



BUDGET ANALYSIS

Client Information:

Lower Level Finish

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Finishing 850 SF of basement with 9' ceilings, a bathroom, laundry room, craft room, wet bar, bedroom and living room. Create a 30' X 16' family, a 14' X 14' bedroom, 10' X 10' laundry room and 8' X 8' 3/4 bathroom. Framing of 250 linear feet of walls. Walls and ceilings are painted drywall throughout. Exterior walls are insulated, painted trim throughout as well. Include MDF panel doors with passage locksets. Electrical wiring to code. Family room to include 8 recessed can lights and three surface mounted fixtures, wet bar and custom built-in cabinets, gas fireplace and Mohawk carpet. Bathroom to include new toilet, vanity with quartz top, tile flooring, tile shower, light/fan combination, lighting, surface mounted medicine cabinet and bath accessories.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.					
	Qty.	Unit	Image	Low Budget	High Budget
01. Permits and Design					
<u>Permit.</u>		1 EA		\$ 3,379.78	\$ 3,717.75
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 6,700.00	\$ 6,700.00
Subtotal - Category 1				\$ 10,079.78	\$ 10,417.75
02. Site Prep and Demolition					
<u>Site Prep Small to Medium Project:</u> -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.		1 EA		\$ 642.25	\$ 706.48
<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		\$ 145.25	\$ 159.78
Subtotal - Category 2				\$ 787.50	\$ 866.25
03. Landscaping and Fence					
Subtotal - Category 3				\$ -	\$ -
04. Concrete and Foundation					

Subtotal - Category 4		\$ -	\$ -
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
<u>Basic interior wall framing:</u>	1 EA	\$ 434.00	\$ 477.40
-Flatten walls and ceiling.			
-Fur out as needed.			
-Furnish and install backers for rock and accessories.			
<u>Soffits for mechanicals.</u>	80 LF	\$ 3,045.00	\$ 3,349.50
<u>Interior walls-</u> basement or attic.	250 LF	\$ 11,143.13	\$ 12,257.44
Subtotal - Category 6		\$ 14,622.13	\$ 16,084.34
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			
Subtotal - Category 13		\$ -	\$ -
14. Plumbing			
<u>Plumbing Permit.</u>	1 EA	\$ 336.88	\$ 370.56
<u>Under mount vanity sink:</u>	1 EA	\$ 574.23	\$ 631.65
\$160 allowance			
Manufacturer:			
Model:			
<u>Lav faucet:</u>	1 EA	\$ 750.53	\$ 825.59
\$300 allowance			
Manufacturer:			
Model:			
Finish:			
<u>Fiberglass shower pan only:</u>	1 EA	\$ 1,007.80	\$ 1,108.57
\$300 allowance			
Manufacturer:			
Model:			
Color:			
<u>Shower faucet, diverter and controller:</u>	1 EA	\$ 909.80	\$ 1,000.77
\$300 allowance			
Manufacturer:			
Model:			
Finish:			
<u>Toilet:</u>	1 EA	\$ 750.55	\$ 825.60
\$300 allowance			
Manufacturer:			
Model:			
Color:			
<u>Kitchen sink:</u>	1 EA	\$ 1,035.13	\$ 1,138.64
\$300 allowance			
Manufacturer:			
Model:			
Finish:			
<u>Kitchen faucet:</u>	1 EA	\$ 902.58	\$ 992.84
\$350 allowance			
Manufacturer:			
Model:			
Finish:			

