

Finished Basement 2BR ADU, Duplex, Triplex

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 5/20/2020

To create another full living quarters in the basement to create duplex, triplex, or separate ADU. Including two bedrooms w/storage, two egress windows, kitchen, eating/dining space, living room, bathroom, Mechanical area for current Water heaters and furnaces, add additional separate water heater, furnace and electrical panel. Create a common space that would include the existing washer and dryer near the stair well. Demo would include removing of all existing rooms currently built to accommodate a new floor plan. Keeping existing posts/beams in existing location. ****No Appliances included in this estimate****

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 3,263.40	\$ 3,589.74
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 6,000.00	\$ 6,000.00
Subtotal - Category 1			\$ 9,263.40	\$ 9,589.74
02. Site Prep and Demolition				
Site Prep (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	\$ 402.68	\$ 442.94
**There is a designated entrance for the proposed new unit in the basement.				
OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD. ADD: \$110.00	1	EA	\$ 0.00	\$ 0.00
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.				
Demolition of work area to EPA lead safe work practices.	1	EA	\$ 2,486.40	\$ 2,735.04
** Demolition of existing walls, Flooring if needed, Doorways if needed. Leave Existing Post and Beams in Current location				
Remove appliances. Includes removing and storing for reinstalling appliances to code with anti-tip devices when needed.	1	EA	\$ 372.05	\$ 409.26
**Homeowner is currently wanting to reuse the existing washer and dryer in the new space, but relocate it to a new area.				
Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas	1	EA	\$ 138.95	\$ 152.85

<p><i>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.</i></p>		1 Note	\$	0.00	\$	0.00
Subtotal - Category 2			\$	3,400.08	\$	3,740.08
03. Landscaping and Fence - By Field Outdoor Spaces						
Subtotal - Category 3			\$	-	\$	-
04. Concrete and Foundation						
<p>OPTION: Pier Footings - 8" X42" with 12" bell</p> <p>**If post removal necessary or desired for final plan add Approx.. \$450</p>		0 EA	\$	0.00	\$	0.00
<p>Fill in concrete on basement floor where rough-ins were done</p> <p>**To Patch where Plumbing is going to need to be added for new kitchen and bathroom.</p>		50 SF	\$	1,240.93	\$	1,365.02
<p>OPTION: Interior Drain tile and Sump Basket for <i>existing</i> basement floor. Includes removal of existing slab around the exterior, new drain tile, and sump basket.</p> <p>** ALLOWANCE OF \$7,444.00</p>		0 LF	\$	0.00	\$	0.00
Subtotal - Category 4			\$	1,240.93	\$	1,365.02
05. Masonry						
Subtotal - Category 5			\$	-	\$	-
06. Framing						
<p>Basic interior wall framing: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories</p>		1 EA	\$	372.05	\$	409.26
<p>Frame soffits for mechanical (materials and labor)</p>		42 LF	\$	1,184.82	\$	1,303.30
<p>Basement or Attic interior wall framing (materials and labor)</p>		280 LF	\$	8,710.24	\$	9,581.26
<p>OPTION: Remove LOAD BEARING POST wall and frame a new opening. Includes new headers for the support of the weight above.</p> <p>** Removal of load bearing post - Each \$1,877</p>		0 EA	\$	0.00	\$	0.00
Subtotal - Category 6			\$	10,267.11	\$	11,293.82
09. Roofing, Flashing, Gutters						
Subtotal - Category 9			\$	-	\$	-
10. Exterior Trim, Porches and Decks						
DECK SECTION:		1	\$	0.00	\$	0.00
Subtotal - Category 10			\$	0.00	\$	0.00
11. Siding, Soffit, and Fascia						
Subtotal - Category 11			\$	-	\$	-
12. Exterior Doors and Trim						
<p>Furnish and install new steel door;</p> <p>Door allowance: \$250.00/ea.</p> <p>Manufacturer/supplier:</p> <p>Door Size:</p> <p>Swing:</p> <p>Single or double bore?:</p> <p>Jamb Depth:</p>		1 EA	\$	725.38	\$	797.91
Subtotal - Category 12			\$	725.38	\$	797.91
13. Windows						

