



BUDGET ANALYSIS

Client Information:

Name: Kitchen Remodel Classic
 Address:
 City, State, Zip:
 Phone:
 Email:

Project Description:

Update 144SF kitchen with a functional layout. Includes removing the wall to adjacent room and installing arch or cased opening. Provide and install 18 linear feet of Crystal cabinets. Cambria quartz countertops and Kohler undermount double-tub porcelain sink with single lever faucet. Includes ventilation system, built-in microwave, appliance install, and custom lighting. Includes installing two custom size wood pocket windows. Add hardwood flooring. Finish with tile backsplash, painted walls, trim and ceiling. Appliances provided by homeowner.

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		\$ 2,174.64	\$ 2,392.10
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 3,250.00	\$ 3,250.00
Subtotal - Category 1				\$ 5,424.64	\$ 5,642.10
02. Site Prep and Demolition					
<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		\$ 651.90	\$ 717.09
<u>Kitchen demolition of work area:</u> -Demo existing kitchen countertops, cabinets, appliances, sink, faucet, and flooring to the subfloor. -Gut walls to studs- assumes drywall. -Gut ceiling to joists. -Remove windows and discard.		1 EA		\$ 2,238.60	\$ 2,462.46
Items to be removed/saved for reinstallation: NOTE: client to direct Castle staff where to set appliances that will be recycled and client to arrange pick up of said appliances by their appliance supplier or waste company.					
<u>Active air filtration</u> - on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.		1 EA		\$ 147.60	\$ 162.36

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.

Subtotal - Category 2	\$ 3,038.10	\$ 3,341.91
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03. Landscaping and Fence

NOTE: Any landscaping work to be done by Field Outdoor Spaces or Client.

Subtotal - Category 3	\$ -	\$ -
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06. Framing

<u>Subfloor patch-</u> as needed for mechanical rough-ins.	80 SF	\$ 668.14	\$ 734.95
<u>Kitchen misc. framing line.</u>	1 EA	\$ 467.40	\$ 514.14
<i>NOTE: Add other itemized lines as needed as well.</i>			
<i>NOTE: Tile extends to ceiling on backsplash walls. Flatten ceiling parallel to floor to minimize slivers/wedges of tile.</i>			
<u>Remove LOAD BEARING wall, frame temp walls, frame a new opening:</u>	1 EA	\$ 1,500.60	\$ 1,650.66
-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.			

Subtotal - Category 6	\$ 2,636.14	\$ 2,899.75
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12. Exterior Doors and Trim

Subtotal - Category 12	\$ -	\$ -
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13. Windows

<u>Custom size clad/wood pocket insert window:</u> \$1064 allowance Manufacturer: Line: Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior material/color: Interior material/color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Weather Strip color: Hardware type/color: WOCD: Y or N (and specify color, if diff. from hardware) Screen surround material/color: Screen color: Step description <u>Window install material</u> (flashing, caulk, shims, etc.).	2 EA	\$ 3,257.04	\$ 3,582.74
	2 EA	\$ 123.00	\$ 135.30

Subtotal - Category 13	\$ 3,380.04	\$ 3,718.04
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14. Plumbing

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.

NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.

<u>Plumbing Permit.</u>	1 EA	\$ 338.25	\$ 372.08
<u>Kitchen sink:</u> \$600 allowance Manufacturer: Model: Finish:	1 EA	\$ 1,555.95	\$ 1,711.55
<u>Kitchen faucet:</u> \$350 allowance Manufacturer: Model: Finish:	1 EA	\$ 906.26	\$ 996.89
<u>Install new or re-install existing dishwasher.</u> Model:	1 EA	\$ 319.80	\$ 351.78

