

## Full Basement, Bath and Laundry Remodel

Address:

City, State, Zip:



### Project Description:

Date: 12/22/2016

Project Description: Finishing 600 SF of basement to create a 12' x 24' family, a 12' X 10' bedroom, a 10' X 10' laundry room and a 5' x 8' full bathroom. Frame 150 linear feet of walls; include draintile and sump pump at perimeter of area to be finished. Four glass block windows; painted drywall on walls and ceiling throughout and painted trim as well. Exterior walls are to be insulated. MDF panel doors with passage locksets and electrical wiring to code. Family room; include 8 ceiling light fixtures and 3 wall light fixtures, wool carpeting on the floor. Bedroom; include new egress window, closet and wall carpeting on floor. Bathroom; include standard white dual-flush toilet, stock vanity, tile flooring, acrylic pan with tile surround, one light-fan combination, one wall light fixture over vanity, surface mount medicine cabinet and install accessories. Note: assumes existing forced-air heating system is adequate for additional load.

	Qty.	Unit	Low Total	High Total
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 2,457.00	\$ 2,702.70
Design & Planning Process -- See Design & Planning Agreement for Details.	1	EA	\$ 3,200.00	\$ 3,200.00
<b>02. Site Prep &amp; Demolition</b>				
Site Prep (Includes floor protection, poly curtain walls, & delivery of tools/equipment & set up of job site). Place yard sign & order dumpster. Protect floors through home to work area. Install poly curtain walls and zipper doors to work area.	1	EA	\$ 343.75	\$ 378.13
Basement demolition of work area to EPA lead safe work practices. <b>Gut walls to studs/block, floor to concrete, disconnect/move washer and dryer. Gut ceiling to joists in one room.</b>	1	EA	\$ 1,728.00	\$ 1,900.80
<b>03. Landscaping &amp; Fence</b>				
<b>04. Concrete &amp; Foundation</b>				
Fill in concrete on basement floor where rough-ins were done <b>More than 50 SF use flat concrete line.</b>	15	SF	\$ 1,195.88	\$ 1,315.46
Interior Drain tile & Sump Basket	140	LF	\$ 6,224.40	\$ 6,846.84
<b>05. Masonry</b>				
<b>06. Framing</b>				
2x2 Fur wall and/or ceiling framing (materials & labor)	600	SF	\$ 1,711.50	\$ 1,882.65
Interior wall framing (materials & labor)	150	LF	\$ 3,165.00	\$ 3,481.50
<b>09. Roofing, Flashing, Gutters</b>				
<b>10. Exterior Trim, Porches &amp; Decks</b>				
<b>11. Siding, Soffit, and Fascia</b>				
<b>12. Exterior Doors &amp; Trim</b>				
<b>13. Windows</b>				
Furnish & install basement glass block windows - No larger than 3'-0"x2'-0"	4	EA	\$ 1,832.00	\$ 2,015.20
Furnish & install new egress window well; includes excavation, cutting block & new corrugated window well OR treated timber well. Tiering is additional.	1	EA	\$ 3,217.50	\$ 3,539.25
<b>14. Plumbing</b>				
Plumbing permit	1	EA	\$ 311.22	\$ 342.34
Hook up integral sink	1	EA	\$ 245.70	\$ 270.27
Furnish & install sink faucet; Moderate. <u>Sink faucet allowance \$130.00/ea</u>	1	EA	\$ 415.35	\$ 456.89
Furnish & install a fiberglass shower pan only; <u>Shower pan allowance \$300.00/ea</u>	1	EA	\$ 748.80	\$ 823.68
Furnish & install shower faucet, diverter & controller; <u>Shower faucet package allowance \$250.00/set</u>	1	EA	\$ 672.75	\$ 740.03
Furnish & install dual-flush or equivalent water saving toilet; <u>Toilet allowance \$450.00/ea</u>	1	EA	\$ 748.80	\$ 823.68

