

Lower Level Finish in New Home

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/7/2022

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.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 3,206.25	\$ 3,687.19
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 10,500.00	\$ 10,500.00
Subtotal - Category 1			\$ 13,706.25	\$ 14,187.19
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	\$ 446.55	\$ 513.53
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	\$ 150.70	\$ 173.31
<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			\$ 597.25	\$ 686.84
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				
Basic interior wall framing: Flatten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1	EA	\$ 367.80	\$ 422.97
2x2 Fur wall and/or ceiling framing (materials and labor)	80	SF	\$ 357.24	\$ 410.83
Basement or Attic interior wall framing (materials and labor)	240	LF	\$ 11,088.72	\$ 12,752.03
Subtotal - Category 6			\$ 11,813.76	\$ 13,585.82
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			
<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	\$ 343.75 \$ 395.31
Furnish and install an under mount vanity sink <u>Sink Allowance: \$160.00</u> Manufacturer: Model #		1 EA	\$ 585.95 \$ 673.84
Furnish and install sink faucet; <u>Sink faucet allowance \$300.00/ea.</u> Manufacturer: Model #: Finish:		1 EA	\$ 765.85 \$ 880.73
Furnish and install a fiberglass shower pan only; <u>Shower pan allowance \$300.00/ea.</u> Manufacturer: Model #: Color:		1 EA	\$ 1,028.36 \$ 1,182.62
Furnish and install shower faucet, diverter and controller; <u>Shower faucet package allowance \$300.00/set</u> Manufacturer: Model #: Finish:		1 EA	\$ 928.36 \$ 1,067.62
Furnish and install toilet; <u>Toilet allowance \$300.00/ea.</u> Manufacturer: Model #: Color:		1 EA	\$ 765.86 \$ 880.74
Pull and reset existing laundry sink.		1 EA	\$ 625.00 \$ 718.75
Rough in basement wet bar plumbing. Assumes bath/laundry rough in already complete to code.		1 EA	\$ 2,000.00 \$ 2,300.00
Subtotal - Category 14			\$ 7,043.14 \$ 8,099.61
15. HVAC			
Mechanical permit		1 EA	\$ 312.50 \$ 359.38
Install new bathroom vent fan and vent to the exterior.		1 EA	\$ 875.00 \$ 1,006.25
Basement ducting - 2-bed rooms, family room, and bathroom; 1,100 sq. Ft		1 EA	\$ 4,125.00 \$ 4,743.75
Furnish and install gas insert fireplace. Includes venting, setting unit, and installing gas line and all assoc. permits. <u>Unit allowance: \$2600.00</u> Manufacturer: Model #:		1 EA	\$ 5,362.50 \$ 6,166.88
Subtotal - Category 15			\$ 10,675.00 \$ 12,276.25
16. Electrical			
Electrical Permit		1 EA	\$ 231.25 \$ 265.94
Specify device color: White, light almond, or ivory are standard. PICK ONE		1 EA	\$ 0.00 \$ 0.00
Specify switch style Pole or Decora. PICK ONE			

Bathroom price for electrical (Includes GFCI Outlet to code, new switches and wiring in bath, and Lutron push button timer switch for the bath fan).	1 EA	\$ 1,875.00	\$ 2,156.25
Furnish and install battery operated smoke detector	1 EA	\$ 33.96	\$ 39.05
Furnish and install battery operated smoke/CO detector combo	1 EA	\$ 72.71	\$ 83.62
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**	1 Note	\$ 0.00	\$ 0.00
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.	1 Note	\$ 0.00	\$ 0.00
CBR furnish and elec install wall sconces on sides of mirror; Fixture allowance \$150.00/set Manufacturer: Model #: Finish:	1 EA	\$ 477.50	\$ 549.13
CBR furnish and elec install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	3 EA	\$ 1,020.00	\$ 1,173.00
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.	1 Note	\$ 0.00	\$ 0.00
Finished basement price for electrical	768 SF	\$ 10,080.00	\$ 11,592.00
Furnish and install recessed can lights	8 EA	\$ 1,150.00	\$ 1,322.50
Subtotal - Category 16		\$ 14,940.42	\$ 17,181.48
17. Insulation			
Allowance to patch some Thermax or batt insulation for electrical/framing work. Assumes most insulation already complete (rims, walls, etc.).	320 SF	\$ 1,000.00	\$ 1,150.00
Subtotal - Category 17		\$ 1,000.00	\$ 1,150.00
18. Drywall			
Furnish and install 1/2" or 5/8" drywall on ceilings with smooth finish	850 SF	\$ 5,312.50	\$ 6,109.38
Furnish and install 1/2" drywall on walls with smooth finish	2250 SF	\$ 13,500.00	\$ 15,525.00
Boom/cartage fee for 2nd floor and basements	1 EA	\$ 331.25	\$ 380.94
Subtotal - Category 18		\$ 19,143.75	\$ 22,015.31
19. Tile and Stone			
Install tile backer underlayment on floor - thickness decided on-site	64 SF	\$ 564.48	\$ 649.15
Install tile on floor; - Base Price: Tile allowance: \$6.50/SF Supplier: Spec#/description:	64 SF	\$ 2,027.20	\$ 2,331.28
Prep for tiled shower floor (includes packing pan and waterproofing). Schluter- point drain- square. Stainless is the standard included. Model: Finish: Style: Curb or curbless:	1 EA	\$ 820.60	\$ 943.69
If curbless and linear drain is not at shower entrance, framing must be modified- see framing section			
Install custom tiled shower floor \$10.50/SF tile allowance; Recommended to chose tile 3x3 or smaller to allow for slope. If upgrade to line drain, larger tiles can be used. Supplier: Spec#/description:	12 SF	\$ 477.85	\$ 549.53