Water line to the refrigerator.	1 EA	\$ 284.13	\$ 312.54
NOTE: If only hooking up to the existing water line, see line in category 21.			
Garbage disposal- Insinkerator Evolution Compact ¾ hp:	1 EA	\$ 549.22	\$ 604.14
Location: Single hole, left side, or right side			
Kitchen replumb and move rough-in locations.	1 EA	\$ 2,484.60	\$ 2,733.06
Gas line- new to the range or relocate existing gas line.	1 EA	\$ 565.80	\$ 622.38
Subtotal - Category 14		\$ 7,004.01	\$ 7,704.41
15. HVAC			
Mechanical permit.	1 EA	\$ 153.75	\$ 169.13
Supply air or return air vent-relocate:	1 EA	\$ 430.50	\$ 473.55
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.			
Vent kitchen hood up to 300 CFM and do final hook up.	1 EA	\$ 1,476.00	\$ 1,623.60
Manufacturer:			
Model:			
Finish:			
Subtotal - Category 15		\$ 2,060.25	\$ 2,266.28
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>			
Electrical Permit.	1 EA	\$ 227.55	\$ 250.31
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Light fixture- CBR furnish and elec install: \$250 allowance	3 EA	\$ 1,402.20	\$ 1,542.42
Manufacturer:			
Model:			
Finish:			
Bulb:			
<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>			
Average Kitchen- includes demo and rewiring of space to code, under cabinet lights:	1 EA	\$ 7,626.00	\$ 8,388.60
Under cabinet lights: WAC Pro InvisiLED in rigid aluminum channel-3000k; specify location on plan (front, middle, back of upper)			
Subtotal - Category 16		\$ 9,255.75	\$ 10,181.33
17. Insulation			
<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>			
Basic Kitchen Insulation:	1 EA	\$ 824.10	\$ 906.51
-R-19 batt insulation, depending on the cavity size, in the exterior walls.			
-4mil poly.			
-Foam window (if required) and foam ceiling/floor penetrations to code.			
Subtotal - Category 17		\$ 824.10	\$ 906.51
18. Drywall			
Ceilings- 5/8" drywall with smooth finish.	144 SF	\$ 2,024.35	\$ 2,226.79
Walls- 1/2" drywall with smooth finish.	528 SF	\$ 4,892.34	\$ 5,381.58

Drywall or plaster patch.	1 EA	\$ 152.40	\$ 167.64
Subtotal - Category 18		\$ 7,069.09	\$ 7,776.00
19. Tile and Stone			
Backsplash: \$4.50/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, ceiling furring is included to avoid slivers/wedges of tile. But due to the nature of existing older homes, some may be unavoidable. Castle will minimize them as much as possible. 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	32 SF	\$ 2,709.60	\$ 2,980.56
Edging- (figured per 8' stick): Manufacturer: Schluter Style: Jolly Finish: Thickness: x, to match tile	1 EA	\$ 61.56	\$ 67.71
Grout- Tec Grout: Color: Line: power grout, sanded, or unsanded (power grout not recommended for walls; sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints) Size: Location:	1 EA	\$ 34.21	\$ 37.63
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$ 165.98	\$ 182.58
Subtotal - Category 19		\$ 2,971.35	\$ 3,268.48
20. Millwork, Doors, Hardware			
Jamb: Species: Size: Location: NOTE: The casing for the opening is on the casing line.	21 LF	\$ 371.89	\$ 409.08
Casing- 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	\$ 1,524.90	\$ 1,677.39
Base shoe molding: Manufacturer: Model: Species: Size: Location:	32 LF	\$ 207.47	\$ 228.21
Base molding - classic 1X and top cap: Manufacturer: Model top cap: Species: Size of 1x: Size of top cap: Location:	32 LF	\$ 547.01	\$ 601.71
Subtotal - Category 20		\$ 2,651.26	\$ 2,916.39
21. Cabinetry, Countertops and Appliances			