Furnish and install basement glass block windows - No larger than 4'-0"x2'-0" NOTE: Assumes installed into cement foundation. Add \$ if in a limestone foundation. STYLE: Decora or ice scapes. 8 X 16 Vent (Y or N) NOTE: Decora is not as private as ice scapes	5 EA	\$	2,756.25	\$	3,031.88
Furnish and install new egress window well; includes excavation, cutting block and new corrugated window well OR treated timber well. Includes vinyl window. Tiering is additional. **Single wide casements Well Type: WINDOW SPECS: Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Jamb size: Exterior trim details: Grids:	2 EA	\$	7,595.00	\$	8,354.50
Subtotal - Category 13		\$	10,351.25	\$	11,386.38
14. Plumbing					
<i>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.</i> <i>General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.</i>	1 Note	\$	0.00	\$	0.00
Plumbing permit	1 EA	\$	575.75	\$	633.33
Hook up integral sink	1 EA	\$	330.75	\$	363.83
Furnish and install sink faucet; Sink faucet allowance \$250.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	600.25	\$	660.28
Furnish and install 5' cast iron tub; Tub allowance \$500.00/ea. Drain side: Manufacturer: Model #: Finish:	1 EA	\$	1,747.90	\$	1,922.69
Furnish and install tub waste and overflow Model #: Finish:	1 EA	\$	238.88	\$	262.76
Furnish and install tub filler faucet, valve, trim, and rough-in valve; Tub Filler faucet package allowance \$300.00 Manufacturer: Model #: Finish:	1 EA	\$	820.75	\$	902.83
Furnish and install toilet; Toilet allowance \$275.00/ea. Manufacturer: Model #: Color:	1 EA	\$	630.88	\$	693.96

Basement bathroom rough-in (base price); includes check valve and back flow preventer Add concrete fill-in section above.	1 EA	\$	4,655.00	\$	5,120.50
Furnish and install kitchen sink; <u>Sink allowance \$175/ea. - Stainless Steel undermount</u> Manufacturer: Model #: Finish:	1 EA	\$	735.00	\$	808.50
Furnish and install kitchen faucet; <u>Sink faucet allowance \$350.00/ea.</u> Manufacturer: Model #: Finish:	1 EA	\$	762.76	\$	839.04
Install new or re-install existing dishwasher. Model #:	1 EA	\$	318.50	\$	350.35
Supply and install a counter top mounted, air gap, for the dishwasher. <u>Allowance: \$25.00</u> NOTE: Required by code for all full kitchen remodels OR countertop replacements.. Manufacturer/model #: Finish:	1 EA	\$	128.63	\$	141.49
Furnish and install Insinkerator Evolution Compact ¾ hp garbage disposal. Location: Single hole, left side, or right side	1 EA	\$	404.25	\$	444.68
Re-plumb kitchen and move rough-in locations	1 EA	\$	1,410.30	\$	1,551.33
Furnish and install new gas line to the range or relocate existing gas line	2 EA	\$	1,102.50	\$	1,212.75
** Add new gas line for Range, Move Existing gas line for Dryer					
Basement laundry plumbing rough-in	1 EA	\$	2,205.00	\$	2,425.50
OPTION: Furnish and install an active radon mitigation system Allowance \$2,957.00	0 EA	\$	0.00	\$	0.00
Furnish and install new 50 gallon power vented hot water heater (when replacing existing power vent hot water heater)	1 EA	\$	1,960.00	\$	2,156.00
Subtotal - Category 14		\$	18,627.09	\$	20,489.80
15. HVAC					
Mechanical permit	1 EA	\$	153.13	\$	168.44
Install new bathroom vent fan and vent to the exterior	1 EA	\$	643.13	\$	707.44
Basement ducting - 2-bed rooms, family room, and bathroom; 1,100 sq. Ft	1 EA	\$	2,940.00	\$	3,234.00
Furnish and install new furnace and A/C	1 EA	\$	7,962.50	\$	8,758.75
Subtotal - Category 15		\$	11,698.75	\$	12,868.63
16. Electrical					
Electrical Permit	1 EA	\$	134.75	\$	148.23
Specify device color:	1 EA	\$	0.00	\$	0.00
White, light almond, or ivory are standard. PICK ONE					
Specify switch style					
Pole or Decora. PICK ONE					
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	\$	1,715.00	\$	1,886.50
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

