



## BUDGET ANALYSIS

### Client Information:

Kitchen Remodel and Addition Classic

Address:

City, State, Zip:

Phone:

Email:

### Project Description:

Add an 8' x 11' addition (88 SF) to kitchen over a crawl space. Siding, soffit, and architectural shingles included. Includes removing load bearing wall to dining room and installing arch or cased opening. Provide and install new cabinets, Quartz countertops and farm sink with single-lever faucet. Includes ventilation system, built-in microwave, appliance install and custom lighting. Includes installing one custom size wood insert type replacement window, 2 new windows and 1 new back door in the addition. Add hardwood flooring. Finish with the tile backsplash, painted walls, trim and ceiling. Appliances supplied by owner.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.				
	Qty.	Unit	Image	
				Low Budget      High Budget
<b>01. Permits and Design</b>				
<u>Permit.</u>		1 EA		\$ 3,915.00      \$ 4,502.25

<b><u>Design and Planning Process-</u></b> see Design and Planning Agreement for details.	1 EA	\$ 7,000.00	\$ 7,000.00
<b><u>Engineering allowance-</u></b> remote review, redline, and stamp.	1 EA	\$ 607.50	\$ 698.63
<b><u>Basic initial site plan.</u></b>	1 EA	\$ 202.50	\$ 232.88
<b>NOTE:</b> If after receiving this, set backs are in question/property lines very close to proposed addition, locating markers or a survey with a certified land surveyor may be needed.			
<b>Subtotal - Category 1</b>		<b>\$ 11,725.00</b>	<b>\$ 12,433.75</b>
<b>02. Site Prep and Demolition</b>			
<b><u>Client Responsibilities:</u></b>	1 EA	\$ 0.00	\$ 0.00
-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.			
<b><u>Site Prep Large Project or Addition:</u></b>	1 EA	\$ 1,743.52	\$ 2,005.05
-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.			
<b><u>Demolition of work area:</u></b>	1 EA	\$ 2,137.04	\$ 2,457.60
-to EPA lead safe work practices: Removal of existing kitchen countertops, cabinets, appliances, sink, faucet, and flooring to the subfloor. Gut walls to studs.			
Gut ceiling to joists. Remove windows and discard.			
<b>Items to be removed/saved for reinstallation:</b>			
<b><u>Demolition of work area:</u></b>	1 EA	\$ 2,270.61	\$ 2,611.20
-Prep for addition			
-Demo roofing, sheathing, overhangs, soffit, fascia, gutters and insulation in area of addition.			
Assumes non lead and non asbestos. If it is, those costs to be added. Approx. 6k-10k additional.			
<b><u>Scaffolding-</u></b> set up and take down for exterior work or addition.	1 EA	\$ 468.20	\$ 538.42
<b><u>Tarps- Large 20' x 40'</u></b> heavy duty green tarps in area where roof is being removed.	1 EA	\$ 1,916.15	\$ 2,203.57
<b><u>Active air filtration-</u></b> on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.	1 EA	\$ 134.28	\$ 154.42
<b>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.</b>			
<b>Subtotal - Category 2</b>		<b>\$ 8,669.80</b>	<b>\$ 9,970.27</b>
<b>04. Concrete and Foundation</b>			
<b><u>Pier Footing-</u></b> 12" X 42" with 18" bell.	4 EA	\$ 1,449.76	\$ 1,667.23
<b><u>Excavation for crawl space foundation.</u></b> Assumes 42" deep.	108 SF	\$ 4,725.00	\$ 5,433.75
Note: Minimum Job Size Applies up to about 250 SF.			