<u>Knobs and pulls:</u> \$7 allowance Manufacturer: Model: Size- center set: Projection: Finish: Location:	32 EA	\$ 634.56	\$ 698.02
<u>CABINET SPECS:</u> 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.	18 LF	\$ 629.94	\$ 692.93
<u>Base cabinets:</u> Manufacturer: Crystal Cabinets Model: Keyline or Encore NOTE: see specs above.	18 LF	\$ 9,714.47	\$ 10,685.91
<u>Upper cabinets:</u> Manufacturer: Crystal Cabinets Model: Keyline or Encore NOTE: see specs above.	18 LF	\$ 8,550.90	\$ 9,405.99
<u>Tall cabinets- Pantry/linen:</u> Manufacturer: Crystal Cabinets Model: Keyline or Encore NOTE: see specs above.	4 LF	\$ 5,391.75	\$ 5,930.93
<u>Silestone quartz countertops:</u> Color: group C currently included Edge profile: Thickness: 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	42 SF	\$ 4,907.70	\$ 5,398.47
<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>			
<u>Microwave or Under Cabinet Hood Vented:</u> 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.	1 EA	\$ 224.40	\$ 246.84

Refrigerator - Water:	1 EA	\$ 365.85	\$ 402.44
Manufacturer:			
Model:			
CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up.			
Range- gas only:	1 EA	\$ 172.20	\$ 189.42
Manufacturer:			
Model:			
Plumber to move to hole, do gas hook-up, install, level, and install anti tip range.			
Subtotal - Category 21		\$ 30,591.76	\$ 33,650.94
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Custom wood thresholds- stained and finished to match existing flooring. Up to 8' opening.	1 EA	\$ 295.20	\$ 324.72
Wood Species:			
Hardwood flooring- 3/4" solid:	144 SF	\$ 2,628.46	\$ 2,891.31
Species:			
Grade:			
Plank width:			
Finish: natural or stain color			
Sheen:			
Oil or water based:			
Flush vents 4x12 hardwood.	2 EA	\$ 172.20	\$ 189.42
<i>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.</i>			
Subtotal - Category 23		\$ 3,095.86	\$ 3,405.45
24. Painting and Decorating			
Ceilings- prime and painting:	144 SF	\$ 295.79	\$ 325.37
Color: Standard flat ceiling white			
Rooms:			
Walls- prime and paint:	528 SF	\$ 1,071.58	\$ 1,178.73
Manufacturer:			
Color name and #:			
Sheen:			
Rooms:			
Molding (base, casing)- priming and painting:	132 LF	\$ 568.26	\$ 625.09
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Items: base, casing, crown, etc.			
Rooms or locations:			
Window- staining and finishing on interior side of window:	2 EA	\$ 590.40	\$ 649.44
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Paint or stain match by Sub. Take sample to store, get matched, and approved by client.	1 EA	\$ 61.50	\$ 67.65
<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. 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>			
<i>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.</i>			
Subtotal - Category 24		\$ 2,587.53	\$ 2,846.28
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. 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	\$ 459.39	\$ 505.33
Street permit: -St. Paul daily street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	90 DAY	\$ 1,107.00	\$ 1,217.70
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.			
20 Yard roll-off dumpster: -10 ton maximum. NOTE: for 30 days only. See line below for additional months.	1 EA	\$ 543.66	\$ 598.03
Additional months dumpster is needed.	2 MO	\$ 184.50	\$ 202.95
Additional Cost if Needed. Add \$300 a month for Portable restroom: -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 MO	\$ 0.00	\$ 0.00
Subtotal - Category 25		\$ 2,294.55	\$ 2,524.00
Project Subtotal		\$ 84,884.43	\$ 93,047.87
26. Designer Oversight & Project Management		\$ 8,912.87	\$ 9,804.15
27. Overhead and Profit		\$ 14,005.93	\$ 15,406.52
Grand Total**		\$ 107,803.23	\$ 118,583.55
<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%*	\$ 2,695.08	Check or Cash Discount High 2.5%*	\$ 2,964.59
Grand Total After Discounts *All pricing valid 21 days*		\$ 105,108.15	\$ 115,618.96

*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.

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