Install kerdi board tile backer. Standard for shower or wet walls.	70 SF	\$	592.70	\$	681.61
Install large format tile on shower surround walls using spacers. <u>Tile allowance: \$4.50/SF</u>	70 SF	\$	3,136.07	\$	3,606.48
Supplier: Spec#/description:					
Furnish and install accent tile, pattern TBD; <u>Tile allowance \$16.50/SF</u>	4 SF	\$	307.93	\$	354.12
Supplier: Spec#/description:					
Furnish and install tiled niche in tub/shower area. 6"x12", 12"x12", 20"x12", or 28"x12" pre-made schluter niches. These are meant to fit btw 16" o.c. framing. Note - tile material cost is in the SF above	1 EA	\$	484.89	\$	557.62
Tile edging - (figured per 8' stick) Manufacturer: Schluter Style: Jolly Thickness: to match tile Finish: Satin Nickel / Chrome / Painted Included (Others at Upgrade)	4 EA	\$	222.17	\$	255.50
GROUT - 25# Tec Power Grout Color:	1 EA	\$	71.31	\$	82.01
GROUT - 10# Tec Power Grout Color:	1 EA	\$	34.76	\$	39.98
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. Include on all Tile projects.	1 EA	\$	937.06	\$	1,077.62
Subtotal - Category 19		\$	9,677.03	\$	11,128.59
20. Millwork, Doors, Hardware					
Classic base molding - NOTE - Assumes 1X and top cap Species: 1X size: Top cap profile and height #: Brand/profile #:	466 LF	\$	9,420.66	\$	10,833.75
Classic window and door casing - NOTE: Assumes 1X with a backband and a sill and stool on the windows Species: Overall size: 1X size: Backband brand/profile#: "Picture framed": Y or N Stool detail (thickness/extension) and apron detail (height, profile #):	320 LF	\$	5,869.12	\$	6,749.49
Furnish and install wood jambs to an opening NOTE: The casing for the opening is on the window/door casing line Species: Jamb depth: Opening size:	20 LF	\$	399.18	\$	459.06
Furnish and install a pre-hung door Hinge finish: Species: Style: Brand/model#: Core: solid or hollow	6 EA	\$	3,955.50	\$	4,548.83
Furnish and install a bi-fold door. Figured PER set of 2 slabs. See jamb/stop line above. Jamb: wood or sheetrock opening Hinge finish: Species: Style: Brand/model #: Core: solid or hollow	2 EA	\$	1,750.30	\$	2,012.85

Furnish and install door knob/handle hardware <u>Allowance: \$30.00</u> Manufacturer/model #: Style (locking, passage, etc.): Finish:	8 EA	\$ 602.24	\$ 692.58
Furnish and install door stop <u>Allowance: \$5.00</u> Manufacturer/model #: Style (wall mount, hinge mount, etc.): Finish:	6 EA	\$ 97.92	\$ 112.61
Furnish and install basic gripable handrail with mounting hardware Brand/profile #: Species: Hardware style/spec #: Hardware finish:	16 LF	\$ 338.78	\$ 389.60
Furnish and install a basic melamine closet organizational system	5 LF	\$ 828.85	\$ 953.18
Subtotal - Category 20		\$ 23,262.55	\$ 26,751.93
21. Cabinetry, Countertops and Appliances			
Furnish and install wall-mounted mirror/medicine cabinet. <u>Allowance: \$150.00</u> Manufacturer: Model/spec #: Color:	1 EA	\$ 306.95	\$ 352.99
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea.</u> Manufacturer: Size: Model #: Finish:	8 EA	\$ 117.34	\$ 134.94
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	12 LF	\$ 4,098.00	\$ 4,712.70
Crystal - Current line: Furnish and install upper cabinets - stained or painted wood	12 LF	\$ 3,908.40	\$ 4,494.66
Crystal - Current line: Furnish and install pantry/linen cabinets - stained or painted wood	2 LF	\$ 1,791.20	\$ 2,059.88
Crystal - Current line: Furnish and install vanity base cabinets - stained or painted wood	3 LF	\$ 962.10	\$ 1,106.42
Plastic laminate countertops will be installed. Manufacturer: Color: Edge Profile:	8 SF	\$ 350.00	\$ 402.50

