

2nd Floor Laundry Closet

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/8/2022

Add stackable washer/dryer to existing 2nd floor closet. Note- assumes existing closet is large enough for washer and dryer. Install owner supplied appliances.

Excludes demo or disconnect of existing laundry in basement and new sink on 2nd floor.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 780.00	\$ 897.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 1,500.00	\$ 1,500.00
Subtotal - Category 1			\$ 2,280.00	\$ 2,397.00
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	\$ 467.10	\$ 537.17
Demolition of work area to EPA lead safe work practices: Demo closet rod shelf. Remove existing base/shoe, flooring and subfloor in hall closet. Also remove sheetrock from back wall of hall closet for plumbing rough in.	1	EA	\$ 554.40	\$ 637.56
<i>NOTE: Although care is taken to carefully remove materials from wall and floor surfaces, 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 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 via Change Order.</i>	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 1,021.50	\$ 1,174.73
03. Landscaping and Fence - By Field Outdoor Spaces or homeowner				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Subtotal - Category 4			\$ -	\$ -
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				
Patch in subfloor as needed for mechanical rough-ins	9	SF	\$ 266.10	\$ 306.02
Basic interior wall framing: Flatten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1	EA	\$ 684.40	\$ 787.06
Subtotal - Category 6			\$ 950.50	\$ 1,093.08
09. Roofing, Flashing, Gutters				
Install a new roof jack on new plumbing vent penetrations	1	EA	\$ 408.60	\$ 469.89
Subtotal - Category 9			\$ 408.60	\$ 469.89
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				
Subtotal - Category 13			\$ -	\$ -
14. Plumbing				
<p>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.</p> <p>General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.</p>		1 Note	\$ 0.00	\$ 0.00
Plumbing permit		1 EA	\$ 357.50	\$ 411.13
1st or 2nd floor laundry rough for stackable washer and dryer. Includes a disaster pan and wall mounted washer box/shut-offs. Includes washer hook ups.		1 EA	\$ 5,460.00	\$ 6,279.00
Subtotal - Category 14			\$ 5,817.50	\$ 6,690.13
15. HVAC				
Mechanical permit		1 EA	\$ 325.00	\$ 373.75
Vent clothes dryer using corrosion resistant pipe; Note - does not include dryer boost fan if the duct run is too long		1 EA	\$ 643.50	\$ 740.03
Subtotal - Category 15			\$ 968.50	\$ 1,113.78
16. Electrical				
Electrical Permit		1 EA	\$ 240.50	\$ 276.58
Wiring for stackable w/d unit and 1 switch/led light in closet.		1 EA	\$ 1,950.00	\$ 2,242.50
<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>		1 Note	\$ 0.00	\$ 0.00
<p>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.</p>		1 Note	\$ 0.00	\$ 0.00
<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. 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.</p>		1 Note	\$ 0.00	\$ 0.00
Subtotal - Category 16			\$ 2,190.50	\$ 2,519.08
17. Insulation				
Subtotal - Category 17			\$ -	\$ -
18. Drywall				
Furnish and install 1/2" drywall on walls with smooth finish		80 SF	\$ 499.20	\$ 574.08
Subtotal - Category 18			\$ 499.20	\$ 574.08
19. Tile and Stone				
Subtotal - Category 19			\$ -	\$ -
20. Millwork, Doors, Hardware				
Base shoe molding		18 LF	\$ 105.62	\$ 121.47
Species:				
Size:				
Brand/profile #:				
Classic base molding - NOTE - Assumes 1X and top cap		18 LF	\$ 429.91	\$ 494.40
Species:				
1X size:				
Top cap profile and height #:				
Brand/profile #:				
Subtotal - Category 20			\$ 535.54	\$ 615.87

21. Cabinetry, Countertops and Appliances			
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea.</u> Manufacturer: Size: Model #: Finish:	10 EA	\$ 152.94	\$ 175.88
CABINET SPECS: Cabinet Line: Crystal Current or Crystal Keyline 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 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	1 EA	\$ 0.00	\$ 0.00
Crystal - Current line: Furnish and install base cabinets - stained or painted wood	2 LF	\$ 712.00	\$ 818.80
Crystal - Current line: Furnish and install upper cabinets - stained or painted wood	2 LF	\$ 678.80	\$ 780.62
Plastic laminate countertops will be installed.	4 SF	\$ 182.00	\$ 209.30
Manufacturer: Color: Edge Profile:			
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
Washer and dryer: Plumber to do all final hook-ups and install. Make/model #: Dimensions:	1 EA	\$ 312.00	\$ 358.80
Subtotal - Category 21		\$ 2,037.74	\$ 2,343.40
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	18 SF	\$ 87.59	\$ 100.73
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted) <u>Allowance \$4.90 sf</u> Line/series: Color: Tile size:	18 SF	\$ 277.22	\$ 318.80
Subtotal - Category 23		\$ 364.81	\$ 419.53
24. Painting and Decorating			
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>	18 SF	\$ 56.42	\$ 64.89

Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	220 SF	\$ 295.42	\$ 339.73
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)	18 LF	\$ 246.38	\$ 283.34
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		\$ 598.22	\$ 687.96
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	\$ 369.60	\$ 425.04
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>	30 Day	\$ 240.00	\$ 240.00
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
6 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum. NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$ 266.50	\$ 306.48
Regular portable restroom (one month) NOTE: This cost can be saved if home owner is ok with making a bathroom in the house available to Castle and it's trade partners	1 EA	\$ 221.00	\$ 254.15
Subtotal - Category 25		\$ 1,097.10	\$ 1,225.67
Project Subtotal		\$ 18,841.70	\$ 21,324.16
26. Designer Oversight & Project Management		\$ 2,166.80	\$ 2,491.82
27. Overhead and Profit		\$ 3,108.88	\$ 3,575.21
Grand Total**		\$ 24,117.38	\$ 27,734.99
<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%*	\$ 602.93	Check or Cash Discount High 2.5%*	\$ 693.37
		\$ 23,514.45	\$ 27,041.61

*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

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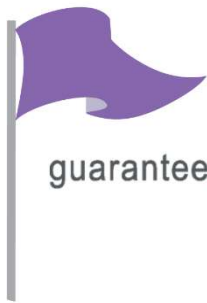


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