

Name: Owner's Bath Remodel

Address:

City, State, Zip:

Phone:

Email:



## BUDGET ANALYSIS

### Project Description:

Date: 10/20/2021

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

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 1,375.00	\$ 1,512.50
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 3,000.00	\$ 3,000.00
<b>Subtotal - Category 1</b>			<b>\$ 4,375.00</b>	<b>\$ 4,512.50</b>
<b>02. Site Prep and Demolition</b>				
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	\$ 412.95	\$ 454.25
Bathroom demolition of work area to EPA lead safe work practices: Demo existing walls to the studs. Demo existing floor to the sub-floor. Demo existing cabinets, accessories, tub and trim. Existing ceiling to remain and new drywall to be overlaid on the existing. Remove and SAVE base from adjacent room and drywall from wall being removed. See framing for wall removal.	1	EA	\$ 2,234.40	\$ 2,457.84
<i>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.</i>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 2,647.35</b>	<b>\$ 2,912.09</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces</b>				
<b>Subtotal - Category 3</b>			<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>				
<b>Subtotal - Category 4</b>			<b>\$ -</b>	<b>\$ -</b>
<b>05. Masonry</b>				
<b>Subtotal - Category 5</b>			<b>\$ -</b>	<b>\$ -</b>
<b>06. Framing</b>				
Patch in subfloor as needed for mechanical rough-ins	30	SF	\$ 274.50	\$ 301.95
Basic interior wall framing: Flatten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1	EA	\$ 578.80	\$ 636.68
Remove interior NON-LOAD BEARING wall and frame a new opening	1	EA	\$ 1,002.80	\$ 1,103.08
<b>Subtotal - Category 6</b>			<b>\$ 1,856.10</b>	<b>\$ 2,041.71</b>
<b>09. Roofing, Flashing, Gutters</b>				
<b>Subtotal - Category 9</b>			<b>\$ -</b>	<b>\$ -</b>
<b>10. Exterior Trim, Porches and Decks</b>				
<b>Subtotal - Category 10</b>			<b>\$ -</b>	<b>\$ -</b>
<b>11. Siding, Soffit, and Fascia</b>				
<b>Subtotal - Category 11</b>			<b>\$ -</b>	<b>\$ -</b>

12. Exterior Doors and Trim					
<b>Subtotal - Category 12</b>			\$	-	\$ -
<b>13. Windows</b>					
Furnish and install new vinyl pocket window; <u>Window allowance \$375.00/ea.</u> Manufacturer: Richlin Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: Inside of frame dimension: Grids: Stop description:	1 EA	\$	829.40	\$	912.34
<b>Subtotal - Category 13</b>			\$	829.40	\$ 912.34
<b>14. Plumbing</b>					
<b>Plumbing permit</b>	1 EA	\$	332.50	\$	365.75
Furnish and install an under mount vanity sink <u>Sink Allowance: \$120.00</u> Manufacturer: Model #	1 EA	\$	487.50	\$	536.25
Furnish and install sink faucet; <u>Sink faucet allowance \$250.00/ea.</u> Manufacturer: Model #: Finish:	1 EA	\$	612.50	\$	673.75
Furnish and install custom tub;(freestanding, clawfoot, etc.) <u>Tub allowance: \$3,000.00/ea.</u> Drain side: Manufacturer: Model #: Finish:	1 EA	\$	5,472.10	\$	6,019.31
Furnish and install tub waste and overflow Model #: Finish:	1 EA	\$	243.75	\$	268.13
Furnish and install tub filler faucet, valve, trim, and rough-in valve; DECK OR FLOOR MOUNT <u>Tub Filler faucet package allowance \$700.00</u> Manufacturer: Model #: Finish:	1 EA	\$	1,437.50	\$	1,581.25
Furnish and install a finished drain for a tiled shower pan and hook-up drain; <u>Drain Allowance: \$90.00</u> Manufacturer: Kohler Model #: Square model #K1-9136-? Finish:	1 EA	\$	675.00	\$	742.50
Furnish and install shower faucet, diverter and controller; <u>Shower faucet package allowance \$300.00/set</u> Manufacturer: Model #: Finish:	1 EA	\$	837.50	\$	921.25
Furnish and install toilet; <u>Toilet allowance \$275.00/ea.</u> Manufacturer: Model #: Color:	1 EA	\$	643.75	\$	708.13
Modify plumbing rough ins.	1 EA	\$	3,000.00	\$	3,300.00
<b>Subtotal - Category 14</b>			\$	13,742.10	\$ 15,116.31
<b>15. HVAC</b>					
Mechanical permit	1 EA	\$	156.25	\$	171.88

