

Name:
 Address:
 City, State, Zip:
 Phone:
 Email:



BUDGET ANALYSIS

Project Description:

Date: 2/10/2020

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	\$ 1,818.75	\$ 2,000.63
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,400.00	\$ 2,400.00
Subtotal - Category 1			\$ 4,218.75	\$ 4,400.63
02. Site Prep and Demolition				
Site Prep (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	\$ 389.75	\$ 428.73
OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD. ADD: \$110.00 NOTE: This is priced at our cost with free install. It is a good alternative to having a lock box on your door and you can use it in the future after your project is complete. There are other options that provide "smart" technology as well for a slightly higher cost. Ask your designer for details.	1	EA	\$ 0.00	\$ 0.00
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	\$ 2,072.00	\$ 2,279.20
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	\$ 136.50	\$ 150.15
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.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 2,598.25	\$ 2,858.08
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: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1 EA	\$	358.50	\$	394.35
Remove LOAD BEARING wall and frame a new opening. Includes new headers for the support of the weight above.	1 EA	\$	1,274.50	\$	1,401.95
Subtotal - Category 6		\$	1,633.00	\$	1,796.30
09. Roofing, Flashing, Gutters					
Subtotal - Category 9		\$	-	\$	-
10. Exterior Trim, Porches and Decks					
Subtotal - Category 10		\$	0.00	\$	0.00
11. Siding, Soffit, and Fascia					
Subtotal - Category 11		\$	-	\$	-
12. Exterior Doors and Trim					
Subtotal - Category 12		\$	-	\$	-
13. Windows					
Window install material (flashing, caulk, shims, etc.)	2 EA	\$	125.00	\$	137.50
Furnish and install new custom size clad/wood pocket window; Window allowance \$500.00/ea. Manufacturer: Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: R.O size: Grids:	2 EA	\$	1,682.50	\$	1,850.75
Subtotal - Category 13		\$	1,807.50	\$	1,988.25
14. Plumbing					
NOTE TO CLIENTS: 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. General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.	1 Note	\$	0.00	\$	0.00
Plumbing permit	1 EA	\$	375.00	\$	412.50
Furnish and install kitchen sink; Sink allowance \$800.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	1,500.00	\$	1,650.00
Furnish and install kitchen faucet; Sink faucet allowance \$500.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	965.61	\$	1,062.17
Install new or re-install existing dishwasher. Model #:	1 EA	\$	325.00	\$	357.50
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	\$	131.25	\$	144.38
Furnish and install new water line to the refrigerator	1 EA	\$	437.50	\$	481.25
Furnish and install Insinkerator Evolution Compact ¾ hp garbage disposal. Location: Single hole, left side, or right side	1 EA	\$	412.50	\$	453.75
Re-plumb kitchen and move rough-in locations	1 EA	\$	1,438.98	\$	1,582.88
Furnish and install new gas line to the range or relocate existing gas line	1 EA	\$	562.50	\$	618.75

Subtotal - Category 14			\$	6,148.34	\$	6,763.17
15. HVAC						
Mechanical permit	1 EA	\$	156.25	\$	171.88	
Relocate supply air or return air vent	1 EA	\$	500.00	\$	550.00	
Vent kitchen hood up to 300 CFM	1 EA	\$	687.50	\$	756.25	
Manufacturer: Model #: Finish:						
Subtotal - Category 15			\$	1,343.75	\$	1,478.13
16. Electrical						
Electrical Permit	1 EA	\$	137.50	\$	151.25	
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						
<div style="border: 1px solid black; padding: 5px;"> <p>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**</p> </div>						
	1 Note	\$	0.00	\$	0.00	
<div style="border: 1px solid black; padding: 5px;"> <p>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.</p> </div>						
	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 SF	\$	6,500.00	\$	7,150.00	
Subtotal - Category 16			\$	6,637.50	\$	7,301.25
17. Insulation						
R-21 Insulation batts with poly	192 SF	\$	312.00	\$	343.20	
Subtotal - Category 17			\$	312.00	\$	343.20
18. Drywall						
Furnish and install 1/2" drywall on walls with smooth finish	528 SF	\$	2,442.00	\$	2,686.20	
Subtotal - Category 18			\$	2,442.00	\$	2,686.20
19. Tile and Stone						
Tile edging	3 LF	\$	55.65	\$	61.22	
Manufacturer: Schluter or ?						
Style:						
Size:						
Finish:						
Furnish and install tile backsplash;	36 SF	\$	2,062.80	\$	2,269.08	
<u>Tile allowance \$4.00/SF</u>						
Supplier:						
Spec#/description:						
Subtotal - Category 19			\$	2,118.45	\$	2,330.30
20. Millwork, Doors, Hardware						
Existing millwork reinstalled. New shoe.	1 EA	\$	618.50	\$	680.35	
Subtotal - Category 20			\$	618.50	\$	680.35
21. Cabinetry, Countertops and Appliances						
Knobs and pulls will be installed on all cabinet doors and drawers.	32 EA	\$	422.08	\$	464.29	
<u>Allowance: \$7.00/ea.</u>						
Manufacturer:						
Model/spec #:						
Finish color:						
Supplier:						
Meet delivery, unload, and unpack cabinets.	1 EA	\$	222.00	\$	244.20	

