

Name: Kitchen Remodel Classic

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 10/20/2021

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.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 1,845.00	\$ 2,029.50
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 3,800.00	\$ 3,800.00
Subtotal - Category 1			\$ 5,645.00	\$ 5,829.50
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	\$ 411.45	\$ 452.60
Kitchen demolition of work area to EPA lead safe work practices: Removal of existing kitchen flooring to the subfloor, countertops, cabinets, sink, and faucet. Gut walls to studs. Gut ceiling to joists. Remove windows and discard.	1	EA	\$ 2,234.40	\$ 2,457.84
Furnish active air filtration on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas	1	EA	\$ 141.30	\$ 155.43
<i>NOTE: Although care is taken to carefully remove tile from walls and floor occasionally screw pops, hairline cracks, and other issues can arise in adjacent spaces; no costs are included in this estimate to patch drywall 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 in a non-chargeable change order.</i>	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 2,787.15	\$ 3,065.87
03. Landscaping and Fence - By Field Outdoor Spaces				
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	\$ 417.60	\$ 459.36

Remove LOAD BEARING wall and frame a new opening. Includes new headers for the support of the weight above.	1 EA	\$	1,529.40	\$	1,682.34
Subtotal - Category 6			\$ 1,947.00	\$	2,141.70
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					
Window install misc. material	2 EA	\$	145.14	\$	159.65
Furnish and install new custom size clad/wood pocket window; <u>Window allowance \$500.00/ea.</u> Manufacturer: Marvin Signature Ultimate Exterior Color: Exterior Material: Aluminum Clad Interior Material/color: Hardware color: Screen color: Inside of frame dimension: Grids:	2 EA	\$	1,922.97	\$	2,115.27
Subtotal - Category 13			\$ 2,068.11	\$	2,274.92
14. Plumbing					
Plumbing permit	1 EA	\$	369.00	\$	405.90
Furnish and install kitchen sink; <u>Sink allowance \$600.00/ea.</u> Manufacturer: Model #: Finish:	1 EA	\$	1,476.00	\$	1,623.60
Furnish and install kitchen faucet; <u>Sink faucet allowance \$350.00/ea.</u> Manufacturer: Model #: Finish:	1 EA	\$	950.45	\$	1,045.50
Install new or re-install existing dishwasher. Model #:	1 EA	\$	319.80	\$	351.78
Supply and install a counter top mounted, air gap, for the dishwasher. <u>Allowance: \$25.00</u> NOTE: Required by code for all full kitchen remodels OR countertop replacements.. Manufacturer/model #: Finish:	1 EA	\$	129.15	\$	142.07
Furnish and install new water line to the refrigerator	1 EA	\$	430.50	\$	473.55
Furnish and install Insinkerator Evolution Compact ¼ hp garbage disposal. Location: Single hole, left side, or right side	1 EA	\$	405.90	\$	446.49
Re-plumb kitchen and move rough-in locations	1 EA	\$	1,416.10	\$	1,557.71
Furnish and install new gas line to the range or relocate existing gas line	1 EA	\$	553.50	\$	608.85
Subtotal - Category 14			\$ 6,050.40	\$	6,655.44
15. HVAC					
Mechanical permit	1 EA	\$	153.75	\$	169.13
Relocate supply air or return air vent	1 EA	\$	492.00	\$	541.20

Vent kitchen hood up to 300 CFM Manufacturer: Model #: Finish:	1 EA	\$ 676.50	\$ 744.15
Subtotal - Category 15		\$ 1,322.25	\$ 1,454.48
16. Electrical			
Electrical Permit	1 EA	\$ 135.30	\$ 148.83
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			
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
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
Average Kitchen: Kitchen price for electrical; includes demo and rewiring of space to code, under cabinet lights, and \$400.00 allowance for light fixtures	1 EA	\$ 6,396.00	\$ 7,035.60
Subtotal - Category 16		\$ 6,531.30	\$ 7,184.43
17. Insulation			
R-21 Insulation batts with poly	192 SF	\$ 307.01	\$ 337.71
Subtotal - Category 17		\$ 307.01	\$ 337.71
18. Drywall			
Furnish and install 5/8" drywall on ceilings with smooth finish	144 SF	\$ 743.90	\$ 818.29
Furnish and install 1/2" drywall on walls with smooth finish	528 SF	\$ 2,597.76	\$ 2,857.54
Drywall or plaster patch	1 EA	\$ 116.85	\$ 128.54
Subtotal - Category 18		\$ 3,458.51	\$ 3,804.37
19. Tile and Stone			
Tile edging - (figured per 8' stick - link to different types of Schluter profiles) Manufacturer: Schluter Style: Jolly Thickness: to match tile Finish: Satin Nickel / Chrome / Painted Included (Others at Upgrade)	1 EA	\$ 46.71	\$ 51.38
Furnish and install tile backsplash; Tile allowance \$4.00/SF Supplier: Spec#/description: Note: This is the field tile. Add bullnose, Schluter, accent tiles, etc. to the lines above.	36 SF	\$ 2,205.79	\$ 2,426.37
GROUT - Unsanded (# of 10 lb. canisters) Standard grout is Custom Building Products. Grout per specs from builder above. No Laticrete.	1 EA	\$ 30.75	\$ 33.83
Stock Material Costs - Denshield, Hardi Board, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. Include on all Tile projects.	1 EA	\$ 167.96	\$ 184.76
Subtotal - Category 19		\$ 2,451.21	\$ 2,696.34
20. Millwork, Doors, Hardware			