Basement bathroom rough-in (base price); includes check valve & back flow preventer	1 EA	\$	4,446.00	\$	4,890.60
Furnish & install laundry sink; includes single, free standing utility tub laundry tub & basic faucet; <u>Tub &amp; faucet allowance \$150.00/set</u>	1 EA	\$	585.00	\$	643.50
Basement laundry plumbing rough-in	1 EA	\$	1,989.00	\$	2,187.90
Demo existing cast iron or concrete laundry tub & related plumbing	1 EA	\$	320.00	\$	352.00
<b>15. HVAC</b>					
Mechanical permit	1 EA	\$	140.40	\$	154.44
Install new bathroom vent fan & vent to the exterior	1 EA	\$	491.40	\$	540.54
Basement ducting - 2-bed rooms, family room, & bathroom; 1,100 sq.ft	1 EA	\$	2,808.00	\$	3,088.80
Vent clothes dryer using corrosion resistant pipe; <i>Note - does not include dryer boost fan if the duct run is too long</i>	1 EA	\$	526.50	\$	579.15
<b>16. Electrical</b>					
Bathroom price for electrical (Includes GFI Outlet to code, new switches & wiring in bath). Furnish bath fan/light combo. <u>\$150 allowance.</u>	1 EA	\$	1,053.00	\$	1,158.30
Furnish & install battery operated smoke/CO2 detector combo	3 EA	\$	131.31	\$	144.44
Furnish & install above mirror light fixture; Moderate. <u>Fixture allowance \$100.00/ea</u>	1 EA	\$	222.30	\$	244.53
Furnish & install light fixture; Moderate. <u>Fixture allowance \$125.00/ea</u>	11 EA	\$	2,767.05	\$	3,043.76
Finished basement price for electrical	600 SF	\$	2,457.00	\$	2,702.70
Furnish & install new electric sub-panel	1 EA	\$	643.50	\$	707.85
<b>17. Insulation</b>					
Rim joists 2" spray foam insulation; <i>Please note - spray foam insulation requires people &amp; pets to vacate the home for 24 hours while the insulation is curing</i>	60 LF	\$	175.50	\$	193.05
Basement energy walls 2" spray foam insulation; <i>Please note - spray foam insulation requires people &amp; pets to vacate the home for 24 hours while the insulation is curing</i>	350 SF	\$	1,023.75	\$	1,126.13
<b>18. Drywall</b>					
Furnish & install 1/2" drywall on walls with smooth or knock-down finish - More than 600 SF	1850 SF	\$	5,389.61	\$	5,928.57
<b>19. Tile &amp; Stone</b>					
Furnish & install dens-shield backer behind tile surround - <u>Square Feet</u>	72 SF	\$	277.78	\$	305.55
Furnish & install ceramic tile on floor; Classic. <u>Tile allowance: \$7.00/SF</u> <b>184 SF MAX</b>	30 SF	\$	755.43	\$	830.97
Furnish & install ceramic tile on shower surround to ceiling; <u>Tile allowance: \$5.00/SF</u> <b>104 SF MAX</b>	72 SF	\$	2,494.47	\$	2,743.92
Furnish & install accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u>	2 SF	\$	74.09	\$	81.49
Furnish & install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u>	14 LF	\$	141.30	\$	155.42
Furnish & install ceramic tiled niche in shower area; Note - tile cost in the SF above	1 EA	\$	285.25	\$	313.78
Furnish & install ceramic tile floor threshold	1 EA	\$	61.25	\$	67.38
<b>20. Millwork, Doors, Hardware</b>					
Moderate prehung doors (2-Panel primed mission stick, 1-panel mission stick, flush birch solid core) Based on 32" doors, Includes labor & material	4 EA	\$	1,576.00	\$	1,733.60
Moderate bifold doors (Flush hollow core birch, 1-panel poplar mission, 2-panel poplar mission, 2-panel primed mission, 1-panel poplar ogee, 2-panel poplar ogee, 2-panel primed ogee) Based on 5'-0" doors, Includes labor & material	1 EA	\$	362.00	\$	398.20
Moderate millwork (Base & casing) Per sq.ft., Includes labor & material	600 SF	\$	2,275.20	\$	2,502.72
Wire closet organizational system	5 LF	\$	175.50	\$	193.05
<b>21. Cabinetry, Countertops &amp; Appliances</b>					
Furnish and install wall-mounted mirror/medicine cabinet. Moderate Allowance. \$125.00	1 EA	\$	268.75	\$	295.63
Furnish and install stock bathroom vanity & countertop (up to 5'-0") and hardware. <u>Unit Allowance \$850.00.</u>	1 EA	\$	1,170.50	\$	1,287.55
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea</u>	6 EA	\$	72.18	\$	79.40
Meet delivery, unload, and unpack cabinets.	1 EA	\$	192.00	\$	211.20
Furnish and install Waypoint linen cabinet. Custom - TBD	2 LF	\$	900.20	\$	990.22
Furnish Waypoint upper cabinets (5xx series). Includes delivery and install. In laundry.	4 LF	\$	769.28	\$	846.21
Washer and dryer: Plumber to do all final hook-ups and install get in scope w/ pricing.	1 EA	\$	280.80	\$	308.88
<b>22. Specialties</b>					
Furnish bathroom accessories.- 24" towel bar, towel ring & toilet paper holder. <u>Custom. Allowance \$150.00.</u> Includes install.	1 EA	\$	303.50	\$	333.85