<u>Laundry sink</u> - pull and reset Manufacturer: Model: Finish:	1 EA	\$ 673.75	\$ 741.13
<u>Wet bar rough in. Assumes bath/laundry rough in already complete to code</u>	1 EA	\$ 2,290.75	\$ 2,519.83
Subtotal - Category 14		\$ 9,231.98	\$ 10,155.18
15. HVAC			
<u>Mechanical permit.</u>	1 EA	\$ 153.13	\$ 168.44
<u>Bathroom fan</u> - install and vent to the exterior.	1 EA	\$ 1,041.25	\$ 1,145.38
<u>Basement ducting</u> - 2-bed rooms, family room, and bathroom: 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	\$ 3,399.38	\$ 3,739.31
<u>Gas insert fireplace:</u> Manufacturer: Heat an Glo Model: Color: Details: Note: includes venting, setting unit, and installing gas line and all assoc. permits. Includes fire screen, brick interior, fan, thermostat touch screen remote, ember lites, and unit.	1 EA	\$ 6,459.43	\$ 7,105.37
Subtotal - Category 15		\$ 11,053.18	\$ 12,158.49
16. Electrical			
<u>Electrical Permit.</u>	1 EA	\$ 226.63	\$ 249.29
Device color: White, light almond, or ivory are standard Switch style: Pole or Decora	1 EA	\$ 0.00	\$ 0.00
<u>Bathroom price for electrical:</u> -GFCI receptacle to code -Switches and wiring in bath -Lutron push button timer switch for the bath fan	1 EA	\$ 1,837.50	\$ 2,021.25
<u>Light fixture</u> - CBR furnish and elec install: \$150 allowance Manufacturer: Model: Finish: Bulb:	5 EA	\$ 1,666.00	\$ 1,832.60
<u>Bath fan</u> - CBR furnish, HVAC install, and Elec wire: Manufacturer: Panasonic Model: FV-0510VS1 NOTE: see hvac for install/venting.	1 EA	\$ 307.50	\$ 338.25
<u>Basement wiring.</u>	768 SF	\$ 9,878.40	\$ 10,866.24
<u>5" recessed LED light, 6" disk LED light, or 6" wafer LED light.</u>	8 EA	\$ 1,715.00	\$ 1,886.50
Subtotal - Category 16		\$ 15,631.02	\$ 17,194.13
17. Insulation			
<u>Insulation patch:</u> Allowance to patch some Thermax or batt insulation for electrical/framing work. Assumes most insulation already complete (rims, walls, etc.)	1 EA	\$ 626.50	\$ 689.15
Subtotal - Category 17		\$ 626.50	\$ 689.15
18. Drywall			
<u>Ceilings</u> - 1/2" or 5/8" drywall with smooth finish.	850 SF	\$ 4,945.94	\$ 5,440.53
<u>Walls</u> - 1/2" drywall with smooth finish.	2250 SF	\$ 12,403.13	\$ 13,643.44
<u>Boom/cartage fee</u> - all projects.	1 EA	\$ 324.63	\$ 357.09
Subtotal - Category 18		\$ 17,673.69	\$ 19,441.06
19. Tile and Stone			
<u>Tile backer underlayment</u> - on floor - thickness decided on-site.	64 SF	\$ 638.40	\$ 702.24

<p>Floor: \$6.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc. NOTE: 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 which causes lippage.</p>	64 SF	\$	2,199.68	\$	2,419.65
<p>Threshold- Corian single bevel- 36" long, approx. 1 3/4" wide: Color: glacier white or bisque Thickness: 1/4" or 1/2" NOTE: There will be an elevation difference between xxxx floor and hallway floor. We will do our best to minimize this.</p>	1 EA	\$	96.60	\$	106.26
<p>Prep for tiled shower floor (includes packing pan and waterproofing). Drain info: Schluter- point drain- classic, 4", square, stainless is the standard that is included unless otherwise specified. KD4 GRK E Manufacturer: Model: Finish: Type: Shape: Cover: Curb or curbless: NOTE: If curbless and linear drain is not at shower entrance, framing must be modified- see framing section</p>	1 EA	\$	916.34	\$	1,007.97
<p>Shower floor: \$10.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc. NOTE: Recommended to chose tile 3x3 or smaller to allow for slope. If upgrade to line drain, larger tiles can be used.</p>	12 SF	\$	513.03	\$	564.33
<p>Tile backer, Standard for shower or wet walls.</p>	70 SF	\$	670.32	\$	737.35
<p>Large format tile on shower surround walls using spacers. \$4.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern: NOTE: Tile extends to ceiling on shower walls. While ceiling furring is included to avoid slivers/wedges of tile, due to the nature of existing older homes, some may be unavoidable. Castle will minimize them as much as possible. NOTE: 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</p>	70 SF	\$	3,474.10	\$	3,821.51
<p>Accent tile: \$16.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern:</p>	4 SF	\$	333.73	\$	367.10
<p>Niche-stock size: Size: 6"x12", 12"x12", 20"x12", or 28"x12" pre-made niches. See plan. NOTE: These are meant to fit btw 16" o.c. framing. NOTE: Tile material cost is in the sf above.</p>	1 EA	\$	539.41	\$	593.36
<p>Edging- (figured per 8' stick): Manufacturer: Schluter Style: Jolly Finish: Thickness: x, to match tile</p>	5 EA	\$	293.22	\$	322.54

