

Name: Kitchen Remodel and Addition Classic

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 10/20/2021

Add an 8' x 11' addition (88 SF) to kitchen over a crawl space that contains a 1/2 bath and mudroom. 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. Bathroom finished with tile floor. Custom bench and cabinets in mudroom. Finish with the tile backsplash, painted walls, trim and ceiling. Appliances supplied by owner.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 2,784.72	\$ 3,063.19
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 6,800.00	\$ 6,800.00
Subtotal - Category 1			\$ 9,584.72	\$ 9,863.19
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	\$ 571.05	\$ 628.16
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			\$ 2,946.75	\$ 3,241.43
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Excavation for crawl space foundation. Assumes 42" deep.	108	SF	\$ 2,922.48	\$ 3,214.73
Flat concrete work. 4" slab.	120	SF	\$ 1,771.20	\$ 1,948.32
20" X 8" strip Footings w/ (2) - #4 rebar continuous	30	LF	\$ 1,845.00	\$ 2,029.50

Block Walls - 12" block at 42" frost depth and 4 courses above grade. Includes core fills, exterior waterproofing and rigid foam on the exterior.	30 LF	\$	3,505.50	\$	3,856.05
Interior Drain tile and Sump Basket for <u>new</u> crawl space OR full basement walls. Includes new drain tile and sump basket.	30 LF	\$	1,107.00	\$	1,217.70
Cut foundation for doorway or window opening	1 EA	\$	615.00	\$	676.50
Subtotal - Category 4		\$	11,766.18	\$	12,942.80
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
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	30 LF	\$	1,750.50	\$	1,925.55
Addition floor framing OR flat roof framing. Includes 3/4" TandG plywood subfloor	108 SF	\$	2,308.82	\$	2,539.71
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
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	50 SF	\$	1,225.20	\$	1,347.72
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	108 SF	\$	2,030.51	\$	2,233.56
Exterior Landing Framing: Frame landing with treated 2X8, 16" O.C. Includes install of ledger board, rim joist, and header. Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking.	12 SF	\$	405.32	\$	445.86
Deck Stairs: Frame deck stairs with treated 2X12 stair jacks, 12" O.C.. See Category 10 Includes all needed mechanical fasteners (hangers, etc.) DOES NOT include decking or risers.	12 LF	\$	313.20	\$	344.52
Subtotal - Category 6		\$	9,980.56	\$	10,978.61
09. Roofing, Flashing, Gutters					
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	150 SF	\$	876.38	\$	964.01
Subtotal - Category 9		\$	876.38	\$	964.01
10. Exterior Trim, Porches and Decks					
Decking - 5/4" X 6", Kiln dried, Cedar tone Treated decking with cedar colored top mount screws;	24 SF	\$	445.25	\$	489.77
Skirting/stair riser - Kiln dried, Cedar tone Treated 1X10 skirting around the perimeter of the framing and stair risers.	20 LF	\$	366.06	\$	402.67
Railing - Cedar tone treated - Includes: 4X4 newel posts, vertical 2X4 top and bottom supports with a 5/4 X 6 top cap and aluminum spindles. 1/2" Spindle shape: Spindle finish:	8 LF	\$	565.20	\$	621.72
Subtotal - Category 10		\$	1,376.51	\$	1,514.16
11. Siding, Soffit, and Fascia					
Demo siding in affected areas	144 SF	\$	487.08	\$	535.79
Furnish and install 1 layer Tyvek house wrap	342 SF	\$	420.66	\$	462.73
Siding - Hardie fiber cement board siding - ?" lap. Includes 5/4 X ? Corner pieces, and window and door trim. Manufacturer: Color: Trim width: Lap size:	342 SF	\$	4,206.60	\$	4,627.26
Soffits - Plywood smooth or bead board	38 LF	\$	1,075.02	\$	1,182.52
Subtotal - Category 11		\$	6,189.36	\$	6,808.30
12. Exterior Doors and Trim					