Install new bathroom vent fan and vent to the exterior.	1 EA	\$	656.25	\$	721.88
<b>Subtotal - Category 15</b>		\$	<b>812.50</b>	\$	<b>893.75</b>
<b>16. Electrical</b>					
Electrical Permit	1 EA	\$	137.50	\$	151.25
<b>Specify device color:</b> White, light almond, or ivory are standard. PICK ONE	1 EA	\$	0.00	\$	0.00
<b>Specify switch style</b> Pole or Decora. PICK ONE					
Bathroom price for electrical (Includes GFI Outlet to code, new switches and wiring in bath, and Lutron push button timer switch for the bath fan).	1 EA	\$	1,750.00	\$	1,925.00
<b>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**</b>	1 Note	\$	0.00	\$	0.00
<b>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.</b>	1 Note	\$	0.00	\$	0.00
Furnish and install wall sconces on sides of mirror; Fixture allowance \$150.00/set Manufacturer: Model #: Finish:	1 EA	\$	437.50	\$	481.25
<b>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.</b>	1 Note	\$	0.00	\$	0.00
Furnish and install bath fan/light combo: Panasonic, • FV-08VSL3 Whisper Value-Lite 80 CFM Low Profile w/lite,0.5 sones, 4" Oval Duct 3 3/8" Housing Depth - UL listed for wall and ceiling installation Energy Star Qualified, CFL - Lamp Watts - 2 x 13 watts - GU24 Base - Self Ballasted lamp	1 EA	\$	285.00	\$	313.50
<b>Subtotal - Category 16</b>		\$	<b>2,610.00</b>	\$	<b>2,871.00</b>
<b>17. Insulation</b>					
Basic Bath Insulation - Furnish and install R-13 to R21 batt insulation, depending on the cavity size, in the exterior walls and 4mil poly, foam window (if required) and foam ceiling/floor penetrations to code	1 EA	\$	375.55	\$	413.11
<b>Subtotal - Category 17</b>		\$	<b>375.55</b>	\$	<b>413.11</b>
<b>18. Drywall</b>					
Furnish and install 5/8" drywall on the ceilings with smooth finish	120 SF	\$	901.08	\$	991.19
Furnish and install 1/2" drywall on walls with smooth finish	200 SF	\$	1,317.20	\$	1,448.92
Drywall or plaster patch	2 EA	\$	222.10	\$	244.31
<b>Subtotal - Category 18</b>		\$	<b>2,440.38</b>	\$	<b>2,684.42</b>
<b>19. Tile and Stone</b>					
Install 1/2" ceramic tile backer on floor	100 SF	\$	518.70	\$	570.57
Install tile on floor; - Base Price: <b>Tile allowance: \$6.00/SF</b> Supplier: Spec#/description:	100 SF	\$	2,421.00	\$	2,663.10
Install dens-shield backer behind tile surround and water proof.	160 SF	\$	1,021.44	\$	1,123.58
Furnish and install accent tile, pattern TBD; <b>Tile allowance \$15.00/SF</b> Supplier: Spec#/description:	20 SF	\$	1,217.38	\$	1,339.11

Furnish and install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u> Supplier: Spec#/description:	35 LF	\$	415.94	\$	457.53
Furnish and install tiled niche in tub/shower area. Up to 3 SF; <b>Note - tile cost in the SF above</b>	1 EA	\$	359.10	\$	395.01
Furnish and install new wood threshold, stained and finished to match existing wood floors	1 EA	\$	157.20	\$	172.92
Furnish and install custom tiled shower floor (includes pouring base and waterproofing.	20 SF	\$	2,255.60	\$	2,481.16
Furnish and install ceramic tile shower surround (3-sides); <u>Tile allowance: \$4.00/SF</u> Supplier: Spec#/description:	130 SF	\$	4,909.29	\$	5,400.22
<b>Subtotal - Category 19</b>		\$	<b>13,275.64</b>	\$	<b>14,603.21</b>
<b>20. Millwork, Doors, Hardware</b>					
Furnish and install bathroom millwork (base, shoe, one side of door and window casing). Moderate = 2 1/4" profile casing with basic base.	1 EA	\$	656.20	\$	721.82
<b>Subtotal - Category 20</b>		\$	<b>656.20</b>	\$	<b>721.82</b>
<b>21. Cabinetry, Countertops and Appliances</b>					
Furnish and install wall-mounted mirror/medicine cabinet. <u>Allowance: \$125.00</u> Manufacturer: Model/spec #: Finish color:	1 EA	\$	236.05	\$	259.66
Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea.</u> Manufacturer: Model/spec #: Finish color: Supplier:	8 EA	\$	108.30	\$	119.13
Meet delivery, unload, and unpack cabinets.	1 EA	\$	239.40	\$	263.34
<b>CABINET SPECS:</b> Cabinet Line: Crystal Current, Crystal Keyline, or Leo (Redwood) 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 if crystal, no if Leo 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 company, model # as follows:	1 EA	\$	0.00	\$	0.00
<b>Crystal - Current line:</b> Furnish and install vanity base cabinets - stained or painted wood	5 LF	\$	1,449.11	\$	1,594.02
Cambria backsplash 2"-6" high Color: Height: Back Splash: Side splash (Y or N?):	5 LF	\$	375.00	\$	412.50

