



BUDGET ANALYSIS

Client Information:

Kitchen Makeover - 100 SF

Address:

City, State, Zip:

Phone:

Email:

Project Description:

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 sand hardwood flooring. Appliances supplied by owner.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.				
	Qty.	Unit	Image	
				Low Budget High Budget
01. Permits and Design				
<u>Permit.</u>		1 EA		\$ - \$ -
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 1,850.00 \$ 1,850.00
Subtotal - Category 1				\$ 1,850.00 \$ 1,850.00
02. Site Prep and Demolition				

<u>Client Responsibilities:</u> -Remove personal items from work areas including food, appliances, furniture, and valuables. -Remove valuables, art, and personal items from walking paths to restrooms and entry/exit and the other side of walls adjacent to work area.	1 EA	\$ 0.00	\$ 0.00
<u>Site Prep Small to Medium Project:</u> -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Floor protection to work area. -Poly curtain walls and zipper doors to work area.	1 EA	\$ 624.66	\$ 718.35
<u>Kitchen refresh demo of existing work area:</u> -Demo existing sink and faucet. -Demo existing dishwasher and range. -Demo existing countertops.	1 EA	\$ 714.64	\$ 821.83
Items to be removed/saved for reinstallation: base and casing			
<i>NOTE: Although care is taken to carefully complete demolition, 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. 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 off some of the existing finish. Any additional repairs will be an extra charge and dealt with via Change Order.</i>			
Subtotal - Category 2		\$ 1,339.29	\$ 1,540.19
06. Framing			
<u>Subfloor patch-</u> as needed for mechanical rough-ins.	24 SF	\$ 282.20	\$ 324.53
<u>Remove interior NON-LOAD BEARING wall and frame a new opening.</u>	1 EA	\$ 654.31	\$ 752.46
Subtotal - Category 6		\$ 936.51	\$ 1,076.99
14. Plumbing			
<i>NOTE: 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>NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.</i>			
<u>Plumbing Permit.</u>	1 EA	\$ 385.00	\$ 442.75
<u>Kitchen sink:</u> \$600 allowance Manufacturer: Model: Finish:	1 EA	\$ 2,156.00	\$ 2,479.40

<u>Kitchen faucet:</u> \$350 allowance Manufacturer: Model: Finish:	1 EA	\$ 1,168.72	\$ 1,344.03
<u>Install new or re-install existing dishwasher.</u> Model:	1 EA	\$ 364.00	\$ 418.60
<u>Garbage disposal-</u> Insinkerator Evolution Compact ¾ hp: Location: Single hole, left side, or right side	1 EA	\$ 704.20	\$ 809.83
<u>Sink drain-</u> change to 2" sink drain per code if the basement ceiling is open below. -Other rough-in adjustments as needed. -Rough-in & final included. -Basement ceiling accessible.	1 EA	\$ 2,311.40	\$ 2,658.11
Subtotal - Category 14		\$ 7,089.32	\$ 8,152.72
16. Electrical			
<i>NOTE: Entire home must meet code requirements for smoke and CO detectors. All detectors need to be functional and placed per code. Code requires each floor to have one smoke detector. In addition, any bedroom needs a smoke detector. There must also be a carbon monoxide detector within 10 feet of each bedroom. If the rest of the home does not meet the above code, Client will be responsible to update it or if Client prefers, Castle will perform updates and a change order will be issued.</i>			
<i>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.</i>			
<u>Electrical Permit.</u>	1 EA	\$ 259.00	\$ 297.85
Device color: White, light almond, or ivory are standard Switch style: Pole or Decora Outlet style: Decora or Standard	1 EA	\$ 0.00	\$ 0.00
<u>Light fixture-</u> CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:	2 EA	\$ 761.60	\$ 875.84
<i>NOTE: For all home client 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 client are the responsibility of the client to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</i>			

<u>Small Kitchen-</u> includes demo and rewiring of space to code, under cabinet lights: Under cabinet lights: WAC Pro InvisiLED in rigid aluminum channel-3000k; specify location on plan (front, middle, back of upper) NOTE: See Category 21 for appliance models	1 EA	\$ 6,720.00	\$ 7,728.00
Subtotal - Category 16		\$ 7,740.60	\$ 8,901.69
18. Drywall			
<u>Patching and skim coating-</u> plaster walls/ceilings.	100 SF	\$ 595.27	\$ 684.56
<u>Drywall or plaster patch.</u>	5 EA	\$ 626.98	\$ 721.02
Subtotal - Category 18		\$ 1,222.24	\$ 1,405.58
19. Tile and Stone			
<u>Backsplash:</u> \$15.00/sf allowance Manufacturer: Line: Size: Shape: Color: Thickness: Pattern: NOTE: This is the field tile. Add bullnose, Schluter, accent tiles, etc. to the lines above. NOTE: If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions. NOTE: If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning which causes lippage.	24 SF	\$ 2,077.46	\$ 2,389.08
<u>Edging- (figured per 8' stick):</u> Manufacturer: Schluter Style: Jolly Finish: Thickness: x, to match tile	1 EA	\$ 60.63	\$ 69.72
<u>Grout and Caulk - Laticrete: Castle Standard</u> Color: Line: (sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints) Size: Location:	1 EA	\$ 77.50	\$ 89.13
<u>Stock Material Costs</u> - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$ 213.40	\$ 245.41
Subtotal - Category 19		\$ 2,428.98	\$ 2,793.33
20. Millwork, Doors, Hardware			