CABINET SPECS:		1 EA	\$	0.00	\$	0.00
Cabinet Line:						
Box Type: Frameless or Framed						
Door Construction: MDF or Wood						
Door Style:						
Drawer Style: 5 piece or slab						
Drawer box construction:						
Wood Species:						
Finish: paint or stain						
Color:						
Sheen:						
Specialties: (distressing, highlights, etc.)						
Crown:						
Crystal - Keyline line: Furnish and install base cabinets -stained or painted wood		18 LF	\$	7,335.00	\$	8,068.50
Crystal - Keyline line: Furnish and install upper cabinets - stained or painted wood		18 LF	\$	6,417.00	\$	7,058.70
Crystal - Keyline line: Furnish and install pantry/linen cabinets - stained or painted wood		4 LF	\$	4,108.00	\$	4,518.80
Cambria quartz countertops will be installed.		48 SF	\$	6,300.00	\$	6,930.00
Color:						
Edge profile:						
Thickness:						
undermount sink (Y or N):						
APPLIANCES:		1 Note	\$	0.00	\$	0.00
<i>NOTE: Client to do communication of appliance delivery for appliances they purchase. The project manager will be in communication as to when that should be.</i>						
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.		1 EA	\$	160.50	\$	176.55
Make/model #:						
Dimensions:						
Refrigerator - Water: CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up.		1 EA	\$	304.25	\$	334.68
Make/model #:						
Dimensions:						
Range: Gas only. Plumber to move to hole, do gas hook-up, install, level, and install anti tip range.		1 EA	\$	175.00	\$	192.50
Make/model #:						
Dimensions:						
Subtotal - Category 21			\$	25,443.83	\$	27,988.21
22. Specialties						
Subtotal - Category 22			\$	-	\$	-
23. Flooring						
Furnish and install custom wood thresholds (stained and finished to match).		1 EA	\$	136.00	\$	149.60
Wood Species:						
Install and finish hardwood floors.		144 SF	\$	2,340.00	\$	2,574.00
Species:						
Grade:						
Plank width:						
Sheen: Satin						
Flush vents 4x12 will be installed		2 EA	\$	125.00	\$	137.50
Subtotal - Category 23			\$	2,601.00	\$	2,861.10
24. Painting and Decorating						
Prime and painting ceilings using low VOC Paint.		144 SF	\$	318.74	\$	350.62
COLOR: Standard flat ceiling white						
Prime and paint walls using low VOC Paint.		480 SF	\$	960.48	\$	1,056.53
Manufacturer:						
Color name and #:						
Sheen:						

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)	72 LF	\$	595.80	\$	655.38
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	\$	667.00	\$	733.70
Paint match	1 EA	\$	187.50	\$	206.25
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		\$	2,729.52	\$	3,002.48
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	\$	296.00	\$	325.60
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>	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 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	\$	418.75	\$	460.63
Subtotal - Category 25		\$	1,854.75	\$	1,926.23
Project Subtotal		\$	62,792.14	\$	68,403.86
26. Project Management		\$	5,023.37	\$	5,525.71
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	1,569.80	\$	1,726.78
28. Designer Oversight		\$	941.88	\$	1,036.07
29. Overhead and Profit		\$	8,790.90	\$	9,669.99
Grand Total**		\$	79,118.10	\$	87,029.91
<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%*	\$	1,977.95	Check or Cash Discount High 2.5%*	\$	2,175.75
				\$	77,140.15
				\$	84,854.16

*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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