



## BUDGET ANALYSIS

### Client Information:

Name: Owner's Bathroom Remodel  
 Address:  
 City, State, Zip:  
 Phone:  
 Email:

### Project Description:

Project Description: Demo the existing full, main floor bath and expand/remodel to new owner's bathroom. New shower, tub, and tile. New vanity and top. Painting by Owner. Includes separate tub and shower.

<b>NOTE: Material and Labor is included for items listed below, unless otherwise noted.</b>					
	Qty.	Unit	Image	Low Budget	High Budget
<b>01. Permits and Design</b>					
<u>Permit.</u>		1 EA		\$ 1,750.00	\$ 1,925.00
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 2,500.00	\$ 2,500.00
<b>Subtotal - Category 1</b>				<b>\$ 4,250.00</b>	<b>\$ 4,425.00</b>
<b>02. Site Prep and Demolition</b>					
<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		\$ 648.50	\$ 713.35
<u>Bathroom demolition of work area:</u> -Demo existing cabinets, accessories, fixtures, and trim. -Demo existing walls to the studs- assumes lathe and plaster. -Demo existing flooring and subfloor. -Existing ceiling <b>to remain and new drywall to be overlaid</b> on the existing.		1 EA		\$ 2,520.00	\$ 2,772.00
<b>Items to be removed/saved for reinstallation:</b> Base from adjacent room where wall being removed. See framing for wall removal.					
<i>NOTE: Although care is taken to carefully complete demolition, 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. 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 off some of the existing finish. Any additional repairs will be an extra charge and dealt with via Change Order.</i>					
<b>Subtotal - Category 2</b>				<b>\$ 3,168.50</b>	<b>\$ 3,485.35</b>
<b>06. Framing</b>					

<b>Subfloor patch-</b> as needed for mechanical rough-ins.	30 SF	\$ 333.38	\$ 366.71
<b>Bath basic framing line:</b> -Flatten walls and ceiling. -Fur out as needed. -Replace subfloor. -Furnish and install backers for rock and accessories. -Frame one niche or med chest <b>NOTE:</b> Tile extends to ceiling on shower walls. Level ceiling parallel to floor to avoid slivers/wedges of tile.	1 EA	\$ 1,090.00	\$ 1,199.00
<b>Remove interior NON-LOAD BEARING wall and frame a new opening.</b>	1 EA	\$ 765.75	\$ 842.33
<b>Subtotal - Category 6</b>		<b>\$ 2,189.13</b>	<b>\$ 2,408.04</b>
<b>13. Windows</b>			
<b>Vinyl pocket insert window:</b> \$460 allowance Manufacturer: Line: Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior color: Interior color: Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids (type, size, pattern, color): Weather Strip color: Hardware type/color: WOCD: Y or N (and specify color, if diff. from hardware) Screen surround material/color: Screen color: Ston description:	1 EA	\$ 873.15	\$ 960.47
<b>Window install material</b> (flashing, caulk, shims, etc.).	1 EA	\$ 62.50	\$ 68.75
<b>Subtotal - Category 13</b>		<b>\$ 935.65</b>	<b>\$ 1,029.22</b>
<b>14. Plumbing</b>			
<p><b>NOTE:</b> 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><b>NOTE:</b> Any new waste or supply lines will be plastic, not copper or galvanized.</p>			
<b>Plumbing Permit.</b>	1 EA	\$ 343.75	\$ 378.13
<b>Under mount vanity sink:</b> \$160 allowance Manufacturer: Model:	1 EA	\$ 585.95	\$ 644.55
<b>Lav faucet:</b> \$300 allowance Manufacturer: Model: Finish:	1 EA	\$ 765.85	\$ 842.44
<b>Freestanding tub:</b> \$3000 allowance Drain side: Manufacturer: Model: Finish:	1 EA	\$ 6,404.80	\$ 7,045.28
<b>Re-set standard claw foot bathtub with no changes to piping.</b>	1 EA	\$ 812.50	\$ 893.75
<b>Tub waste and overflow:</b> \$85 allowance Manufacturer: Model: Finish:	1 EA	\$ 272.71	\$ 299.98

