

Kitchen Makeover

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/8/2022

Refresh 100 SF kitchen with 15 linear feet of cabinetry and countertops; leave cabinet boxes and paint or refinish and install new hardware. Install new appliances, Cambria quartz countertops, tile backsplash, Kohler under-mount sink and faucet. Open wall to dining room. Repaint trim, walls, and ceilings and replace flooring with Marmoleum sheet goods. Appliances supplied by owner.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 1,330.00	\$ 1,529.50
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,800.00	\$ 2,800.00
Subtotal - Category 1			\$ 4,130.00	\$ 4,329.50
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	\$ 799.35	\$ 919.25
Kitchen Refresh - Unhook existing sink and faucet; unhook existing dishwasher and range; demo and dispose of existing counter tops. Remove and SAVE existing base/casing. Remove and SAVE existing appliances. Remove flooring down to subfloor. See framing for wall removal.	1	EA	\$ 1,814.00	\$ 2,086.10
<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			\$ 2,613.35	\$ 3,005.35
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				
Patch in subfloor as needed for mechanical rough-ins	1	EA	\$ 283.00	\$ 325.45
Remove interior NON-LOAD BEARING wall and frame a new opening	1	EA	\$ 1,157.70	\$ 1,331.36
Subtotal - Category 6			\$ 1,440.70	\$ 1,656.81
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				
<p>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.</p> <p>General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.</p>		1 Note	\$ 0.00	\$ 0.00
Plumbing permit		1 EA	\$ 343.75	\$ 395.31
Furnish and install kitchen sink; Sink allowance \$600.00/ea. Manufacturer: Model #: Finish:		1 EA	\$ 1,431.25	\$ 1,645.94
Furnish and install kitchen faucet; Sink faucet allowance \$350.00/ea. Manufacturer: Model #: Finish:		1 EA	\$ 881.00	\$ 1,013.15
Install new or re-install existing dishwasher. Model #:		1 EA	\$ 325.00	\$ 373.75
Furnish and install Insinkerator Evolution Compact ¼ hp garbage disposal. Location: Single hole, left side, or right side		1 EA	\$ 425.00	\$ 488.75
Install new 2" sink drain per code if the basement is open below		1 EA	\$ 875.00	\$ 1,006.25
Subtotal - Category 14			\$ 4,281.00	\$ 4,923.15
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				
<p>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**</p>		1 Note	\$ 0.00	\$ 0.00
<p>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.</p>		1 Note	\$ 0.00	\$ 0.00
CBR furnish and elec install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:		2 EA	\$ 680.00	\$ 782.00
<p>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.</p>		1 Note	\$ 0.00	\$ 0.00
Allowance to add some receptacles to code or under cabinet lights or circuits for appliances. Does NOT include full redo of electrical. Relocate outlet and Tstat where wall to dining room removed.		1 EA	\$ 3,750.00	\$ 4,312.50
Subtotal - Category 16			\$ 4,661.25	\$ 5,360.44

17. Insulation				
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				
Patching and skim coating plaster walls / ceilings due to electrical trenching. If not needed, cost to be credited. No change to ceiling.	100 SF	\$	875.00	\$ 1,006.25
Subtotal - Category 18		\$	875.00	\$ 1,006.25
19. Tile and Stone				
Furnish and install tile backsplash; Tile allowance \$8.50/SF Supplier: Spec#/description: Note: This is the field tile. Add bullnose, Schluter, accent tiles, etc. to the lines above.	24 SF	\$	1,762.26	\$ 2,026.60
Tile edging - (figured per 8' stick) Manufacturer: Schluter Style: Jolly Thickness: to match tile Finish: Satin Nickel / Chrome / Painted Included (Others at Upgrade)	1 EA	\$	55.54	\$ 63.87
GROUT - 10# Tec Power Grout Color:	1 EA	\$	34.76	\$ 39.98
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. Include on all Tile projects.	1 EA	\$	87.47	\$ 100.59
Subtotal - Category 19		\$	1,940.03	\$ 2,231.04
20. Millwork, Doors, Hardware				
Base shoe molding Species: Size: Brand/profile #:	40 LF	\$	224.40	\$ 258.06
Moderate base molding - NOTE: Assumes 1 piece shorter base Species: Size: Profile #: Brand/profile #:	40 LF	\$	442.52	\$ 508.90
Subtotal - Category 20		\$	666.92	\$ 766.96
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:	35 EA	\$	513.35	\$ 590.35

