



## BUDGET ANALYSIS

### Client Information:

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

### Project Description:

Update an outmoded 144 SF kitchen with a functional layout of 18 linear feet of stock cabinets. Furnish and install laminate countertops, tile backsplash and standard double-bowl stainless steel sink with standard single-lever faucet. Remodel includes ventilation system, built-in microwave, appliance install and custom lighting. Luxury vinyl flooring will be installed. Finish with painted walls, trim and ceiling. Appliances supplied by owner.

<b>NOTE: Material and Labor is included for items listed below, unless otherwise noted.</b>					
	Qty.	Unit	Image	Low Budget	High Budget
<b>01. Permits and Design</b>					
<u>Permit.</u>		1 EA		\$ 1,705.00	\$ 1,875.50
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 2,500.00	\$ 2,500.00
<b>Subtotal - Category 1</b>				<b>\$ 4,205.00</b>	<b>\$ 4,375.50</b>
<b>02. Site Prep and Demolition</b>					
<u>Site Prep Small to Medium Project:</u>		1 EA		\$ 656.90	\$ 722.59
-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.					
<u>Kitchen demolition of work area:</u>		1 EA		\$ 2,755.20	\$ 3,030.72
-Demo existing kitchen countertops, cabinets, appliances, sink, faucet, and flooring to the subfloor.					
-Gut walls to studs- assumes lathe and plaster.					
-Gut ceiling to joists.					
-Remove windows and discard.					
<b>Items to be removed/saved for reinstallation:</b>					
<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		\$ 148.60	\$ 163.46

*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	\$ 3,560.70	\$ 3,916.77
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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>Basic framing line:</u> -Flatten walls and ceiling. -Fur out as needed. -Replace subfloor. -Furnish and install backers for rock and accessories. <b>NOTE:</b> If tile extends to ceiling on walls, flatten ceiling parallel to floor to minimize slivers/wedges of tile.	1 EA	\$ 1,111.00	\$ 1,222.10
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Subtotal - Category 6	\$ 1,111.00	\$ 1,222.10
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**12. Exterior Doors and Trim**

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

Subtotal - Category 13	\$ -	\$ -
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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	\$ 343.75	\$ 378.13
<u>Kitchen sink:</u> \$600 allowance Manufacturer: Model: Finish:	1 EA	\$ 1,581.25	\$ 1,739.38
<u>Kitchen faucet:</u> \$350 allowance Manufacturer: Model: Finish:	1 EA	\$ 921.00	\$ 1,013.10
<u>Install new or re-install existing dishwasher.</u> Model:	1 EA	\$ 325.00	\$ 357.50
<u>Water line to the refrigerator.</u> NOTE: If only hooking up to the existing water line, see line in category 21.	1 EA	\$ 288.75	\$ 317.63
<u>Garbage disposal-</u> Insinkerator Evolution Compact ¾ hp: Location: Single hole, left side, or right side	1 EA	\$ 558.15	\$ 613.97
<u>Kitchen replumb and move rough-in locations.</u>	1 EA	\$ 2,525.00	\$ 2,777.50
<u>Gas line-</u> new to the range or relocate existing gas line.	1 EA	\$ 575.00	\$ 632.50

Subtotal - Category 14	\$ 7,117.90	\$ 7,829.69
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**15. HVAC**

<u>Mechanical permit.</u>	1 EA	\$ 156.25	\$ 171.88
<u>Supply air or return air vent- relocate:</u> 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.	1 EA	\$ 437.50	\$ 481.25

<u>Vent kitchen hood up to 300 CFM and do final hook up.</u> Manufacturer: Model: Finish:	1 EA	\$ 1,500.00	\$ 1,650.00
<b>Subtotal - Category 15</b>		<b>\$ 2,093.75</b>	<b>\$ 2,303.13</b>
<b>16. Electrical</b>			
<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	\$ 231.25	\$ 254.38
Device color: <b>White, light almond, or ivory are standard</b>	1 EA	\$ 0.00	\$ 0.00
Switch style: <b>Pole or Decora</b>			
<u>Light fixture</u> - CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:	2 EA	\$ 680.00	\$ 748.00
<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: <b>WAC Pro InvisiLED in rigid aluminum channel-3000k; specify location on plan (front, middle, back of upper)</b>	1 EA	\$ 6,000.00	\$ 6,600.00
<b>Subtotal - Category 16</b>		<b>\$ 6,911.25</b>	<b>\$ 7,602.38</b>
<b>17. Insulation</b>			
<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>			
<u>Basic Kitchen Insulation:</u> -R-13 or 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.	1 EA	\$ 830.50	\$ 913.55
<b>Subtotal - Category 17</b>		<b>\$ 830.50</b>	<b>\$ 913.55</b>
<b>18. Drywall</b>			
<u>Ceilings</u> - 5/8" drywall with smooth finish.	144 SF	\$ 2,027.52	\$ 2,230.27
<u>Walls</u> - 1/2" drywall with smooth finish.	528 SF	\$ 4,902.48	\$ 5,392.73
<b>Subtotal - Category 18</b>		<b>\$ 6,930.00</b>	<b>\$ 7,623.00</b>
<b>19. Tile and Stone</b>			