<b><u>Tub filler faucet, valve, trim, and rough-in valve:</u></b>	1 EA	\$ 1,882.43	\$ 2,070.67
<i>\$850 allowance</i>			
Mount: deck or floor			
Manufacturer:			
Model:			
Finish:			
<b><u>P-trap and drain collar at shower drain for tile shower pan</u></b> (Schluter adapter and drain cover by Castle)- see tile section.	1 EA	\$ 600.00	\$ 660.00
<b><u>Shower faucet, diverter and controller:</u></b>	1 EA	\$ 928.36	\$ 1,021.20
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Finish:			
<b><u>Toilet:</u></b>	1 EA	\$ 765.86	\$ 842.45
<i>\$300 allowance</i>			
Manufacturer:			
Model:			
Color:			
<b><u>Main floor bathroom rough-in.</u></b>	1 EA	\$ 3,875.00	\$ 4,262.50
<b><u>Separate tub and shower rough-in (in addition to other rough-in pricing).</u></b>	1 EA	\$ 742.50	\$ 816.75
<b>Subtotal - Category 14</b>		<b>\$ 17,979.71</b>	<b>\$ 19,777.68</b>
<b>15. HVAC</b>			
<b><u>Mechanical permit.</u></b>	1 EA	\$ 156.25	\$ 171.88
<b><u>Bathroom fan-</u></b> install and vent to the exterior.	1 EA	\$ 1,062.50	\$ 1,168.75
<b><u>Supply air or return air vent- relocate:</u></b>	1 EA	\$ 437.50	\$ 481.25
Vent cover color: <b>white or beige</b>			
Note- if other color desired, castle to provide- see line above; HVAC company will tell us the sizes needed.			
<b>Subtotal - Category 15</b>		<b>\$ 1,656.25</b>	<b>\$ 1,821.88</b>
<b>16. Electrical</b>			
<i>NOTE: Entire home must meet code requirements for smoke and CO detectors. All detectors need to be functional and placed per code. Code requires each floor to have one smoke detector. In addition, any bedroom needs a smoke detector. There must also be a carbon monoxide detector within 10 feet of each bedroom. If the rest of the home does not meet the above code, Client will be responsible to update it or if Client prefers, Castle will perform updates and a change order will be issued.</i>			
<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>			
<b><u>Electrical Permit.</u></b>	1 EA	\$ 231.25	\$ 254.38
Device color: <b>White, light almond, or ivory are standard</b>	1 EA	\$ 0.00	\$ 0.00
Switch style: <b>Pole or Decora</b>			
<b><u>Bathroom price for electrical:</u></b>	1 EA	\$ 1,875.00	\$ 2,062.50
-GFCI receptacle to code			
-Switches and wiring in bath			
-Lutron push button timer switch for the bath fan			
<b><u>Scorece-</u></b> CBR furnish and elec install:	2 EA	\$ 477.50	\$ 525.25
<i>\$75 allowance</i>			
Manufacturer:			
Model:			
Finish:			
Bulb:			
<i>NOTE: For all home client 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 client are the responsibility of the client to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</i>			
<b><u>Bath fan-</u></b> CBR furnish, HVAC install, and Elec wire:	1 EA	\$ 371.98	\$ 409.17
Manufacturer: <b>Panasonic</b>			
Model: <b>FV-08VRE1</b>			
NOTE: See hvac for install/venting.			
<b><u>5" recessed LED light, 6" disk LED light, or 6" wafer LED light.</u></b>	2 EA	\$ 437.50	\$ 481.25
<b>Subtotal - Category 16</b>		<b>\$ 3,393.23</b>	<b>\$ 3,732.55</b>
<b>17. Insulation</b>			