Grout- Tec Grout:	1 EA	\$ 69.89	\$ 76.87
Color:			
Line: 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)			
Size:			
Location:			
Grout- Tec Grout:	1 EA	\$ 34.07	\$ 37.47
Color:			
Line: 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)			
Size:			
Location:			
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc.	1 EA	\$ 1,030.17	\$ 1,133.18
NOTE: Include on all tile projects.			
Subtotal - Category 19		\$ 10,808.95	\$ 11,889.84
20. Millwork, Doors, Hardware			
Pre-hung door:	6 EA	\$ 4,186.35	\$ 4,604.99
Manufacturer:			
Model:			
Species:			
Style:			
Core: solid or hollow			
Finish hinge:			
Bore: single			
Bi-fold door:	2 EA	\$ 1,797.95	\$ 1,977.75
Manufacturer:			
Model:			
Species:			
Style:			
Jamb: wood w stop or sheetrock opening			
Core: solid or hollow			
Finish hinge:			
Bore: single or none			
NOTE: Assumes a 42" wide opening or smaller. If larger than that, enter as quantity 2.			
Door knob/handle hardware:	6 EA	\$ 492.24	\$ 541.46
\$30 allowance			
Manufacturer:			
Model:			
Type: privacy, passage, dummy			
Finish:			
Door stop:	6 EA	\$ 108.36	\$ 119.20
\$5 allowance			
Manufacturer:			
Model:			
Type: wall mount, hinge mount, etc.			
Finish:			
Bi-fold knob/handle hardware:	4 EA	\$ 279.16	\$ 307.08
\$20 allowance			
Manufacturer:			
Model:			
Type: passage or dummy			
Finish:			
Jamb and stop:	40 EA	\$ 11,480.00	\$ 12,628.00
Species:			
Brand/stop profile #: or standard will be provided			
Jamb depth:			
Location: on x pocket or x bi-fold door			
Casing- classic 1X with a backband:	320 LF	\$ 6,611.36	\$ 7,272.50
Manufacturer:			
Model backband:			
Model 1x:			
Species:			
Size overall:			
Picture framed: Y or N			
Stool detail (thickness/extension) and apron detail (height, model #): or NA			
Location:			

Base shoe molding:	460 LF	\$ 2,897.20	\$ 3,186.91
Manufacturer:			
Model:			
Species:			
Size:			
Location:			
Base molding - classic 1X and top cap:	466 LF	\$ 10,484.07	\$ 11,532.47
Manufacturer:			
Model top cap:			
Species:			
Size of 1x:			
Size of top cap:			
Location:			
Handrail - basic gripable handrail with mounting hardware:	16 LF	\$ 355.15	\$ 390.67
Manufacturer:			
Model:			
Species:			
Model hardware:			
Finish hardware:			
Closet rod and shelf:	5 LF	\$ 234.94	\$ 258.43
Manufacturer:			
Material/model rod:			
Material/model shelf:			
Color rod:			
Color shelf:			
Brackets shelf:			
Mounting hardware for rod:			
Location:			
Subtotal - Category 20		\$ 38,926.77	\$ 42,819.45
21. Cabinetry, Countertops and Appliances			
Medicine Cabinet - wall-mounted mirror/medicine cabinet: <i>Allowance. \$150.00</i>	1 EA	\$ 321.48	\$ 353.62
Manufacturer:			
Model:			
Knobs and pulls: <i>\$7 allowance</i>	8 EA	\$ 159.18	\$ 175.10
Manufacturer:			
Model:			
Size- center set:			
Projection:			
Finish:			
Location:			
CABINET SPECS:	1 EA	\$ 0.00	\$ 0.00
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			
Prep for Cabinet install. Meet delivery truck, unload, unbox cabinets, breakdown cardboard.	29 LF	\$ 1,024.95	\$ 1,127.44

