

Home Office Remodel

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/8/2022

Convert an existing 12-by-12 foot room to a home office. Install custom cabinets to include 12 linear feet of laminate desktop, computer workstation and wall cabinet storage. Rewire room for computer and other electronic equipment. Includes drywall of interior, painted trim and upgraded carpeting.

| | Qty. | Unit | Low Budget | High Budget |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|--------------------|--------------------|
| 01. Permits and Design | | | | |
| Permit | 1 | EA | \$ 706.25 | \$ 812.19 |
| Design and Planning Process -- See Design and Planning Agreement for Details. | 1 | EA | \$ 1,400.00 | \$ 1,400.00 |
| Subtotal - Category 1 | | | \$ 2,106.25 | \$ 2,212.19 |
| 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 |
| Demolition of work area to EPA lead safe work practices. Demo interior drywall on wall of cabinetry/electrical and flooring down to subfloor. Remove and save base/shoe. | 1 | EA | \$ 1,411.20 | \$ 1,622.88 |
| <i>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.</i> | 1 | Note | \$ 0.00 | \$ 0.00 |
| Subtotal - Category 2 | | | \$ 1,857.75 | \$ 2,136.41 |
| 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 | \$ 654.20 | \$ 752.33 |
| Subtotal - Category 6 | | | \$ 654.20 | \$ 752.33 |
| 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 | | | \$ - | \$ - |

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| 14. Plumbing | | | |
| Subtotal - Category 14 | | \$ - | \$ - |
| 15. HVAC | | | |
| Subtotal - Category 15 | | \$ - | \$ - |
| 16. Electrical | | | |
| Electrical Permit | 1 EA | \$ 231.25 | \$ 265.94 |
| 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 | | | |
| Finished price for electrical receptacles, cat 5, etc. Does not included sub panel or new electrical panel. | 1 EA | \$ 1,875.00 | \$ 2,156.25 |
| 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 |
| CBR furnish and elec install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish: | 1 EA | \$ 340.00 | \$ 391.00 |
| 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 | | \$ 2,446.25 | \$ 2,813.19 |
| 17. Insulation | | | |
| Subtotal - Category 17 | | \$ - | \$ - |
| 18. Drywall | | | |
| Furnish and install 1/2" drywall on walls with smooth finish | 96 SF | \$ 792.58 | \$ 911.46 |
| Subtotal - Category 18 | | \$ 792.58 | \$ 911.46 |
| 19. Tile and Stone | | | |
| Subtotal - Category 19 | | \$ - | \$ - |
| 20. Millwork, Doors, Hardware | | | |
| Classic base molding - NOTE - Assumes 1X and top cap Species: 1X size: Top cap profile and height #: Brand/profile #: | 24 LF | \$ 527.52 | \$ 606.65 |
| Subtotal - Category 20 | | \$ 527.52 | \$ 606.65 |
| 21. Cabinetry, Countertops and Appliances | | | |
| Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea.</u> Manufacturer: Size: Model #: Finish: | 12 EA | \$ 176.00 | \$ 202.40 |
| Meet delivery, unload, and unpack cabinets. | 1 EA | \$ 264.60 | \$ 304.29 |

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| 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 |
| Crystal - Current line: Furnish and install base cabinets - stained or painted wood | | 12 LF | \$ 4,098.00 | \$ 4,712.70 |
| Crystal - Current line: Furnish and install upper cabinets - stained or painted wood | | 6 LF | \$ 1,954.20 | \$ 2,247.33 |
| Plastic laminate countertops will be installed. | | 24 SF | \$ 1,350.00 | \$ 1,552.50 |
| Manufacturer: Color: Edge Profile: | | | | |
| 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 | | | \$ 7,842.80 | \$ 9,019.22 |
| 22. Specialties | | | | |
| Subtotal - Category 22 | | | \$ - | \$ - |
| 23. Flooring | | | | |
| Floor transitions. | | 1 EA | \$ 94.10 | \$ 108.22 |
| Description Type: Finish: Upgraded quality carpet and pad will be installed. \$5.75/SF Allowance - Includes carpet AND pad | | 144 SF | \$ 1,215.00 | \$ 1,397.25 |
| Manufacturer: Line/series: Color: | | | | |
| Subtotal - Category 23 | | | \$ 1,309.10 | \$ 1,505.47 |
| 24. Painting and Decorating | | | | |
| In house set up, prep, clean up | | 1 EA | \$ 384.05 | \$ 441.66 |
| Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white | | 144 SF | \$ 367.82 | \$ 422.99 |
| Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen: | | 384 SF | \$ 492.83 | \$ 566.75 |
| Staining and sealing 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) | | 48 LF | \$ 695.04 | \$ 799.30 |
| Castle paint or stain match | | 1 EA | \$ 176.40 | \$ 202.86 |

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| <p>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.</p> | | 1 Note | \$ 0.00 | \$ 0.00 | |
| Subtotal - Category 24 | | | \$ 2,116.13 | \$ 2,433.56 | |
| 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 | \$ 352.80 | \$ 405.72 | |
| St. Paul Daily street use permit for dumpster - Charged per day. <u>Day 1-30 = \$8/day. Days 31-120 = \$10/day. Weekends count too.</u> 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> | | 30 Day | \$ 240.00 | \$ 240.00 | |
| <p>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.</p> | | 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 | | 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 | | | \$ 1,061.55 | \$ 1,184.78 | |
| Project Subtotal | | | \$ 20,774.13 | \$ 23,575.26 | |
| 26. Designer Oversight & Project Management | | | \$ 2,389.03 | \$ 2,747.38 | |
| 27. Overhead and Profit | | | \$ 3,427.73 | \$ 3,941.89 | |
| Grand Total** | | | \$ 26,590.89 | \$ 30,579.53 | |
| <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%* | \$ 664.77 | Check or Cash Discount High 2.5%* | \$ 764.49 | \$ 25,926.12 | \$ 29,815.04 |

*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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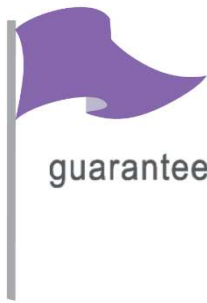


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