Silestone quartz countertops will be installed. NOTE: Group C Color: Edge profile: Thickness: Undermount sink (Y or N):	24 SF	\$ 2,100.00	\$ 2,415.00
Silestone quartz 2-6" backsplash will be installed. NOTE: Group C Color: Height: Back Splash: Side splash (Y or N?):	12 LF	\$ 675.00	\$ 776.25
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
Dishwasher: Electricians are to get a plug installed on it BEFORE plumbers install. Plumbers are to do final hook-ups, leveling, attaching, and testing. Make/model #: Dimensions:	1 Note	\$ 0.00	\$ 0.00
Microwave or Under Cabinet Hood Vented: 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. Make/model #: Dimensions:	1 EA	\$ 188.90	\$ 217.24
Refrigerator - No water: CBR to install and level. Make/model #: Dimensions:	1 EA	\$ 176.40	\$ 202.86
Washer and dryer: Plumber to do all final hook-ups and install. Make/model #: Dimensions:	1 EA	\$ 300.00	\$ 345.00
Subtotal - Category 21		\$ 14,974.29	\$ 17,220.43
22. Specialties			
Furnish bathroom accessories - 24" towel bar, towel ring and toilet paper holder. <u>Moderate Allowance \$85.00</u> . Install included for 3 items. Manufacturer: Model/spec #: Finish color:	1 EA	\$ 257.30	\$ 295.90
Standard size 3/8" frameless glass shower door and side panel. 28 x71.5 door and 30x71.5 panel. Handle/hinge finish: Door height: *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.	1 EA	\$ 2,922.00	\$ 3,360.30
Add "clear shield" coating to the glass shower door	48 SF	\$ 371.28	\$ 426.97
Subtotal - Category 22		\$ 3,550.58	\$ 4,083.17
23. Flooring			
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:	800 SF	\$ 11,800.40	\$ 13,570.46
Subtotal - Category 23		\$ 11,800.40	\$ 13,570.46

24. Painting and Decorating			
Prime and painting ceilings using low VOC Paint. <i>COLOR: Standard flat ceiling white</i>	850 SF	\$ 1,646.37	\$ 1,893.32
Prime and paint walls using low VOC Paint. <i>Manufacturer: Color name and #: Sheen:</i>	2250 SF	\$ 2,887.65	\$ 3,320.80
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> <i>Manufacturer: Color name and #: Sheen: (satin is standard)</i>	786 LF	\$ 5,788.89	\$ 6,657.22
Priming and painting of a 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> <i>Manufacturer: Color name and #: Sheen: (satin is standard)</i>	8 EA	\$ 1,837.60	\$ 2,113.24
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> <i>Manufacturer: Color name and #: Sheen: (satin is standard)</i>	3 EA	\$ 1,170.90	\$ 1,346.54
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		\$ 13,331.41	\$ 15,331.12
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	\$ 1,449.27	\$ 1,666.66
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	90 DAYS	\$ 630.00	\$ 630.00
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
30 Yard roll-off dumpster - 10 ton maximum <u>NOTE: for 30 days only. Use line above for estimated days over 30 days</u>	1 EA	\$ 506.25	\$ 582.19
Regular portable restroom (one month) <u>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</u>	1 EA	\$ 212.50	\$ 244.38
Subtotal - Category 25		\$ 2,798.02	\$ 3,123.22
Project Subtotal		\$ 158,471.34	\$ 180,391.41
26. Designer Oversight & Project Management		\$ 17,312.99	\$ 19,909.94
27. Overhead and Profit		\$ 24,840.38	\$ 28,566.44
Grand Total**		\$ 200,624.71	\$ 230,718.42
<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%*	\$ 5,015.62	Check or Cash Discount High 2.5%*	\$ 5,767.96	\$ 195,609.10	\$ 224,950.46
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*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

Custom Design Showrooms



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Minneapolis, MN 55419
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2600 Johnson St. NE
Minneapolis, MN 55418
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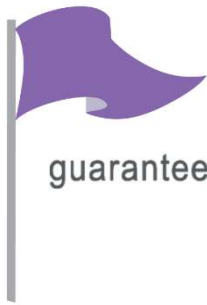


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Up to \$25k or 50% of project cost	7% interest rate	Up to 60 month term
Completely unsecured loan	No fees, closing costs or prepayment penalties	On approved credit Requires ACH payment

Find out if you qualify

Call or email Tandra Heine, Financial Controller at 612.877.8374 or Tandra@castlebri.com to schedule your 10 minute no obligation consultation.