Base cabinets: Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	12 LF	\$ 4,326.00	\$ 4,758.60
Upper cabinets: Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	12 LF	\$ 4,078.20	\$ 4,486.02
Pantry/Linen cabinets: Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	2 LF	\$ 1,827.70	\$ 2,010.47
Vanity base cabinets: Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	3 LF	\$ 1,085.18	\$ 1,193.69
Plastic laminate countertops: 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 Corner radius:	8 SF	\$ 392.00	\$ 431.20
Silestone quartz countertops: Color: group C currently included Edge profile: Thickness: Undermount sink (Y or N): 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 Corner radius: 1/2" is standard	24 SF	\$ 2,793.00	\$ 3,072.30
Silestone 2-6" backsplash: Color: group C currently included Thickness: milled down to 2cm Side splash (Y or N?):	12 LF	\$ 735.00	\$ 808.50
Dishwasher: Manufacturer: Model: Electricians are to get a plug installed on it before plumbers install. Plumbers are to do final hook-ups, leveling, attaching, and testing.	1 Note	\$ 0.00	\$ 0.00
Microwave Non-vented: Manufacturer: Model: CBR to install.	1 EA	\$ 214.20	\$ 235.62
Refrigerator - No water: Manufacturer: Model: CBR to install and level.	1 EA	\$ 214.20	\$ 235.62
Washer and dryer: Manufacturer: Model: Plumber to do all final hook-ups and install.	1 EA	\$ 294.00	\$ 323.40
Subtotal - Category 21		\$ 17,465.08	\$ 19,211.58
22. Specialties			
Bathroom accessories- higher end- 3 items: \$150 allowance (50ea) Manufacturer: Towel bar size/model: Towel bar size/model: Towel ring size/model: Toilet paper holder size/model: Robe hook size/model: Finish:	1 EA	\$ 359.10	\$ 395.01

<p>Shower door and panel:</p> <p>Size: stock size 28"x80" door hinged off wall and remainder and approximately 32"x80" custom panel attached with u channel at the side and curb</p> <p>Style: frameless</p> <p>Glass: 3/8"</p> <p>Handle style: 8" tubular stock handle</p> <p>Finish hardware:</p> <p>Handle/hinge finish:</p> <p>NOTE: if door hinges off panel, and panel doesn't go all the way to the ceiling, a header will go wall to wall above door and panel</p>	1 EA	\$ 2,045.75	\$ 2,250.33
Subtotal - Category 22		\$ 2,404.85	\$ 2,645.34
23. Flooring			

Floor transitions:	14 EA	\$ 686.00	\$ 754.60
Manufacturer: Type: t mold, reducer, etc. Finish: Locations:			
Luxury vinyl tile:	800 SF	\$ 8,281.00	\$ 9,109.10
<i>\$4.90/sf</i> Manufacturer: Mannington Line/series: Adura flex Style: plank or tile Type: glue down or floating (glue down is castle standard) Size: Color: Pattern: NOTE:			
Subtotal - Category 23		\$ 8,967.00	\$ 9,863.70
24. Painting and Decorating			
Ceilings- prime and painting:	850 SF	\$ 1,738.89	\$ 1,912.78
Color: Standard flat ceiling white Rooms:			
Walls- prime and paint:	2250 SF	\$ 4,547.81	\$ 5,002.59
Manufacturer: Color name and #: Sheen: Rooms:			
Molding (base, casing)- priming and painting:	786 LF	\$ 3,369.98	\$ 3,706.97
Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:			
Interior door- priming and painting of a door:	8 EA	\$ 1,274.00	\$ 1,401.40
Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.			
Window- priming and painting on interior side of window:	3 EA	\$ 826.88	\$ 909.56
Manufacturer: Color name and #: Sheen: satin is standard			
Subtotal - Category 24		\$ 11,757.55	\$ 12,933.31
25. Clean Up and Debris Removal			
Disposal and clean-up:	1 EA	\$ 930.41	\$ 1,023.45
-Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.			
30 Yard roll-off dumpster:	1 EA	\$ 640.68	\$ 704.74
-10 ton maximum NOTE: For 30 days only. See line below for additional months.			
Additional months dumpster is needed.	3 MO	\$ 275.63	\$ 303.19
Subtotal - Category 25		\$ 1,846.71	\$ 2,031.38
Project Subtotal		\$ 171,882.67	\$ 188,400.93
26. Designer Oversight & Project Management		\$ 19,766.51	\$ 21,743.16
27. Overhead and Profit		\$ 28,360.64	\$ 31,196.70
Grand Total**		\$ 220,009.81	\$ 242,010.80
MN License # BC005657 **Important Notice** **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.					
Check or Cash Discount Low 2.5%*	\$ 5,500.25	Check or Cash Discount High 2.5%*	\$ 6,050.27		\$ 214,509.57 \$ 235,960.53

*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



5 W. Diamond Lake Rd
Minneapolis, MN 55419
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2600 Johnson St. NE
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362 Snelling Ave S.
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Showroom maps & hours can be found on our website at www.CASTLEBRI.com

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