Furnish and install above mirror light fixture; Fixture allowance \$100.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	245.00	\$	269.50
Furnish and install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	12 EA	\$	2,058.00	\$	2,263.80
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.	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 tones, 3 3/8" Housing Depth - UL listed for wall and ceiling installation, Energy Star Qualified - DC Fan Motor	1 EA	\$	227.15	\$	249.87
Small Kitchen: Kitchen price for electrical; includes demo and rewiring of space to code, under cabinet lights.	1 EA	\$	4,165.00	\$	4,581.50
Finished basement price for electrical	500 SF	\$	6,431.25	\$	7,074.38
Furnish and install new electric panel. 200 Amp - 30 circuit panel	1 EA	\$	2,266.25	\$	2,492.88
Furnish and install new electric sub-panel	0 EA	\$	-	\$	-
Furnish and install recessed can lights	6 EA	\$	882.00	\$	970.20
Subtotal - Category 16		\$	18,124.40	\$	19,936.84
17. Insulation					
R-15 Insulation batts with poly	914 SF	\$	1,231.62	\$	1,354.78
1 1/2" Thermax rigid board insulation	0 SF	\$	-	\$	-
Rim joists 2" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	128 LF	\$	392.00	\$	431.20
Basement energy walls 2" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	1024 SF	\$	3,136.00	\$	3,449.60
Subtotal - Category 17		\$	4,759.62	\$	5,235.58
18. Drywall					
Furnish and install 5/8" drywall on ceilings with smooth finish	915 SF	\$	4,371.41	\$	4,808.55
Furnish and install 1/2" drywall on walls with smooth finish	2048 SF	\$	9,282.56	\$	10,210.82
Subtotal - Category 18		\$	13,653.97	\$	15,019.37
19. Tile and Stone					
Furnish and install 1/2" ceramic tile backer on floor	60 SF	\$	376.53	\$	414.18
Furnish and install dens-shield backer behind tile surround	70 SF	\$	357.70	\$	393.47
Furnish and install tile on floor; Tile allowance: \$6.00/SF Supplier: Spec#/description:	66 SF	\$	1,688.84	\$	1,857.73
Furnish and install ceramic tile on 5'-0" tub/shower surround to ceiling; Tile allowance: \$4.00/SF Supplier: Spec#/description:	77 SF	\$	2,794.04	\$	3,073.45
Furnish and install bullnose tile, pattern TBD; Tile allowance \$4.00/LF Supplier: Spec#/description:	22 LF	\$	251.29	\$	276.42

Furnish and install Corian corner shelves in shower Color: Glacier white or Bisque	2 EA	\$	118.93	\$	130.82
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	\$	69.48	\$	76.42
Subtotal - Category 19		\$	5,656.81	\$	6,222.49
20. Millwork, Doors, Hardware					
Base shoe molding - Species: Supplier:	12 LF	\$	58.38	\$	64.22
Classic base molding - NOTE - Assumes 1X and top cap Species: 1X height: Top cap profile #: Supplier:	12 LF	\$	252.08	\$	277.29
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows Species: 1X width: Backband profile #: Supplier:	330 LF	\$	5,556.71	\$	6,112.38
Furnish and install a pre-hung door. Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style:	4 EA	\$	2,737.00	\$	3,010.70
Furnish and install a bi-fold door. Figured PER set of 2 slabs. Size (over all opening): Swing: Jamb: wood or sheetrock opening Hinge finish: Species/paint grade: Style:	2 EA	\$	1,413.30	\$	1,554.63
Furnish and install door knob/handle hardware Allowance: \$30.00 Manufacturer: Style (locking, passage, etc.): spec #: Finish color:	5 EA	\$	339.15	\$	373.07
Furnish and install basic gripable handrail with mounting hardware Rail style/spec #: Species/paint grade: Hardware style/spec #: Hardware finish color:	12 LF	\$	131.42	\$	144.56
Furnish and install closet rod and white melamine shelf.	15 LF	\$	475.13	\$	522.64
Subtotal - Category 20		\$	10,963.16	\$	12,059.48
21. Cabinetry, Countertops and Appliances					
Furnish and install wall-mounted mirror/medicine cabinet. Allowance: \$125.00 Manufacturer: Model/spec #: Finish color:	1 EA	\$	230.83	\$	253.91

Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$5.00/ea.</u> Manufacturer: Model/spec #: Finish color: Supplier:	25 EA	\$	269.68	\$	296.64
Meet delivery, unload, and unpack cabinets.	1 EA	\$	310.80	\$	341.88
CABINET SPECS: Cabinet Line: Box Type: Frameless or Framed Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown:	1 EA	\$	0.00	\$	0.00
Crystal - Current line: Furnish and install base cabinets - stained or painted wood	12 LF	\$	3,326.40	\$	3,659.04
Crystal - Current line: Furnish and install upper cabinets - stained or painted wood	5 LF	\$	1,307.25	\$	1,437.98
Crystal - Current line: Furnish and install vanity base cabinets - stained or painted wood	3 LF	\$	769.65	\$	846.62
Granite countertops will be installed. NOTE: Tier I or II color group Color: Edge profile: undermount sink (Y or N): Yes	34 SF	\$	2,915.50	\$	3,207.05
Granite backsplash 2" - 6" high NOTE: Tier I or II color group Color: Height: Back Splash: Side splash (Y or N?):	10 LF	\$	551.25	\$	606.38
Moderate - Cultured marble countertops will be installed with a under mount sink cut out. Includes standard colors (pure colors, granite, onyx, and elite granite are extra costs) Color: Thickness: Undermount Sink (Y or N): 4" Back Splash (Integrated, set on, or NONE): 4" Side Splash (Integrated, set on, or NONE):	4 LF	\$	395.31	\$	434.84
APPLIANCES: <i>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.</i>	1 Note	\$	0.00	\$	0.00
Microwave Non-vented: CBR to install non-vented microwaves. Make/model #: Dimensions:	1 EA	\$	155.40	\$	170.94
Refrigerator - No water: CBR to install and level. Make/model #: Dimensions:	1 EA	\$	155.40	\$	170.94
Range: Gas only. Plumber to move to hole, do gas hook-up, install, level, and install anti tip range. Make/model #: Dimensions:	1 EA	\$	171.50	\$	188.65

Washer and dryer: Plumber to do all final hook-ups and install get in scope w/ pricing Make/model #: Dimensions:	1 EA	\$ 294.00	\$ 323.40
Subtotal - Category 21		\$ 10,852.96	\$ 11,938.25
22. Specialties			
Furnish bathroom accessories - 24" towel bar, towel ring and toilet paper holder. <u>Moderate Allowance \$40.00.</u> Install included for 3 items. Manufacturer: Model/spec #: Finish color: Supplier:	1 EA	\$ 165.55	\$ 182.11
Furnish and install a permanent, screw in shower curtain rod Manufacturer: Model/spec #: Finish color: Supplier:	1 EA	\$ 135.93	\$ 149.52
Subtotal - Category 22		\$ 301.48	\$ 331.62
23. Flooring			
Floor prep. Smoothing, leveling, etc.	1 EA	\$ 341.43	\$ 375.57
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted) Allowance \$3.00 sf Line/series: Color: Tile size:	840 SF	\$ 9,475.62	\$ 10,423.18
Subtotal - Category 23		\$ 9,817.05	\$ 10,798.75
24. Painting and Decorating			
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>	915 SF	\$ 1,600.93	\$ 1,761.02
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	2048 SF	\$ 4,270.69	\$ 4,697.76
Priming and painting of base molding and/or casing. <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: (satin is standard)	867 LF	\$ 7,373.84	\$ 8,111.22
Priming and painting of a door both sides. Includes the jamb of the unit. <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: (satin is standard)	7 EA	\$ 1,710.10	\$ 1,881.11
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		\$ 14,955.56	\$ 16,451.12
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	\$	621.60	\$	683.76
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>	4 MO	\$	320.00	\$	320.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	54 DAYS	\$	378.00	\$	378.00
DUMPSTER NOTE: If the dumpster is placed on the the street, and the city calls a snow emergency or street cleaning, there will be an additional \$200 charge 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
20 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	410.38	\$	451.41
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	\$	208.25	\$	229.08

Subtotal - Category 25		\$	1,938.23	\$	2,062.25
Project Subtotal		\$	156,754.25	\$	171,587.12
26. Project Management		\$	8,527.43	\$	9,380.17
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	3,331.03	\$	3,664.13
28. Designer Oversight		\$	1,998.62	\$	2,198.48
29. Overhead and Profit		\$	18,653.76	\$	20,519.13
Grand Total**		\$	189,265.08	\$	208,191.59

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%*	\$	4,731.63	Check or Cash Discount High 2.5%*	\$	5,204.79	\$	184,533.46	\$	202,986.80
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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 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



4020 Minnehaha Ave
Minneapolis, MN 55406
P) P) 612-789-8509

Showroom maps & hours can be found on our website at www.CASTLEBRI.com

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