath Insulation - Furnish and install R-13 or R-19 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	\$ 404.95	\$ 465.69
Subtotal - Category 17		\$ 404.95	\$ 465.69

18. Drywall			
Drywall or plaster patch	3 EA	\$ 377.10	\$ 433.67
Patching and skim coating plaster walls / ceilings	66 SF	\$ 420.75	\$ 483.86
Subtotal - Category 18		\$ 797.85	\$ 917.53
19. Tile and Stone			
Prep for tiled shower floor (includes packing pan and waterproofing). Schluter- point drain- square. Stainless is the standard included. Model: Finish: Style: Curb or curbless: If curbless and linear drain is not at shower entrance, framing must be modified- see framing	1 EA	\$ 820.60	\$ 943.69
Install custom tiled shower floor \$10.50/SF tile allowance; Recommended to chose tile 3x3 or smaller to allow for slope. If upgrade to line drain, larger tiles can be used. Supplier: Spec#/description:	21 SF	\$ 799.20	\$ 919.08
Install kerdi board tile backer. Standard for shower or wet walls.	118 SF	\$ 999.13	\$ 1,149.00
Install large format tile on shower surround walls using spacers. <u>Tile allowance: \$4.50/SF</u> Supplier: Spec#/description:	118 SF	\$ 4,974.29	\$ 5,720.43
Furnish and install accent tile, pattern TBD; <u>Tile allowance \$16.50/SF</u> Supplier: Spec#/description:	11 SF	\$ 846.81	\$ 973.83
Furnish and install tiled niche in tub/shower area. 6"x12", 12"x12", 20"x12", or 28"x12" pre-made schluter niches. These are meant to fit btw 16" o.c. framing. Note - tile material cost is in the SF above	1 EA	\$ 484.89	\$ 557.62
Furnish and install tiled non-floating; premade max sizes of 24" triangle wall dimension, or max 48w x16d x 20h rectangle. Note - tile material cost in the SF above	1 EA	\$ 800.38	\$ 920.43
Tile edging - (figured per 8' stick) Manufacturer: Schluter Style: Jolly Thickness: to match tile Finish: Satin Nickel / Chrome / Painted Included (Others at Upgrade)	8 EA	\$ 444.34	\$ 511.00
GROUT - 10# Tec Power Grout Color:	2 EA	\$ 69.53	\$ 79.95
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. Include on all Tile projects.	1 EA	\$ 942.87	\$ 1,084.30
Subtotal - Category 19		\$ 11,182.02	\$ 12,859.33
20. Millwork, Doors, Hardware			
Subtotal - Category 20		\$ -	\$ -

21. Cabinetry, Countertops and Appliances				
CABINET SPECS: Cabinet Line: Crystal Current or Crystal Keyline 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 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		1 EA	\$ 0.00	\$ 0.00
APPLIANCES: <i>NOTE: Client to communicate with appliance supplier regarding delivery of appliances they purchased and arrange to meet/receive delivery themselves. The project manager will be in communication with client regarding that timing.</i>		1 Note	\$ 0.00	\$ 0.00
Subtotal - Category 21			\$ 0.00	\$ 0.00
22. Specialties				
Subtotal - Category 22			\$ -	\$ -
23. Flooring				
Subtotal - Category 23			\$ -	\$ -
24. Painting and Decorating				
<i>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.</i>		1 Note	\$ 0.00	\$ 0.00
Subtotal - Category 24			\$ 0.00	\$ 0.00
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	\$ 314.37	\$ 361.52
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
6 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. In driveway.		1 EA	\$ 256.25	\$ 294.69
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		1 EA	\$ 212.50	\$ 244.38
Subtotal - Category 25			\$ 783.12	\$ 900.58
Project Subtotal			\$ 21,000.59	\$ 23,940.67
26. Designer Oversight & Project Management			\$ 2,415.07	\$ 2,777.33
27. Overhead and Profit			\$ 3,465.10	\$ 3,984.86
Grand Total**			\$ 26,880.75	\$ 30,912.86

MN License # BC005657

****Important Notice****

****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.**

Check or Cash Discount Low 2.5%*	\$ 672.02	Check or Cash Discount High 2.5%*	\$ 772.82	\$ 26,208.73	\$ 30,140.04
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*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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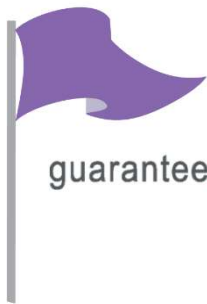


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