



## BUDGET ANALYSIS

### Client Information:

#### Closet Wall Removal

Address  
City, State, Zip  
Phone  
Email

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Loren Schirber  
Owner, Castle Building & Remodeling  
[loren@castlebri.com](mailto:loren@castlebri.com)

### Project Description:

Widen closet opening in main level bedroom.

<b>NOTE: Material and Labor is included for items listed below, unless otherwise noted.</b>						
	Qty.	Unit	Image		Low Budget	High Budget
<b>01. Permits and Design</b>						
<u>Permit.</u>		1 EA			\$ 250.00	\$ 275.00
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA			\$ 225.00	\$ 225.00
<b>Subtotal - Category 1</b>					<b>\$ 475.00</b>	<b>\$ 500.00</b>
<b>02. Site Prep and Demolition</b>						
<u>Site Prep Exterior/Handyman Project:</u>		1 EA			\$ 188.50	\$ 207.35
-Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Floor protection to work area.						
<u>Demolition of work area:</u>		1 EA			\$ 504.00	\$ 554.40
-Remove bedroom closet door and casing around door. -Remove base trim from closet wall. -Remove engineered oak flooring from in closet. -Remove wall covering to studs from closet wall to be removed. -Remove framing to allow larger closet entry.						
<b>Subtotal - Category 2</b>					<b>\$ 692.50</b>	<b>\$ 761.75</b>
<b>06. Framing</b>						
<u>Bedroom Closet - Remove interior NON-LOAD BEARING wall and frame a new opening.</u>		1 EA			\$ 765.75	\$ 842.33
<b>Subtotal - Category 6</b>					<b>\$ 765.75</b>	<b>\$ 842.33</b>
<b>15. HVAC</b>						
<b>Subtotal - Category 15</b>					<b>\$ -</b>	<b>\$ -</b>
<b>16. Electrical</b>						
<u>Electrical Permit.</u>		1 EA			\$ 231.25	\$ 254.38
Device color: <b>White, light almond, or ivory</b> are standard		1 EA			\$ 0.00	\$ 0.00
Switch style: <b>Pole</b> or <b>Decora</b>						
Relocate outlet in wall where closet is getting opened.		1 EA			\$ 437.50	\$ 481.25

<b>Closest Light fixture-</b> CBR furnish and elec install: \$100 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$ 272.50	\$ 299.75
<b>Subtotal - Category 16</b>		<b>\$ 941.25</b>	<b>\$ 1,035.38</b>
<b>17. Insulation</b>			
<b>Subtotal - Category 17</b>		<b>\$ -</b>	<b>\$ -</b>
<b>18. Drywall</b>			
<b>Bedroom and Closet Walls-</b> 1/2" drywall with smooth finish.	50 SF	\$ 637.50	\$ 701.25
<b>Subtotal - Category 18</b>		<b>\$ 637.50</b>	<b>\$ 701.25</b>
<b>19. Tile and Stone</b>			
<b>Subtotal - Category 19</b>		<b>\$ -</b>	<b>\$ -</b>
<b>20. Millwork, Doors, Hardware</b>			
<b>Jamb - Bedroom Closet:</b>	20 LF	\$ 444.54	\$ 488.99
Species: Size: Location: NOTE: The casing for the opening is on the casing line.			
<b>Casing Bedroom Closet-</b> classic 1X with a backband:	40 LF	\$ 1,131.80	\$ 1,244.98
Manufacturer: Model backband: Model 1x: Species: Size overall: Picture framed: Y or N Stool detail (thickness/extension) and apron detail (height, model #): or NA Location:			
<b>Base shoe molding Bedroom Closet:</b>	15 LF	\$ 98.33	\$ 108.16
Manufacturer: Model: Species: Size: Location:			
<b>Subtotal - Category 20</b>		<b>\$ 1,674.67</b>	<b>\$ 1,842.13</b>
<b>21. Cabinetry, Countertops and Appliances</b>			
<b>Subtotal - Category 21</b>		<b>\$ -</b>	<b>\$ -</b>
<b>22. Specialties</b>			
<b>Subtotal - Category 22</b>		<b>\$ -</b>	<b>\$ -</b>
<b>23. Flooring</b>			
<b>Pre-finished wood - nail down floor: Maple 2 1/4" Natural</b>	20 SF	\$ 287.50	\$ 316.25
\$5 allowance Manufacturer: Line/series: Size: Color:			
<b>Subtotal - Category 23</b>		<b>\$ 287.50</b>	<b>\$ 316.25</b>
<b>24. Painting and Decorating</b>			
<b>In house set up, prep, clean up-</b> 1 room.	1 EA	\$ 493.25	\$ 542.58
<b>Bedroom Ceilings-</b> prime and painting:	125 SF	\$ 401.19	\$ 441.31
Color: Standard flat ceiling white Rooms:			
<b>Bedroom Walls-</b> prime and paint:	200 SF	\$ 389.70	\$ 428.67
Manufacturer: Color name and #: Sheen: Rooms:			

<u>Molding (base, casing)</u> - priming and painting:	40 LF	\$ 562.00	\$ 618.20
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Items: base, casing, crown, etc.			
Rooms or locations:			
<b>Subtotal - Category 24</b>		<b>\$ 1,846.14</b>	<b>\$ 2,030.75</b>
<b>25. Clean Up and Debris Removal</b>			
<u>Disposal and clean-up:</u>	1 EA	\$ 94.61	\$ 104.07
-Remove all site prep, wipe down and broom sweep area.			
-Haul all extra material off site.			
NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.			
<u>Bagster:</u>	1 EA	\$ 243.75	\$ 268.13
Place Baster on driveway or boulevard accessible to street for pickup.			
<b>Subtotal - Category 25</b>		<b>\$ 338.36</b>	<b>\$ 372.19</b>
<b>Project Subtotal</b>		<b>\$ 7,658.66</b>	<b>\$ 8,402.02</b>
26. Designer Oversight & Project Management		\$ 804.16	\$ 884.57
27. Overhead and Profit		\$ 1,263.68	\$ 1,390.05
<b>Grand Total**</b>		<b>\$ 9,726.50</b>	<b>\$ 10,699.14</b>
<p>MN License # BC005657</p> <p><b>**Important Notice**</b></p> <p><b>**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.</b></p>			
<b>Check or Cash Discount Low 2.5%*</b>	<b>\$ 243.16</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 267.48</b>
			<b>\$ 9,483.33</b>
			<b>\$ 10,431.67</b>

\*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 the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

## Custom Design Showrooms



5 W. Diamond Lake Rd  
Minneapolis, MN 55419  
P) 612-789-8509



2600 Johnson St. NE  
Minneapolis, MN 55418  
P) 612-789-8509



362 Snelling Ave S.  
St. Paul, MN 55105  
P) 651-699-4164

Showroom maps & hours can be found on our website at [www.CASTLEBRI.com](http://www.CASTLEBRI.com)

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## Need Help with Financing Options?

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