Furnish & install Gatco shower curtain rod. Finish: Polished Chrome	1 EA	\$	120.63	\$	120.63	
<b>23. Flooring</b>						
Floor transitions. Moderate.	1 EA	\$	61.70	\$	67.87	
Furnish & install wool carpet in family room & bedroom. Classic. <u>Carpet Allowance \$10.50 SF.</u>	560 SF	\$	7,534.80	\$	8,288.28	
<b>24. Painting &amp; Decorating</b>						
Prime and painting ceilings using non-toxic zero VOC Paint.	600 SF	\$	1,317.60	\$	1,449.36	
Prime and paint walls using non-toxic zero VOC Paint.	1250 SF	\$	2,345.00	\$	2,579.50	
Basic stain, seal, sand, and varnish or enamel of base up to 4".	600 SF	\$	1,053.00	\$	1,158.30	
Basic stain, seal, sand, and varnish or enamel on interior doors <u>both sides.</u>	5 EA	\$	1,462.50	\$	1,608.75	
Basic stain, seal, sand, and varnish or enamel on interior side of window, <u>one side.</u> INCLUDES CASING/TRIM OF THE UNIT	1 EA	\$	216.45	\$	238.10	
<b>25. Clean Up &amp; Debris Removal</b>				\$	-	
Disposal and clean-up - remove all site prep, wipe down and broom sweep area.	600 SF	\$	768.00	\$	844.80	
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum	1 EA	\$	304.20	\$	334.62	
20 Yard roll-off dumpster - 10 ton maximum	1 EA	\$	386.10	\$	424.71	
<b>26. Project Management</b>			\$	5,534.68	\$	6,088.15
<b>27. Administrative Fees</b>			\$	2,839.39	\$	3,123.33
<b>28. Designer Oversight</b>			\$	1,037.75	\$	1,141.53
<b>29. Overhead &amp; Profit</b>			\$	9,685.70	\$	10,654.27
<b>Grand Total**</b>			\$	100,489.94	\$	110,206.87

**\*\*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.**

<b>Check or Cash Discount</b>	<b>\$</b>	<b>2,512.25</b>			
<b>2.5%* - Low total</b>					
<b>Check or Cash Discount</b>	<b>\$</b>	<b>2,755.17</b>	<b>Total Project Cost with All Cash</b>	<b>\$</b>	<b>97,977.69</b>
<b>2.5%* - High total</b>			<b>Discount</b>	<b>\$</b>	<b>107,451.69</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

**Visit our Sister Company**



**NATURAL BUILT HOME**  
4020 Minnehaha Ave  
Minneapolis, MN 55406  
P) 612-605-7999 [www.naturalbuilthome.com](http://www.naturalbuilthome.com)

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

**Credit Card Financing up to \$5,000**

Project Size \$100 - \$10,000  
Credit Cards accepted for final payments up to 50% of project costs,  
\$5,000 max on credit card.

**Home Improvement Financing up to \$75,000**

Local Credit Union offering affordable financing options to meet any of your home improvement needs with no additional costs to you. We will work with you step by step to make sure that we meet your specific financial needs. Contact Lacey Mack or Ross Bloomquist directly at 763-404-7625.