60" Cambria vanity countertop with under mount sink cut-out will be installed. Includes standard colors Includes delivery charge, measure, and install. Color: Edge profile: thickness: undermount sink (Y or N): Yes	1 EA	\$ 1,718.75	\$ 1,890.63
<b>Subtotal - Category 21</b>		<b>\$ 4,126.61</b>	<b>\$ 4,539.27</b>
<b>22. Specialties</b>			
Furnish bathroom accessories.- 24" towel bar, towel ring and toilet paper holder. <u>Custom.</u> <u>Allowance \$150.00.</u> Install included for 3 items. Manufacturer: Model/spec #: Finish color: Supplier:	1 EA	\$ 307.20	\$ 337.92
Standard size 3/8" frameless glass shower door and side panel. 28 x71.5 door and 30x71.5 panel. Handle/hinge finish: Door height:	1 EA	\$ 1,607.40	\$ 1,768.14
Add "clear shield" coating to the glass shower door	30 SF	\$ 201.96	\$ 222.16
<b>Subtotal - Category 22</b>		<b>\$ 2,116.56</b>	<b>\$ 2,328.22</b>
<b>23. Flooring</b>			
<b>Subtotal - Category 23</b>		<b>\$ -</b>	<b>\$ -</b>
<b>24. Painting and Decorating</b>			
Prime and painting ceilings using low VOC Paint. <u>COLOR: Standard flat ceiling white</u>	120 SF	\$ 282.32	\$ 310.56
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	248 SF	\$ 530.77	\$ 583.85
Prime and paint OR stain and seal one side of door, (1) double-hung window, and baseboard / casing - Moderate and Classic. <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: (semi-gloss is standard for bathrooms)	1 EA	\$ 845.60	\$ 930.16
<b>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.</b>	1 Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 24</b>		<b>\$ 1,658.69</b>	<b>\$ 1,824.56</b>
<b>25. Clean Up and Debris Removal</b>			
Disposal and clean-up - remove all site prep, wipe down and broom sweep area. Haul all extra material off site.	1 EA	\$ 319.20	\$ 351.12
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>	60 Day	\$ 480.00	\$ 480.00
<u>ADD number of days. dumpster is estimated to be needed over 30 days.</u>	30 DAYS	\$ 210.00	\$ 210.00

<b>DUMPSTER NOTE:</b> 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
10 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	337.50	\$	371.25
Regular portable restroom (one month) <b>NOTE:</b> This cost can be saved if homeowner is ok with making a bathroom in the house available to Castle and it's trade partners	2 EA	\$	425.00	\$	467.50
<b>Subtotal - Category 25</b>		\$	<b>1,771.70</b>	\$	<b>1,879.87</b>
<b>Project Subtotal</b>		\$	<b>53,466.29</b>	\$	<b>58,254.16</b>
<b>26. Designer Oversight &amp; Project Management</b>		\$	5,079.30	\$	5,587.23
<b>27. Overhead and Profit</b>		\$	8,821.94	\$	9,704.13
<b>Grand Total**</b>		\$	<b>67,367.52</b>	\$	<b>74,104.27</b>
<p>MN License # BC005657</p> <p><b>**Important Notice**</b></p> <p><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></p>					
<b>Check or Cash Discount Low 2.5%*</b>	\$	<b>1,684.19</b>	<b>Check or Cash Discount High 2.5%*</b>	\$	<b>1,852.61</b>
				\$	<b>65,683.33</b>
				\$	<b>72,251.66</b>

\*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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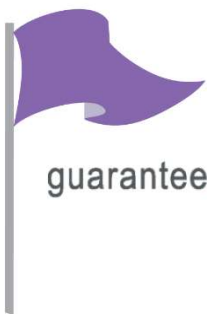


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