Base shoe molding - Species: Supplier:	12 LF	\$	59.69	\$	65.66
Classic base molding - NOTE - Assumes 1X and top cap Species: 1X height: Top cap profile #: Supplier:	12 LF	\$	256.54	\$	282.19
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows Species: 1X width: Backband profile #: Supplier:	80 LF	\$	1,434.96	\$	1,578.46
Furnish and install wood jambs to an opening - NOTE: The casing for the opening is on the window/door casing line Species: jamb depth: Opening size: Supplier:	21 LF	\$	304.42	\$	334.86
Subtotal - Category 20			\$ 2,055.60	\$	2,261.16

21. Cabinetry, Countertops and Appliances

Knobs and pulls will be installed on all cabinet doors and drawers. Allowance: \$7.00/ea. Manufacturer: Model/spec #: Finish color: Supplier:	32 EA	\$	428.74	\$	471.61
Meet delivery, unload, and unpack cabinets.	1 EA	\$	239.40	\$	263.34
CABINET SPECS:	1 EA	\$	0.00	\$	0.00
Cabinet Line: Crystal Current, Crystal Keyline, or Leo (Redwood) 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 if crystal, no if Leo 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 company, model # as follows:					
Crystal - Keyline line: Furnish and install base cabinets -stained or painted wood	18 LF	\$	8,915.40	\$	9,806.94
Crystal - Keyline line: Furnish and install upper cabinets - stained or painted wood	18 LF	\$	7,827.30	\$	8,610.03
Crystal - Keyline line: Furnish and install pantry/linen cabinets - stained or painted wood	4 LF	\$	5,073.00	\$	5,580.30
Silestone quartz countertops will be installed. NOTE: Group C Color: Edge profile: Thickness: undermount sink (Y or N): Yes	48 SF	\$	4,132.80	\$	4,546.08

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
Microwave Vented: CBR to install vented microwaves. Venting into cabinet and to exterior by HVAC Trade Partner. CBR to do final hook-ups to venting in cabinet. Make/model #: Dimensions:		1 EA	\$ 171.90	\$ 189.09
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:		1 EA	\$ 313.35	\$ 344.69
Range: Gas only. Plumber to move to hole, do gas hook-up, install, level, and install anti tip range. Make/model #: Dimensions:		1 EA	\$ 172.20	\$ 189.42
Subtotal - Category 21			\$ 27,274.09	\$ 30,001.49
22. Specialties				
Subtotal - Category 22			\$ -	\$ -
23. Flooring				
Furnish and install custom wood thresholds (stained and finished to match). Wood Species:		1 EA	\$ 144.30	\$ 158.73
Install and finish 3/4" solid hardwood floors. Species: Grade: Plank width: Sheen: Satin		144 SF	\$ 2,302.56	\$ 2,532.82
Flush vents 4x12 will be installed		2 EA	\$ 123.00	\$ 135.30
Subtotal - Category 23			\$ 2,569.86	\$ 2,826.85
24. Painting and Decorating				
Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white		144 SF	\$ 337.78	\$ 371.56
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:		480 SF	\$ 1,025.57	\$ 1,128.12
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)		92 LF	\$ 813.37	\$ 894.71
Priming and painting on interior side of window, one side . <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)		2 EA	\$ 712.20	\$ 783.42
Paint match		1 EA	\$ 184.50	\$ 202.95
<i>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.</i>		1 Note	\$ 0.00	\$ 0.00

Subtotal - Category 24			\$	3,073.42	\$	3,380.76
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	\$	319.20	\$	351.12	
St. Paul Daily street use permit for dumpster - Charged per day. Day 1-30 = \$8/day. Days 31-120 = \$10/day. Weekends count too. 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>	90 Day	\$	720.00	\$	720.00	
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	60 DAYS	\$	420.00	\$	420.00	
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	
20 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	412.05	\$	453.26	
Regular portable restroom (one month) NOTE: This cost can be saved if homeowner is ok with making a bathroom in the house available to Castle and it's trade partners	3 EA	\$	627.30	\$	690.03	
Subtotal - Category 25			\$	2,498.55	\$	2,634.41
Project Subtotal			\$	70,301.66	\$	76,549.41
26. Designer Oversight & Project Management			\$	5,676.86	\$	6,244.55
27. Overhead and Profit			\$	9,859.81	\$	10,845.79
Grand Total**			\$	85,838.33	\$	94,422.16
<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%*	\$	2,145.96	Check or Cash Discount High 2.5%*	\$	2,360.55	\$ 83,692.37 \$ 92,061.61

*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



5 W. Diamond Lake Rd



2600 Johnson St. NE



362 Snelling Ave S.



4020 Minnehaha Ave



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