<b><u>Strip footings-</u></b> 20" X 8" w/ (2) #4 rebar continuous Note: Minimum Job Size Applies up to about 28 LF.	30 LF	\$ 2,835.00	\$ 3,260.25
<b><u>Block walls for crawl space-</u></b> 12" block at 42" frost depth and 4 courses above grade. Core fills, exterior waterproofing and rigid foam on the exterior. Note: Minimum Job Size Applies up to about 27 LF.	30 LF	\$ 7,290.00	\$ 8,383.50
<b><u>Interior Drain tile and Sump Basket for new crawl space or full basement walls:</u></b> -New drain tile and sump basket. -Excludes sump pump.	1 EA	\$ 1,350.00	\$ 1,552.50
<b><u>Window opening-</u></b> cut foundation.	1 EA	\$ 337.50	\$ 388.13
<b><u>Flat concrete work.</u></b> 4" slab. Crawl Space. 120 SF Add \$2,700 - \$3,100 Note: Minimum Job Size Applies up to about 110 SF.	0 SF	\$ -	\$ -
<b><u>Flat concrete work.</u></b> 4" slab. Patio / Driveway / Sidewalk. Note: Minimum Job Size Applies up to about 100 SF.	120 SF	\$ 3,240.00	\$ 3,726.00
<b>Subtotal - Category 4</b>		<b>\$ 21,227.26</b>	<b>\$ 24,411.35</b>
<b>06. Framing</b>			
<b><u>Basic interior wall framing:</u></b> -Prep walls and ceilings for drywall. -Furnish and install backers for rock and accessories.	1 EA	\$ 348.13	\$ 400.35
<b><u>Exterior wall framing.</u></b> Includes 1/2" OSB sheathing.	30 LF	\$ 2,054.74	\$ 2,362.95
<b><u>Addition floor framing OR flat roof framing.</u></b> Includes 3/4" tongue and groove plywood subfloor. <b>NOTE:</b> Open web trusses are included for this line item. See column O and adjust wording and price to what you need/remove this bolded wording.	108 SF	\$ 2,553.29	\$ 2,936.28
<b><u>Remove LOAD BEARING wall, frame temp walls, frame a new opening:</u></b> -Includes new DROPPED HEADERS for the support of the weight above. -Non-steel, 10' or smaller opg. -Post footings/blocking below additional and not included on this line item.	1 EA	\$ 1,342.11	\$ 1,543.42
<b><u>Gable roof-</u></b> Truss framed. 1/2" OSB, "H" clips @ 24" O.C.	50 SF	\$ 1,143.30	\$ 1,314.79
<b><u>Truss roof.</u></b> 1/2" OSB, "H" clips @ 24" O.C. 2 story or higher, or complicated 1 story.	108 SF	\$ 2,390.20	\$ 2,748.73
<b><u>Exterior Landing Framing:</u></b> -Floor structure treated 2X8, 16" O.C. -Includes install of ledger board, rim joist. Includes all needed mechanical fasteners (hangers, etc.). -Excludes decking.	24 SF	\$ 716.77	\$ 824.28
<b><u>Deck Stairs:</u></b> -Treated 2X12 stair stringers, 12" O.C.. -Includes all needed mechanical fasteners (hangers, etc.). -Excludes decking and risers.	3 Treads	\$ 493.43	\$ 567.45
<b>Subtotal - Category 6</b>		<b>\$ 11,041.97</b>	<b>\$ 12,698.27</b>
<b>09. Roofing, Flashing, Gutters</b>			

<u>Asphalt shingle roofing- for additions.</u>	250 SF	\$ 2,500.88	\$ 2,876.01
Manufacturer:			
Type:			
<u>Asphalt shingle roofing- for existing- includes tear off. Rear face for tie in.</u>	600 SF	\$ 7,148.25	\$ 8,220.49
Manufacturer:			
Type:			
<u>Gutters and Downspouts with 6' extenders- standard 5" and 3x4 downspouts.</u>	80 LF	\$ 3,780.00	\$ 4,347.00
Color:			
Subtotal - Category 9		\$ 13,429.13	\$ 15,443.49
<b>10. Exterior Trim, Porches and Decks</b>			
<u>Decking - 5/4" X 6" Kiln dried, Cedar tone treated-</u> with cedar colored top mount screws.	36 SF	\$ 773.98	\$ 890.08
<u>Stair riser, stair string fascia, deck apron - Composite.</u> 1X10 around the perimeter of the framing and stair risers:	32 LF	\$ 1,011.53	\$ 1,163.26
Manufacturer:			
Color:			
<u>Railing - Cedar tone treated:</u>	10 LF	\$ 806.41	\$ 927.37
Newel posts: 4x4			
Top and bottom rail: vertical 2X4 top and bottom supports with a 5/4 X 6 top cap			
Spindle material: Aluminum 1/2"			
Spindle shape:			
Spindle finish:			
Subtotal - Category 10		\$ 2,591.92	\$ 2,980.71
<b>11. Siding, Soffit, and Fascia</b>			
<u>House wrap-</u> 1 layer Tyvek.	342 SF	\$ 605.98	\$ 696.88
<u>Siding- Hardie fiber cement board lap:</u>	342 SF	\$ 6,925.50	\$ 7,964.33
Color:			
Lap size:			
Texture:			
Corner boards width, texture and color:			
Window and door trim width, texture and color:			
<u>Soffits- Plywood:</u>	38 LF	\$ 1,346.63	\$ 1,548.62
Smooth or bead board:			
Vented or non-vented:			
Subtotal - Category 11		\$ 8,878.11	\$ 10,209.82
<b>12. Exterior Doors and Trim</b>			