Furnish and install new 6' sliding glass clad/wood patio door; Door allowance: \$1,350.00/set Manufacturer/supplier: Door Size: Operating panel (viewed from exterior): Jamb Depth: Grids: Grid type Hardware Color:	1 EA	\$ 2,329.65	\$ 2,562.62
Subtotal - Category 12		\$ 2,329.65	\$ 2,562.62
13. Windows			
Window install material (flashing, caulk, shims, etc.)	2 EA	\$ 145.14	\$ 159.65
Furnish and install new custom size fiberglass/wood pocket window; Window allowance \$400.00/ea. Manufacturer: Marvin Elevate Exterior Color: Exterior Material: Fiberglass Interior Material/color: Hardware color: Screen color: Inside of frame dimension: Grids:	2 EA	\$ 1,632.69	\$ 1,795.96
Furnish and install new clad/wood full frame window in new window opening; Window allowance \$550.00/ea. Manufacturer: Marvin Signature Ultimate Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: Jamb size: standard is 4 9/16" for 2x4 construction and 6 9/16" for 2x6 construction or custom (PM to verify at tpsv) Exterior trim details: Grids: Stop description:	2 EA	\$ 2,191.45	\$ 2,410.60
Subtotal - Category 13		\$ 3,969.28	\$ 4,366.21
14. Plumbing			
Plumbing permit	1 EA	\$ 369.00	\$ 405.90
Furnish and install kitchen sink; Sink allowance \$600.00/ea. Manufacturer: Model #: Finish:	1 EA	\$ 1,230.00	\$ 1,353.00
Furnish and install kitchen faucet; Sink faucet allowance \$350.00/ea. Manufacturer: Model #: Finish:	1 EA	\$ 765.95	\$ 842.55
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. Allowance: \$25.00 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 3/4 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		\$	5,619.90	\$	6,181.89
15. HVAC					
Mechanical permit	1 EA	\$	153.75	\$	169.13
Relocate supply air or return air vent	3 EA	\$	1,476.00	\$	1,623.60
Vent kitchen hood up to 300 CFM	1 EA	\$	676.50	\$	744.15
Manufacturer:					
Model #:					
Finish:					
Subtotal - Category 15		\$	2,306.25	\$	2,536.88
16. Electrical					
Electrical Permit	1 EA	\$	135.30	\$	148.83
Specify device color:	1 EA	\$	0.00	\$	0.00
White, light almond, or ivory are standard. PICK ONE					
Specify switch style					
Pole or Decora. PICK ONE					
<i>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**</i>	1 Note	\$	0.00	\$	0.00
<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>	1 Note	\$	0.00	\$	0.00
<i>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.</i>	1 Note	\$	0.00	\$	0.00
Large Kitchen: Kitchen price for electrical; includes demo and rewiring of space to code, under cabinet lights, and \$500.00 allowance for light fixtures	1 EA	\$	9,225.00	\$	10,147.50
Relocate electrical service mast	1 EA	\$	1,722.00	\$	1,894.20
Furnish and install new electric sub-panel	1 EA	\$	861.00	\$	947.10
Subtotal - Category 16		\$	11,943.30	\$	13,137.63
17. Insulation					
R-49 Blown fiberglass insulation with poly in the new attic rafters	108 SF	\$	212.54	\$	233.80
R-21 Insulation batts with poly	336 SF	\$	537.26	\$	590.99
1 1/2" Thermax rigid board insulation	120 SF	\$	369.00	\$	405.90
Rim joists 2" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	30 LF	\$	553.50	\$	608.85
Subtotal - Category 17		\$	1,672.31	\$	1,839.54
18. Drywall					
Furnish and install 5/8" drywall on ceilings with smooth finish	354 SF	\$	1,828.76	\$	2,011.64
Furnish and install 1/2" drywall on walls with smooth finish	432 SF	\$	2,125.44	\$	2,337.98
Drywall or plaster patch	3 EA	\$	350.55	\$	385.61
Subtotal - Category 18		\$	4,304.75	\$	4,735.23
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)	3 EA	\$	140.13	\$	154.14
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		\$	2,544.63	\$	2,799.10
20. Millwork, Doors, Hardware					
Base shoe molding - Species: Supplier:	30 LF	\$	149.22	\$	164.14
Classic base molding - NOTE - Assumes 1X and top cap Species: 1X height: Top cap profile #: Supplier:	30 LF	\$	617.40	\$	679.14
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:	100 LF	\$	1,713.90	\$	1,885.29
Subtotal - Category 20		\$	2,480.52	\$	2,728.57
21. Cabinetry, Countertops and Appliances					
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea.</u> 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: 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:	1 EA	\$	0.00	\$	0.00
Crystal - Keyline line: Furnish and install base cabinets -stained or painted wood	24 LF	\$	11,790.00	\$	12,969.00
Crystal - Keyline line: Furnish and install upper cabinets - stained or painted wood	20 LF	\$	8,616.00	\$	9,477.60
Crystal - Keyline line: Furnish and install pantry/linen cabinets - stained or painted wood	4 LF	\$	5,758.80	\$	6,334.68
Cambria quartz countertops will be installed. Color: Edge profile: Thickness: undermount sink (Y or N):	52 SF	\$	6,715.80	\$	7,387.38
Microwave Non-vented: CBR to install non-vented microwaves. Make/model #: Dimensions:	1 EA	\$	159.60	\$	175.56
Hood Vented: CBR. 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: Dual fuel free standing: Electrician to install plug (if needed). Plumber to move to hole, do gas hook-up, install, level, and install anti tip range. Make/model #: Dimensions:	1 EA	\$	264.45	\$	290.90
Subtotal - Category 21		\$	34,458.04	\$	37,903.84
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	252 SF	\$	4,029.48	\$	4,432.43
Flush vents 4x12 will be installed	3 EA	\$	184.50	\$	202.95