<p>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</p>	1 EA	\$	0.00	\$	0.00
<p>Reface existing cabinets with new full overlay doors and hinges. NOTE: Unfinished. (number of DOORS not cabinets) Species: Style/rail profile: Edge profile: Panel type/profile:</p>	16 EA	\$	2,987.84	\$	3,436.02
<p>Reface existing cabinets with new solid wood drawer faces. Includes new solid wood, dovetailed drawer boxes and full extension, soft-close hardware. NOTE: Unfinished. Species: Style/rail profile: Edge profile: Panel type/profile: Drawer face type (5-piece or slab):</p>	6 EA	\$	1,881.30	\$	2,163.50
<p>Cambria quartz countertops will be installed. Color: Edge profile: Thickness: Undermount sink (Y or N):</p>	35 SF	\$	4,812.50	\$	5,534.38
<p>APPLIANCES: 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.</p>	1 Note	\$	0.00	\$	0.00
<p>Microwave or Under Cabinet Hood Vented: CBR to install vented microwaves. Venting into cabinet and to exterior by HVAC Trade Partner. HVAC to do final hook-ups to venting in cabinet. Make/model #:</p>	1 EA	\$	188.90	\$	217.24
<p>Refrigerator - Water: CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up. Make/model #: Dimensions:</p>	1 EA	\$	332.65	\$	382.55
<p>Range: Dual fuel free standing: Electrician to install plug (if needed). Plumber to move to hole, do gas hook-up, install, level, and install anti tip range. Make/model #: Dimensions:</p>	1 EA	\$	268.75	\$	309.06
Subtotal - Category 21		\$	10,985.29	\$	12,633.08
22. Specialties					
Subtotal - Category 22		\$	-	\$	-
23. Flooring					
Floor prep. Smoothing, leveling, etc.	1 HR	\$	100.00	\$	115.00

Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	100 SF	\$ 465.30	\$ 535.10
Furnish and install custom wood thresholds (stained and finished to match). Wood Species:	1 EA	\$ 257.65	\$ 296.30
Furnish and install Marmoleum sheet goods. Needs to be over smooth sub floor. See lines above for underlayment and floor prep costs.	100 SF	\$ 1,110.00	\$ 1,276.50
Subtotal - Category 23		\$ 1,932.95	\$ 2,222.89
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	100 SF	\$ 255.43	\$ 293.74
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	320 SF	\$ 418.69	\$ 481.49
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)	70 LF	\$ 586.04	\$ 673.95
Prime and paint cabinetry. <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)	15 LF	\$ 4,687.50	\$ 5,390.63
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		\$ 6,331.71	\$ 7,281.46
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	\$ 307.28	\$ 353.37
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>	2 MO	\$ 160.00	\$ 160.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	30 DAYS	\$ 210.00	\$ 210.00
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
10 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	\$ 337.50	\$ 388.13
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	2 EA	\$ 425.00	\$ 488.75
Subtotal - Category 25		\$ 1,439.78	\$ 1,600.25
Project Subtotal		\$ 41,795.42	\$ 47,482.86
26. Designer Oversight & Project Management		\$ 4,806.47	\$ 5,527.44
27. Overhead and Profit		\$ 6,896.25	\$ 7,930.68
Grand Total**		\$ 53,498.14	\$ 61,522.87

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%*	\$ 1,337.45	Check or Cash Discount High 2.5%*	\$ 1,538.07	\$ 52,160.69	\$ 59,984.79
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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

Custom Design Showrooms



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Minneapolis, MN 55419
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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
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Castle Offers Financing

Up to \$25k or 50% of project cost	7% interest rate	Up to 60 month term
Completely unsecured loan	No fees, closing costs or prepayment penalties	On approved credit Requires ACH payment

Find out if you qualify Call or email Tandra Heine, Financial Controller at 612.877.8374 or Tandra@castlebri.com to schedule your 10 minute no obligation consultation.