<b>Basic bath insulation:</b> -R-13 or R-19 batt insulation, depending on the cavity size, in the exterior walls. -4mil poly. -Foam window (if required) and foam ceiling/floor penetrations to code.	1 EA	\$ 500.25	\$ 550.28
<b>Subtotal - Category 17</b>		<b>\$ 500.25</b>	<b>\$ 550.28</b>
<b>18. Drywall</b>			
<b>Ceilings-</b> 5/8" drywall with smooth finish.	120 SF	\$ 1,689.60	\$ 1,858.56
<b>Walls-</b> 1/2" drywall with smooth finish.	400 SF	\$ 3,714.00	\$ 4,085.40
<b>Drywall or plaster patch.</b>	2 EA	\$ 306.00	\$ 336.60
<b>Subtotal - Category 18</b>		<b>\$ 5,709.60</b>	<b>\$ 6,280.56</b>
<b>19. Tile and Stone</b>			
<b>Tile backer underlayment-</b> on floor - thickness decided on-site.	100 SF	\$ 997.50	\$ 1,097.25
<b>Floor:</b> \$6.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc. <b>NOTE:</b> 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.	100 SF	\$ 3,157.00	\$ 3,472.70
<b>Threshold-</b> Furnish and install new wood threshold, stained and finished to match existing wood floors. <b>NOTE:</b> There will be an elevation difference between xxxx floor and hallway floor. We will do our best to minimize this.	1 EA	\$ 274.44	\$ 301.88
<b>Prep for tiled shower floor</b> (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: <b>NOTE:</b> If curbless and linear drain is not at shower entrance, framing must be modified- see framing section	1 EA	\$ 918.75	\$ 1,010.63
<b>Shower floor:</b> \$10.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc. <b>NOTE:</b> Recommended to chose tile 3x3 or smaller to allow for slope. If upgrade to line drain, larger tiles can be used.	20 SF	\$ 821.20	\$ 903.32
<b>Tile backer.</b> Standard for shower or wet walls.	160 SF	\$ 1,532.16	\$ 1,685.38
<b>Large format tile on shower surround walls using spacers.</b> \$4.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern: <b>NOTE:</b> 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. <b>NOTE:</b> 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	130 SF	\$ 6,080.75	\$ 6,688.83

<b>Accent tile:</b> \$16.50/sf allowance Manufacturer: Line: Size: Color: Thickness: Pattern:	20 SF	\$ 1,678.25	\$ 1,846.08
<b>Bullnose tile:</b> \$4.50/lf allowance Manufacturer: Line: Size: Color: Thickness: Pattern:	35 LF	\$ 575.79	\$ 633.36
<b>Niche-stock size:</b> 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.	1 EA	\$ 541.26	\$ 595.39
<b>Grout- Tec Grout:</b> 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:	3 EA	\$ 213.94	\$ 235.33
<b>Stock Material Costs</b> - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$ 1,695.54	\$ 1,865.09
<b>Subtotal - Category 19</b>		<b>\$ 18,486.57</b>	<b>\$ 20,335.23</b>
<b>20. Millwork, Doors, Hardware</b>			
<b>Existing door-</b> rehang.	1 EA	\$ 53.55	\$ 58.91
<b>Door knob/handle hardware:</b> \$30 allowance Manufacturer: Model: Type: privacy, passage, dummy Finish:	1 EA	\$ 82.84	\$ 91.12
<b>Door stop:</b> \$5 allowance Manufacturer: Model: Type: wall mount, hinge mount, etc. Finish:	1 EA	\$ 18.21	\$ 20.03
<b>Casing</b> - moderate 1 piece: Manufacturer: Model: Species: Size: Picture framed: Y or N Stool detail (thickness/extension) and apron detail (height, profile #): or NA Location:	60 LF	\$ 830.10	\$ 913.11
<b>Base shoe molding:</b> Manufacturer: Model: Species: Size: Location:	45 LF	\$ 294.98	\$ 324.47
<b>Base molding</b> - moderate 1 piece shorter base: Manufacturer: Model: Species: Size: Location:	45 LF	\$ 1,104.53	\$ 1,214.98
<b>Subtotal - Category 20</b>		<b>\$ 2,384.20</b>	<b>\$ 2,622.62</b>
<b>21. Cabinetry, Countertops and Appliances</b>			