<b><u>5' sliding glass clad/wood patio door:</u></b> <i>\$3,412.50 allowance</i> <b>Manufacturer:</b> <b>Model:</b> <b>Exterior material/color:</b> <b>Interior species/color:</b> <b>Glass:</b> <b>Grids (type, size, pattern, color):</b> <b>Interior weather strip color:</b> <b>Sill/threshold color:</b> <b>Hardware style/color:</b> <b>Exterior handle style/color:</b> <b>Interior handle set style/color:</b> <b>Screen surround material/color:</b> <b>Screen color:</b>	1 EA	\$ 5,509.69	\$ 6,336.14
<b>Subtotal - Category 12</b>		<b>\$ 5,509.69</b>	<b>\$ 6,336.14</b>
<b>13. Windows</b>			
<b><u>Custom size clad/wood pocket insert window:</u></b> <i>\$1150 allowance</i> <b>Manufacturer: Marvin</b> <b>Line: Ultimate</b> <b>Operation type, size, jamb, tempering, egress notes: see plan/schedule</b> <b>Exterior material/color:</b> <b>Interior material/color:</b> <b>Glass: clear Low E2 w/ Argon is standard- modify if something else desired</b> <b>Grids (type, size, pattern, color):</b> <b>Weather Strip color:</b> <b>Hardware type/color:</b> <b>WOCD: Y or N (and specify color, if diff. from hardware)</b> <b>Screen surround material/color:</b> <b>Screen color:</b> <b>Stop description:</b> <b>NOTE: All windows in bathrooms must be tempered glass</b>	1 EA	\$ 1,909.32	\$ 2,195.72
<b><u>Furnish and install new clad/wood full frame window:</u></b> <i>\$1180 allowance</i> <b>Manufacturer: Marvin</b> <b>Line: Ultimate</b> <b>Operation type, size, jamb, tempering, egress notes: see plan/schedule</b> <b>Exterior material/color:</b> <b>Interior material/color:</b> <b>Glass: clear Low E2 w/ Argon is standard- modify if something else desired</b> <b>Grids (type, size, pattern, color):</b> <b>Weather strip color:</b> <b>Hardware type/color:</b> <b>WOCD: Y or N (and specify color, if diff. from hardware)</b> <b>Screen surround material/color:</b> <b>Screen color:</b> <b>Exterior Brickmould profile/material/color/size: if comes with window, if not specify under section 10 *for budget analysis add separate line item*</b> <b>NOTE: All windows in bathrooms must be tempered glass</b>	2 EA	\$ 3,978.09	\$ 4,574.80

<b>Window install material</b> (flashing, caulk, shims, etc.).	3 EA	\$ 202.50	\$ 232.88
<b>Subtotal - Category 13</b>		<b>\$ 6,089.91</b>	<b>\$ 7,003.39</b>
<b>14. Plumbing</b>			
<p><i><b>NOTE:</b> 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></p> <p><i><b>NOTE:</b> Any new waste or supply lines will be plastic, not copper or galvanized.</i></p>			
<b>Plumbing Permit.</b>	1 EA	\$ 371.25	\$ 426.94
<b>Kitchen sink:</b> \$600 allowance Manufacturer: Model: Finish:	1 EA	\$ 2,079.00	\$ 2,390.85
<b>Kitchen faucet:</b> \$350 allowance Manufacturer: Model: Finish:	1 EA	\$ 1,126.98	\$ 1,296.03
<b>Install new or re-install existing dishwasher.</b> Model:	1 EA	\$ 351.00	\$ 403.65
<b>Water line to the refrigerator.</b> NOTE: If only hooking up to the existing water line, see line in category 21.	1 EA	\$ 338.85	\$ 389.68
<b>Garbage disposal-</b> Insinkerator Evolution Compact ¾ hp: Location: Single hole, left side, or right side	1 EA	\$ 679.05	\$ 780.91
<b>Kitchen replumb and move rough-in locations.</b>	1 EA	\$ 2,992.95	\$ 3,441.89
<b>Gas line-</b> new to the range or relocate existing gas line.	1 EA	\$ 654.75	\$ 752.96
<b>Sillcock-</b> new.	1 EA	\$ 553.50	\$ 636.53
<b>Subtotal - Category 14</b>		<b>\$ 9,147.33</b>	<b>\$ 10,519.43</b>
<b>15. HVAC</b>			
<b>Mechanical permit.</b>	1 EA	\$ 168.75	\$ 194.06
<b>Supply air or return air vent- relocate:</b> Vent cover color: white or beige Note- if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.	3 EA	\$ 1,417.50	\$ 1,630.13
<b>Vent kitchen hood up to 300 CFM and do final hook up.</b> Manufacturer: Model: Finish:	1 EA	\$ 1,620.00	\$ 1,863.00