<u>Jamb:</u>	20 LF	\$	393.29	\$	452.29
Species:					
Size:					
Location:					
NOTE: The casing for the opening is on the casing line.					
<u>Casing-</u> classic 1X with a backband:	40 LF	\$	918.98	\$	1,056.83
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:					
<u>Base molding</u> - moderate 1 piece shorter base:	40 LF	\$	750.98	\$	863.63
Manufacturer:					
Model:					
Species:					
Size:					
Location:					
<u>Base shoe molding:</u>	40 LF	\$	206.51	\$	237.48
Manufacturer:					
Model:					
Species:					
Size:					
Location:					
Subtotal - Category 20		\$	2,269.76	\$	2,610.23
21. Cabinetry, Countertops and Appliances					
<u>Knobs and pulls:</u>	35 EA	\$	634.80	\$	730.02
\$7 allowance					
Manufacturer:					
Model:					
Size- center set:					
Projection:					
Finish:					
Location:					

CABINET SPECS: Cabinet Line: Crystal Current, Keyline, or Encore Box Type: Framed, Inset, or Frameless Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Interior material: current- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate available current frameless, all plywood green core box with natural maple veneer available 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. Crystal accessories (location noted on plan): Other accessories provided by Castle (location noted on plan): Other modifications will be noted on plan- examples: finished bottoms, recessed bottoms	1 EA	\$	0.00	\$	0.00
<u>Prep for Cabinet install.</u> Meet delivery truck, unload, unbox cabinets, breakdown cardboard.	15 LF	\$	378.04	\$	434.75
<u>Reface existing cabinets with new full overlay doors and hinges:</u>	16 EA	\$	3,364.17	\$	3,868.80
Manufacturer: Crystal Cabinets Model: 5 piece or slab: Species: Color: Details:					
<u>Reface existing cabinets with new solid wood faces and drawer boxes:</u>	6 EA	\$	1,737.35	\$	1,997.96
Manufacturer: Crystal Cabinets Model: 5 piece or slab: Species: Color: Drawer box: solid wood, dovetailed drawer boxes and full extension, soft-close hardware Details:					
<u>Cambria quartz countertops:</u>	35 SF	\$	5,488.00	\$	6,311.20
Color: Edge profile: Thickness: 3cm Undermount sink (Y or N): Front overhang: 1 1/4" from box is standard for framed and frameless, 1" from box is standard for inset Side overhang: 1" from box is standard Corner radius: 1/2" is standard					

<p><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></p>			
<p><u>Microwave or Under Cabinet Hood Vented:</u> 1 EA</p> <p>Manufacturer: Model: CFM: 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.</p>		\$ 166.75	\$ 191.76
<p><u>Refrigerator - Water:</u> 1 EA</p> <p>Manufacturer: Model: CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up.</p>		\$ 327.75	\$ 376.91
<p><u>Range- dual fuel free standing:</u> <u>NOTE: Client to provide plug/cord with unit for install</u> 1 EA</p> <p>Manufacturer: Model: Electrician to install plug (if needed). Plumber to move to hole, do gas hook-up, install, level, and install anti tip range.</p>		\$ 301.00	\$ 346.15
Subtotal - Category 21		\$ 12,397.87	\$ 14,257.55
23. Flooring			
<p><u>Hardwood floor- sand and refinish with three coats poly:</u> 100 SF</p> <p>Finish: natural Sheen: Oil or water based: Note: Job size minimums apply up to 190 SF.</p>		\$ 1,400.00	\$ 1,610.00
Subtotal - Category 23		\$ 1,400.00	\$ 1,610.00
24. Painting and Decorating			
<p><u>In house set up, prep, clean up-</u> 1 room. 1 EA</p>		\$ 368.58	\$ 423.87
<p><u>Ceilings-</u> prime and painting: 100 SF</p> <p>Color: Standard flat ceiling white Rooms:</p>		\$ 249.15	\$ 286.52
<p><u>Walls-</u> prime and paint: 320 SF</p> <p>Manufacturer: Color name and #: Sheen: Rooms:</p>		\$ 459.12	\$ 527.99
<p><u>Cabinetry-</u> prime and paint: 15 LF</p> <p>Manufacturer: Color name and #: Sheen: satin is standard</p>		\$ 5,250.00	\$ 6,037.50

<p><i>NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design.</i></p> <p><i>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.</i></p>		
Subtotal - Category 24	\$ 7,005.93	\$ 8,056.82
25. Clean Up and Debris Removal		
<u>Disposal and clean-up:</u> 1 EA -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.	\$ 213.41	\$ 245.42
<u>Street permit:</u> 1 MO -Minneapolis street use permit for dumpster or unit temp storage . NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	\$ 182.00	\$ 209.30
<p><i>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.</i></p>		
<u>10 Yard mini roll-off dumpster:</u> 1 EA -Smaller truck for smaller places. -2.5 ton maximum NOTE: for 30 days only. See line below for additional months.	\$ 564.75	\$ 649.46
<u>Additional months dumpster is needed.</u> 1 MO NOTE: for 30 days only. See line below for additional months.	\$ 105.00	\$ 120.75
<u>Portable restroom: If Needed Add \$350 per month</u> 0 MO -Regular. NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.	\$ 0.00	\$ 0.00
Subtotal - Category 25	\$ 1,065.16	\$ 1,224.93
Project Subtotal	\$ 46,745.67	\$ 53,480.02
26. Designer Oversight & Project Management	\$ 4,908.30	\$ 5,644.54
27. Overhead and Profit	\$ 7,713.04	\$ 8,869.99
Grand Total**	\$ 59,367.01	\$ 68,272.06
<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%*	\$ 1,484.18	Check or Cash Discount High 2.5%*	\$ 1,706.80		\$ 57,882.83	\$ 66,565.25
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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 Studio Locations



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



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



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



6480 Wayzata Blvd.
Golden Valley, MN 55426
P) 763-333-0750

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