<b>Backsplash:</b> <i>\$4.50/sf allowance</i> <b>Manufacturer:</b> <b>Line:</b> <b>Size:</b> <b>Shape:</b> <b>Color:</b> <b>Thickness:</b> <b>Pattern:</b> <b>NOTE:</b> This is the field tile. Add bullnose, Schluter, accent tiles, etc. to the lines above. <b>NOTE:</b> 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. <b>NOTE:</b> 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	20 SF	\$ 1,695.70	\$ 1,865.27
<b>Edging- (figured per 8' stick):</b> <b>Manufacturer:</b> Schluter <b>Style:</b> Jolly <b>Finish:</b> <b>Thickness:</b> x, to match tile	1 EA	\$ 62.12	\$ 68.34
<b>Grout- Tec Grout:</b> <b>Color:</b> <b>Line:</b> 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) <b>Size:</b> <b>Location:</b>	1 EA	\$ 34.76	\$ 38.24
<b>Stock Material Costs -</b> Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. <b>NOTE:</b> Include on all tile projects.	1 EA	\$ 160.26	\$ 176.28
<b>Subtotal - Category 19</b>		<b>\$ 1,952.85</b>	<b>\$ 2,148.13</b>
<b>20. Millwork, Doors, Hardware</b>			
<b>Casing-</b> classic 1X with a backband: <b>Manufacturer:</b> <b>Model backband:</b> <b>Model 1x:</b> <b>Species:</b> <b>Size overall:</b> <b>Picture framed:</b> Y or N <b>Stool detail (thickness/extension) and apron detail (height, model #):</b> or NA <b>Location:</b>	80 LF	\$ 1,228.72	\$ 1,351.59
<b>Base shoe molding:</b> <b>Manufacturer:</b> <b>Model:</b> <b>Species:</b> <b>Size:</b> <b>Location:</b>	40 LF	\$ 260.10	\$ 286.11
<b>Base molding -</b> classic 1X and top cap: <b>Manufacturer:</b> <b>Model top cap:</b> <b>Species:</b> <b>Size of 1x:</b> <b>Size of top cap:</b> <b>Location:</b>	40 LF	\$ 689.36	\$ 758.30
<b>Subtotal - Category 20</b>		<b>\$ 2,178.18</b>	<b>\$ 2,396.00</b>
<b>21. Cabinetry, Countertops and Appliances</b>			
<b>Knobs and pulls:</b> <i>\$7 allowance</i> <b>Manufacturer:</b> <b>Model:</b> <b>Size- center set:</b> <b>Projection:</b> <b>Finish:</b> <b>Location:</b>	32 EA	\$ 639.36	\$ 703.30

<p><b>CABINET SPECS:</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):  Other modifications will be noted on plan, examples: finished bottoms, recessed bottoms</p>	1 EA	\$	0.00	\$	0.00
<p><b>Prep for Cabinet install.</b> Meet delivery truck, unload, unbox cabinets, breakdown cardboard.</p>	16 LF	\$	559.94	\$	615.94
<p><b>Base cabinets:</b>  Manufacturer: Crystal Cabinets  Model: Current or frameless current  NOTE: see specs above.</p>	16 LF	\$	5,821.00	\$	6,403.10
<p><b>Upper cabinets:</b>  Manufacturer: Crystal Cabinets  Model: Current or frameless current  NOTE: see specs above.</p>	16 LF	\$	5,496.80	\$	6,046.48
<p><b>Pantry/Linen cabinets:</b>  Manufacturer: Crystal Cabinets  Model: Current or frameless current  NOTE: see specs above.</p>	2 LF	\$	1,853.68	\$	2,039.04
<p><b>Plastic laminate countertops:</b>  Manufacturer:  Color:  Thickness:  Edge Profile:  Back Splash (Y or N): integrated or set on  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</p>	32 SF	\$	1,600.00	\$	1,760.00
<p><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></p>					
<p><b>Microwave or Under Cabinet Hood Vented:</b>  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>	1 EA	\$	224.60	\$	247.06
<p><b>Refrigerator - Water:</b>  Manufacturer:  Model:  CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up.</p>	1 EA	\$	368.35	\$	405.19
<p><b>Range- gas only:</b>  Manufacturer:  Model:  Plumber to move to hole, do gas hook-up, install, level, and install anti tip range.</p>	1 EA	\$	175.00	\$	192.50
<b>Subtotal - Category 21</b>		\$	<b>16,738.73</b>	\$	<b>18,412.60</b>