<u>Clothes dryer venting</u> - using corrosion resistant pipe. Note - does not include dryer boost fan if the duct run is too long.	1 EA	\$ 641.25	\$ 737.44
<b>Subtotal - Category 15</b>		<b>\$ 3,847.50</b>	<b>\$ 4,424.63</b>
<b>16. Electrical</b>			
<p><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></p>			
<p><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></p>			
<u>Electrical Permit.</u>	1 EA	\$ 249.75	\$ 287.21
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Outlet style: Decora or Standard			
<u>Sconces in sides of door</u> - CBR furnish and elec install: \$75 allowance	2 EA	\$ 567.00	\$ 652.05
Manufacturer:			
Model:			
Finish:			
Bulb:			
<u>Light fixture</u> - CBR furnish and elec install: \$150 allowance	3 EA	\$ 1,101.60	\$ 1,266.84
Manufacturer:			
Model:			
Finish:			
Bulb:			
<p><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></p>			
<u>Large Kitchen</u> - includes demo and rewiring of space to code, under cabinet light: Under cabinet lights: WAC Pro InvisiLED in rigid aluminum channel-3000k; specify location on plan (front, middle, back of upper)	1 EA	\$ 11,070.00	\$ 12,730.50
NOTE: See Category 21 for appliance models			
<u>Electrical service mast</u> - relocate.	1 EA	\$ 2,025.00	\$ 2,328.75
<u>Sub-panel.</u>	1 EA	\$ 945.00	\$ 1,086.75
<b>Subtotal - Category 16</b>		<b>\$ 15,958.35</b>	<b>\$ 18,352.10</b>

17. Insulation			
<p><i>NOTE: if insulation is replacing vermiculite insulation, part of the replacement cost may be eligible for reimbursement via the zonolite attic insulation trust. In that case, client can subcontract work directly. This cost is for project manager to coordinate scheduling/misc. with client only.</i></p>			
<p><b>Roof insulation:</b> 180 SF</p> <p>-R-49 Blown fiberglass insulation with poly in attic rafters.</p> <p>-See separate line for air chutes.</p>		\$ 622.08	\$ 715.39
<p><b>Wall insulation-</b> R-19 Insulation batts with poly. 336 SF</p>		\$ 616.90	\$ 709.43
<p><b>Rim joists-</b> 3" spray foam insulation. 60 LF</p> <p>NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.</p>		\$ 594.54	\$ 683.72
Subtotal - Category 17		\$ 1,833.52	\$ 2,108.54
18. Drywall			
<p><b>Ceilings-</b> 1/2" or 5/8" drywall with smooth finish. 354 SF</p>		\$ 2,822.74	\$ 3,246.15
<p><b>Walls-</b> 1/2" drywall with smooth finish. 432 SF</p>		\$ 3,012.65	\$ 3,464.55
<p><b>Drywall or plaster patch.</b> Includes multiple small patches and multiple trips. 3 EA</p> <p>Minimum Job Size for patch.</p>		\$ 364.83	\$ 419.56
<p><b>Boom/cartage fee</b> - all projects. 1 EA</p>		\$ 357.75	\$ 411.41
Subtotal - Category 18		\$ 6,557.97	\$ 7,541.66
19. Tile and Stone			
<p><b>Backsplash:</b> 36 SF</p> <p>\$15.00/sf allowance</p> <p>Manufacturer:</p> <p>Line:</p> <p>Size:</p> <p>Shape:</p> <p>Color:</p> <p>Thickness:</p> <p>Pattern:</p> <p>NOTE: This is the field tile. Add bullnose, Schluter, accent tiles, etc. to the lines above.</p> <p>NOTE: If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions.</p> <p>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.</p>		\$ 3,023.20	\$ 3,476.68
<p><b>Edging- (figured per 8' stick):</b> 3 EA</p> <p>Manufacturer: Schluter</p> <p>Style: Jolly</p> <p>Finish:</p> <p>Thickness: x, to match tile</p>		\$ 175.91	\$ 202.30