Subtotal - Category 23		\$	4,358.28	\$	4,794.11
24. Painting and Decorating					
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>	324 SF	\$	579.02	\$	636.92
Prime and paint walls using low VOC Paint. <u>Manufacturer:</u> <u>Color name and #:</u> <u>Sheen:</u>	432 SF	\$	923.01	\$	1,015.31
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> <u>Manufacturer:</u> <u>Color name and #:</u> <u>Sheen: (satin is standard)</u>	130 LF	\$	1,133.34	\$	1,246.67
Finishing of an EXTERIOR door <u>both sides</u> . Includes the jamb of the unit. <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> <u>Manufacturer:</u> <u>Color name and #:</u> <u>Sheen: (satin is standard)</u>	1 EA	\$	382.20	\$	420.42
Priming and painting on interior side of window, <u>one side</u> . <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> <u>Manufacturer:</u> <u>Color name and #:</u> <u>Sheen: (satin is standard)</u>	4 EA	\$	1,424.40	\$	1,566.84
Paint match	1 EA	\$	184.50	\$	202.95
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.	1 Note	\$	0.00	\$	0.00
Subtotal - Category 24		\$	4,626.47	\$	5,089.12
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. <u>Day 1-30 = \$8/day. Days 31-120 = \$10/day. Weekends count too.</u> 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>	98 Day	\$	784.00	\$	784.00
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	68 DAYS	\$	476.00	\$	476.00
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
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum <u>NOTE: for 30 days only. Use line above for estimated days over 30 days</u>	1 EA	\$	332.10	\$	365.31
20 Yard roll-off dumpster - 10 ton maximum <u>NOTE: for 30 days only. Use line above for estimated days over 30 days</u>	2 EA	\$	824.10	\$	906.51

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		\$ 3,362.70	\$ 3,572.97
Project Subtotal		\$ 126,986.33	\$ 138,560.19
26. Designer Oversight & Project Management		\$ 10,254.15	\$ 11,279.56
27. Overhead and Profit		\$ 17,809.83	\$ 19,590.82
Grand Total**		\$ 155,050.31	\$ 170,555.34
<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%*	\$ 3,876.26	Check or Cash Discount High 2.5%*	\$ 4,263.88
			\$ 151,174.05
			\$ 166,291.46

*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

Custom Design Showrooms



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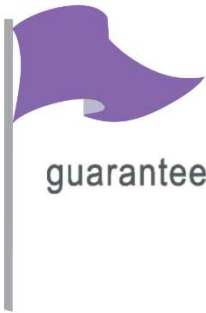


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