<b>22. Specialties</b>			
Subtotal - Category 22		\$ -	\$ -
<b>23. Flooring</b>			
<u>Underlayment</u> - 1/4" plywood- for vinyl, Marmoleum, or other flooring requiring a smooth underlayment.	144 SF	\$ 630.00	\$ 693.00
<u>Custom wood thresholds</u> - stained and finished to match existing flooring. Up to 8' opening. <b>Wood Species:</b>	1 EA	\$ 296.50	\$ 326.15
<u>Luxury vinyl tile:</u> \$4.90/sf <b>Manufacturer:</b> Mannington <b>Line/series:</b> Adura flex <b>Style:</b> plank or tile <b>Type:</b> glue down or floating (glue down is castle standard) <b>Size:</b> <b>Color:</b> <b>Pattern:</b> <b>NOTE:</b>	144 SF	\$ 1,521.00	\$ 1,673.10
<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		\$ 2,447.50	\$ 2,692.25
<b>24. Painting and Decorating</b>			
<u>In house set up, prep, clean up</u> - 1 room.	1 EA	\$ 493.25	\$ 542.58
<u>Ceilings</u> - prime and painting: <b>Color:</b> Standard flat ceiling white <b>Rooms:</b>	144 SF	\$ 300.60	\$ 330.66
<u>Walls</u> - prime and paint: <b>Manufacturer:</b> <b>Color name and #:</b> <b>Sheen:</b> <b>Rooms:</b>	528 SF	\$ 1,089.00	\$ 1,197.90
<u>Molding (base, casing)</u> - priming and painting: <b>Manufacturer:</b> <b>Color name and #:</b> <b>Sheen:</b> satin is standard <b>Items:</b> base, casing, crown, etc. <b>Rooms or locations:</b>	120 LF	\$ 525.00	\$ 577.50
<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		\$ 2,407.85	\$ 2,648.64
<b>25. Clean Up and Debris Removal</b>			
<u>Disposal and clean-up:</u> -Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. <b>NOTE:</b> 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	\$ 407.08	\$ 447.79
<u>Street permit:</u> -St. Paul daily street use permit for dumpster. <b>NOTE:</b> If dumpster can be placed on driveway or lawn this can cost can be saved.	75 DAY	\$ 937.50	\$ 1,031.25

**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>20 Yard roll-off dumpster:</b> -10 ton maximum. <b>NOTE:</b> for 30 days only. See line below for additional months.	1 EA	\$ 552.50	\$ 607.75
<b>Additional months dumpster is needed.</b>	1.5 MO	\$ 140.63	\$ 154.69
<b>Portable restroom: Additional cost of \$300 a month if needed.</b> -Regular. <b>NOTE:</b> EXCLUDED. This cost can be added if desired.	0 MO	\$ 0.00	\$ 0.00
<b>Subtotal - Category 25</b>		<b>\$ 2,037.71</b>	<b>\$ 2,241.48</b>
<b>Project Subtotal</b>		<b>\$ 60,522.91</b>	<b>\$ 66,325.20</b>
26. Designer Oversight & Project Management		\$ 6,960.13	\$ 7,656.15
27. Overhead and Profit		\$ 9,986.28	\$ 10,984.91
<b>Grand Total**</b>		<b>\$ 77,469.33</b>	<b>\$ 85,216.26</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>			
Check or Cash Discount Low 2.5%*	\$ 1,936.73	Check or Cash Discount High 2.5%*	\$ 2,130.41
		\$ 75,532.59	\$ 83,085.85
<b>Grand Total After Discounts *All pricing valid 21 days*</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 Showrooms



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P) 612-789-8509



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



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

Showroom maps & hours can be found on our website at [www.CASTLEBRI.com](http://www.CASTLEBRI.com)

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## Need Help with Financing Options?

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