<b><u>Grout and Caulk - Laticrete: Castle Standard</u></b> 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
<b><u>Stock Material Costs</u></b> - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$ 218.62	\$ 251.42
<b>Subtotal - Category 19</b>		<b>\$ 3,495.24</b>	<b>\$ 4,019.53</b>
<b>20. Millwork, Doors, Hardware</b>			
<b><u>Wood jambs to an opening:</u></b> Species: Size: Location: NOTE: The casing for the opening is on the casing line.	20 LF	\$ 380.77	\$ 437.89
<b><u>Casing-</u></b> classic 1X with a backband: 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:	100 LF	\$ 1,708.14	\$ 1,964.36
<b><u>Base molding</u></b> - classic 1X and top cap: Manufacturer: Model top cap: Species: Size of 1x: Size of top cap: Location:	60 LF	\$ 1,190.95	\$ 1,369.60
<b><u>Base shoe molding:</u></b> Manufacturer: Model: Species: Size: Location:	60 LF	\$ 300.60	\$ 345.69
<b>Subtotal - Category 20</b>		<b>\$ 3,580.47</b>	<b>\$ 4,117.54</b>
<b>21. Cabinetry, Countertops and Appliances</b>			
<b><u>Knobs and pulls:</u></b> \$7 allowance Manufacturer: Model: Size- center set: Projection: Finish: Location:	32 EA	\$ 561.70	\$ 645.95

<p><b><u>CABINET SPECS:</u></b>  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):  <del>Other modifications will be noted on plan- examples: finished bottoms, recessed bottoms</del></p>	1 EA	\$	0.00	\$	0.00
<b><u>Prep for Cabinet install.</u></b> Meet delivery truck, unload, unbox cabinets, breakdown cardboard.	22 LF	\$	539.27	\$	620.17
<b><u>Base cabinets:</u></b>	22 LF	\$	11,873.41	\$	13,654.42
Manufacturer: Crystal Cabinets					
Model: Keyline or Encore					
NOTE: see specs above.					
<b><u>Upper cabinets:</u></b>	18 LF	\$	8,627.04	\$	9,921.10
Manufacturer: Crystal Cabinets					
Model: Keyline or Encore					
NOTE: see specs above.					
<b><u>Tall cabinets- Pantry/linen:</u></b>	3 LF	\$	4,217.22	\$	4,849.80
Manufacturer: Crystal Cabinets					
Model: Keyline or Encore					
NOTE: see specs above.					
<b><u>Cambria quartz countertops:</u></b>	52 SF	\$	7,862.40	\$	9,041.76
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><b>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.</b></i></p>			
<p><b><u>Microwave Non-vented:</u></b> 1 EA</p> <p>Manufacturer: Model: CBR to install.</p>	\$	148.56	\$ 170.84
<p><b><u>Freestanding Hood Vented:</u></b> 1 EA</p> <p>Manufacturer: Model: CFM: CBR and HVAC to assemble/install hood. Venting to exterior by HVAC Trade Partner. HVAC to do final hook-ups to venting.</p>	\$	310.62	\$ 357.21
<p><b><u>Refrigerator - Water:</u></b> 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>	\$	317.31	\$ 364.91
<p><b><u>Range- dual fuel free standing:</u></b> <b><u>NOTE: Client to provide plug/cord with unit for install</u></b> 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>	\$	290.25	\$ 333.79
<b>Subtotal - Category 21</b>		<b>\$ 34,747.78</b>	<b>\$ 39,959.95</b>
<b>23. Flooring</b>			
<p><b><u>Custom wood thresholds-</u></b> stained and finished to match existing flooring. Up to 8' opening. 3 EA</p> <p>Wood Species:</p>	\$	764.12	\$ 878.74
<p><b><u>Hardwood flooring- 3/4" solid:</u></b> 252 SF</p> <p>Species: Grade: Plank width: Finish: natural or stain color Sheen: Oil or water based:</p>	\$	5,048.57	\$ 5,805.85
<p><b><u>Flush vents 4x12 hardwood.</u></b> 3 EA</p>	\$	283.50	\$ 326.03
<p><i><b>NOTE: New and existing hardwood flooring will not match exactly. Even when adjacent existing hardwoods are refinished or stained to achieve a closer match, differences will be apparent due to the varying grains and ages of the wood.</b></i></p>			
<b>Subtotal - Category 23</b>		<b>\$ 6,096.19</b>	<b>\$ 7,010.62</b>
<b>24. Painting and Decorating</b>			

