

BUDGET ANALYSIS

Client Information:

Remove bearing wall w/ dropped framed header

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Remove an interior load-bearing wall, install a new dropped header, & create a new cased opening on the main level.

Presumes that the basement is unfinished.

Presumes that removing this wall will NOT require rerouting of any utilities (plumbing, HVAC, electrical, etc.).

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		\$ 560.00	\$ 644.00
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.	1	EA		\$ 500.00	\$ 500.00
<u>Engineering allowance</u> - remote review, redline, and stamp. - Simple project / One opening changing	1	EA		\$ 700.00	\$ 805.00
Subtotal - Category 1				\$ 1,760.00	\$ 1,949.00
02. Site Prep and Demolition					
<u>Items to SAVE:</u> - Millwork (base board, shoe, crown molding, etc.) from the wall being removed.	1	Note		\$ 0.00	\$ 0.00
<u>Client Responsibilities:</u> -Remove personal items from work areas including food, appliances, furniture, and valuables. -Remove valuables, art, and personal items from walking paths to restrooms and entry/exit and the other side of walls adjacent to work area.	1	EA		\$ 0.00	\$ 0.00
<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		\$ 628.42	\$ 722.68
<u>Demolition of work area:</u> - Remove & SAVE any/all millwork from the wall to be removed - Demo sheetrock/plaster walls & ceilings as needed for the installation of the new steel header and associated blocking to carry header loads down to the foundation (For temp-framing & the removal of the interior wall, See Cat. 6 Framing)	0	EA		\$ -	\$ -

NOTE: Client demolition:

-If client demo work is not completed by construction start date Castle will complete demo at additional charge.

-If Castle does site prep, but client does demo, Castle is not liable for damage done by client.

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.

Subtotal - Category 2		\$ 628.42	\$ 722.68
04. Concrete and Foundation			
<i>Presumes that the new beam will bear down onto the existing foundation, and that the foundation will provide sufficient support. This will need to be verified during the design process.</i>	1 Note	\$ 0.00	\$ 0.00
Subtotal - Category 4		\$ 0.00	\$ 0.00
06. Framing			
Remove LOAD BEARING wall, frame temp walls, frame a new opening:	1 EA	\$ 989.65	\$ 1,138.10
-Includes new DROPPED HEADERS for the support of the weight above.			
-Non-steel, 10' or smaller opg.			
-Post footings/blocking below additional and not included on this line item.			
New header blocking	1 EA	\$ 696.84	\$ 801.36
Furnish & install framing to carry header load down to existing foundation			
Subtotal - Category 6		\$ 1,686.48	\$ 1,939.46
18. Drywall			
Ceilings- 1/2" or 5/8" drywall with smooth finish.	64 SF	\$ 801.91	\$ 922.20
Walls- 1/2" drywall with smooth finish.	64 SF	\$ 627.06	\$ 721.12
Drywall or plaster patch. Includes multiple small patches and multiple trips.	1 EA	\$ 563.23	\$ 647.71
<u>Minimum Job Size for patch.</u>			
Subtotal - Category 18		\$ 1,992.20	\$ 2,291.02
20. Millwork, Doors, Hardware			
Reinstall SAVED millwork	1 EA	\$ 689.35	\$ 792.75
Use saved millwork to fill in gaps where wall was removed.			
<i>Note: If the saved millwork is found to be non-serviceable for reinstallation, the added cost of furnishing and installing new millwork will be addressed via a change order.</i>			
Jamb:	24 LF	\$ 474.97	\$ 546.21
Species:			
Size:			
Location:			
NOTE: The casing for the opening is on the casing line.			
Casing- classic 1X with a backband:	48 LF	\$ 1,112.82	\$ 1,279.74
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:			
Subtotal - Category 20		\$ 2,277.14	\$ 2,618.71
23. Flooring			
Flooring Trade Partner (Quote pending final design)	1 EA	\$ 703.27	\$ 808.76
- Install wood transition where wall was removed.			
- No lacing in or re-sand & finish of flooring in adjacent spaces			
Species:			
Grade:			
Plank width:			
Finish: natural or stain color			
Sheen:			
Oil or water based:			

NOTE: New and existing hardwood flooring will not match exactly. Even when adjacent existing hardwoods are refinished or stained to achieve a closer match, differences will be apparent due to the varying grains and ages of the wood.

Subtotal - Category 23		\$ 703.27	\$ 808.76
24. Painting and Decorating			
<u>In house set up, prep, clean up-</u> 1 room.	1 EA	\$ 373.15	\$ 429.12
<u>Ceilings-</u> prime and painting:	64 SF	\$ 188.26	\$ 216.50
Color: Standard flat ceiling white			
Rooms:			
<u>Walls-</u> prime and paint:	64 SF	\$ 225.86	\$ 259.74
Manufacturer:			
Color name and #:			
Sheen:			
Rooms:			
<u>Molding (base, casing)-</u> staining and sealing:	72 LF	\$ 831.20	\$ 955.89
Manufacturer:			
Color name and #:			
Sheen: satin is standard			
Items: base, casing, crown, etc.			
Rooms or locations:			
<u>(1) Paint & (1) Stain match</u> by Castle. Take sample to store, get matched, and approved by client.	2 EA	\$ 338.15	\$ 388.87
<p><i>NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design.</i></p> <p><i>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.</i></p>			
<p><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></p>			
Subtotal - Category 24		\$ 1,956.63	\$ 2,250.12
25. Clean Up and Debris Removal			
<u>Disposal and clean-up:</u>	1 EA	\$ 278.42	\$ 320.18
-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.			
<u>Street permit:</u>	30 DAY	\$ 504.00	\$ 579.60
-St. Paul daily street use permit for dumpster.			
NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.			
NOTE: For Unit temp storage, owner is responsible for own street permits in St. Paul.			
<p><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></p>			
<u>20 Yard roll-off dumpster:</u>	1 EA	\$ 679.22	\$ 781.11
-10 ton maximum.			
NOTE: for 30 days only. See line below for additional months.			
<u>Portable restroom:</u>	1 MO	\$ 347.76	\$ 399.92
-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.			
Subtotal - Category 25		\$ 1,809.40	\$ 2,080.81
Project Subtotal		\$ 12,813.53	\$ 14,660.56
26. Designer Oversight & Project Management		\$ 1,345.42	\$ 1,547.23
27. Overhead and Profit		\$ 2,114.23	\$ 2,431.37
Grand Total**		\$ 16,273.19	\$ 18,714.16

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%*	\$ 406.83	Check or Cash Discount High 2.5%*	\$ 467.85		\$ 15,866.36	\$ 18,246.31
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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 the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

Custom Design Studio Locations



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



5 W. Diamond Lake Rd
Minneapolis, MN 55419
P) 612-789-8509



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



6480 Wayzata Blvd.
Golden Valley, MN 55426
P) 763-333-0750

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