<b>Medicine Cabinet-</b> wall-mounted mirror/medicine cabinet: <i>Allowance. \$150.00</i> <b>Manufacturer:</b> <b>Model:</b>	1 EA	\$ 325.85	\$ 358.44
<b>Knobs and pulls:</b> <i>\$7 allowance</i> <b>Manufacturer:</b> <b>Model:</b> <b>Size- center set:</b> <b>Projection:</b> <b>Finish:</b> <b>Location:</b>	8 EA	\$ 160.68	\$ 176.75
<b>CABINET SPECS:</b> 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): <del>Other modifications will be noted on plan, examples: finished bottoms, recessed bottoms</del>	1 EA	\$ 0.00	\$ 0.00
<b>Prep for Cabinet install.</b> Meet delivery truck, unload, unbox cabinets, breakdown cardboard.	5 LF	\$ 176.72	\$ 194.39
<b>Base cabinets:</b> <b>Manufacturer:</b> Crystal Cabinets <b>Model:</b> Current or frameless current <b>NOTE:</b> see specs above.	5 LF	\$ 1,825.63	\$ 2,008.19
<b>Cambria "Luxury Design" colors, quartz countertops:</b> <b>Color:</b> <b>Edge profile:</b> <b>Thickness:</b> 3cm <b>Undermount sink (Y or N):</b> <b>Front overhang:</b> 1 1/4" from box is standard for framed and frameless, 1" from box is standard for inset <b>Side overhang:</b> 1" from box is standard <b>Corner radius:</b> 1/2" is standard	10 SF	\$ 1,700.00	\$ 1,870.00
<b>Cambria backsplash- 2"-6" high:</b> <b>Color:</b> <b>Thickness:</b> milled down 2cm <b>Side splash (Y or N?):</b>	5 LF	\$ 375.00	\$ 412.50
<b>Subtotal - Category 21</b>		<b>\$ 4,563.87</b>	<b>\$ 5,020.26</b>
<b>22. Specialties</b>			
<b>Bathroom accessories-</b> higher end- 3 items: <i>\$150 allowance (50ea)</i> <b>Manufacturer:</b> <b>Towel bar size/model:</b> <b>Towel bar size/model:</b> <b>Towel ring size/model:</b> <b>Toilet paper holder size/model:</b> <b>Robe hook size/model:</b> <b>Finish:</b>	1 EA	\$ 363.15	\$ 399.47

<b>Shower door and panel:</b>		1 EA	\$ 2,087.50	\$ 2,296.25
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				
Style: frameless				
Glass: 3/8"				
Handle style: 8" tubular stock handle				
Finish hardware:				
Handle/hinge finish:				
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.				
<b>Protective coating to glass-</b> "Diamon" coating		30 SF	\$ 283.50	\$ 311.85
<b>Subtotal - Category 22</b>			<b>\$ 2,734.15</b>	<b>\$ 3,007.57</b>
<b>23. Flooring</b>				
<b>Subtotal - Category 23</b>			<b>\$ -</b>	<b>\$ -</b>
<b>24. Painting and Decorating- BY OWNER</b>				
<i>NOTE: Please note that when the client 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.</i>				
<b>Subtotal - Category 24</b>			<b>\$ -</b>	<b>\$ -</b>
<b>25. Clean Up and Debris Removal</b>				
<b>Disposal and clean-up:</b>		1 EA	\$ 567.67	\$ 624.44
-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.				
<b>Street permit:</b>		90 DAY	\$ 1,125.00	\$ 1,237.50
-St. Paul daily street use permit for dumpster.				
NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.				
<i>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.</i>				
<b>10 Yard mini roll-off dumpster:</b>		1 EA	\$ 463.75	\$ 510.13
-Smaller truck for smaller places.				
-2.5 ton maximum				
NOTE: for 30 days only. See line below for additional months.				
<b>Additional months dumpster is needed.</b>		2 MO	\$ 187.50	\$ 206.25
<b>Additional Cost for Portable restroom \$300 a month if needed:</b>		0 MO	\$ 0.00	\$ 0.00
-Regular.				
NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.				
<b>Subtotal - Category 25</b>			<b>\$ 2,343.92</b>	<b>\$ 2,578.31</b>
<b>Project Subtotal</b>			<b>\$ 70,295.03</b>	<b>\$ 77,074.53</b>
<b>26. Designer Oversight &amp; Project Management</b>			<b>\$ 7,380.98</b>	<b>\$ 8,119.08</b>
<b>27. Overhead and Profit</b>			<b>\$ 11,598.68</b>	<b>\$ 12,758.55</b>
<b>Grand Total**</b>			<b>\$ 89,274.68</b>	<b>\$ 98,202.15</b>
MN License # BC005657				
<b>**Important Notice**</b>				
<b>**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.</b>				
Check or Cash Discount Low 2.5%*	\$ 2,231.87	Check or Cash Discount High 2.5%*	\$ 2,455.05	\$ 87,042.82
				\$ 95,747.10

\*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  
P) 612-789-8509



2600 Johnson St. NE  
Minneapolis, MN 55418  
P) 612-789-8509



362 Snelling Ave S.  
St. Paul, MN 55105  
P) 651-699-4164

Showroom maps & hours can be found on our website at [www.CASTLEBRI.com](http://www.CASTLEBRI.com)

## Need Help with Financing Options?



[HTTPS://WWW.CASTLEBRI.COM/FINANCING-OPTIONS/](https://www.castlebri.com/financing-options/)