<b><u>Ceilings-</u></b> prime and painting: Color: Standard flat ceiling white Rooms:	354 SF	\$ 798.09	\$ 917.81
<b><u>Walls-</u></b> prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	328 SF	\$ 730.62	\$ 840.21
<b><u>Molding (base, casing)-</u></b> priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	160 LF	\$ 756.00	\$ 869.40
<b><u>Exterior door-</u></b> finish: Manufacturer: Color name and # door: Color name and # jamb: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	1 EA	\$ 270.00	\$ 310.50
<b><u>Window-</u></b> priming and painting on interior side of window: Manufacturer: Color name and #: Sheen: satin is standard	3 EA	\$ 911.25	\$ 1,047.94
<b><u>Paint or stain match by Sub.</u></b> Take sample to store, get matched, and approved by client.	1 EA	\$ 67.50	\$ 77.63
NOTE: Please note that when the client 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.			
<b>Subtotal - Category 24</b>		<b>\$ 3,533.46</b>	<b>\$ 4,063.48</b>
<b>25. Clean Up and Debris Removal</b>			
<b><u>Disposal and clean-up:</u></b> -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.	1 EA	\$ 717.48	\$ 825.11
<b><u>Street permit:</u></b> -St. Paul daily street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved. NOTE: For Unit temp storage, owner is responsible for own street permits in St. Paul.	120 DAY	\$ 1,944.00	\$ 2,235.60

<p><i><b>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.</b></i></p>							
<p><b><u>10 Yard mini roll-off dumpster:</u></b></p> <p>-Smaller truck for smaller places.</p> <p>-2.5 ton maximum</p> <p><b>NOTE:</b> for 30 days only. See line below for additional months.</p>		1 EA	\$	544.58	\$	626.26	
<p><b><u>20 Yard roll-off dumpster:</u></b></p> <p>-10 ton maximum.</p> <p><b>NOTE:</b> for 30 days only. See line below for additional months.</p>		2 EA	\$	1,309.93	\$	1,506.42	
<p><b><u>Additional months dumpster is needed.</u></b></p>		3 MO	\$	303.75	\$	349.31	
<p><b><u>Portable restroom:</u></b></p> <p>-Regular.</p> <p><b>NOTE:</b> This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.</p>		4 MO	\$	1,341.36	\$	1,542.56	
<b>Subtotal - Category 25</b>			<b>\$</b>	<b>6,161.10</b>	<b>\$</b>	<b>7,085.27</b>	
<b>Project Subtotal</b>			<b>\$</b>	<b>184,121.70</b>	<b>\$</b>	<b>210,689.95</b>	
<b>26. Designer Oversight &amp; Project Management</b>			\$	16,916.18	\$	19,453.61	
<b>27. Overhead and Profit</b>			\$	26,582.57	\$	30,569.96	
<b>Grand Total**</b>			<b>\$</b>	<b>227,620.45</b>	<b>\$</b>	<b>261,763.51</b>	
<p>MN License # BC005657</p> <p><b>**Important Notice**</b></p> <p><b>**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></p>							
<b>Check or Cash Discount Low 2.5%*</b>	<b>\$</b>	<b>5,690.51</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$</b>	<b>6,544.09</b>		
						<b>\$ 221,929.94</b>	<b>\$ 255,219.43</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 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

## Need Help with Financing Options?



[HTTPS://WWW.CASTLEBRI.COM/FINANCING-OPTIONS/](https://www.castlebri.com/financing-options/)