

BUDGET ANALYSIS

Client Information:

Name: Tile Shower
 Address:
 City, State, Zip:
 Phone:
 Email:

Project Description:

Shower Update - 32" x 32" Tile base and surround. Add shut-off for shower valve and flush access panel above toilet. Replace shower fixture. Install new frameless 28" shower door.

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		\$ 543.00	\$ 624.45
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA		\$ 562.83	\$ 562.83
Subtotal - Category 1				\$ 1,105.83	\$ 1,187.28
02. Site Prep and Demolition					
<u>Client Responsibilities:</u>		1 EA		\$ 0.00	\$ 0.00
-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.					
<u>Site Prep Exterior/Handyman Project:</u>		1 EA		\$ 174.41	\$ 200.57
-Tools/equipment delivery and set up of job site.					
-Place yard sign and order dumpster.					
-Floor protection to work area.					
<u>Bathroom demolition of work area:</u>		1 EA		\$ 278.42	\$ 320.18
<u>-Demo existing shower door, fiberglass surround and base, and plumbing fixtures.</u>					
Items to be removed/saved for reinstallation:					
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				\$ 452.82	\$ 520.75
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 -Prep walls and ceilings for drywall. -Furnish and install backers for rock and accessories.		\$ 362.42	\$ 416.78
Subtotal - Category 6		\$ 362.42	\$ 416.78
13. Windows			
Subtotal - Category 13		\$ -	\$ -
14. Plumbing			
<p><i>NOTE: 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.</i></p> <p><i>NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.</i></p>			
<u>Plumbing Permit.</u> 1 EA		\$ 385.00	\$ 442.75
<u>P-trap and drain collar at shower drain for tile shower pan</u> (Schluter adapter and drain cover by Castle)- see tile section. 1 EA		\$ 672.00	\$ 772.80
<u>Shower faucet, diverter and controller:</u> 1 EA \$300 allowance Manufacturer: Model: Finish:		\$ 1,039.77	\$ 1,195.73
Subtotal - Category 14		\$ 2,096.77	\$ 2,411.28
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
Subtotal - Category 16		\$ -	\$ -
17. Insulation			
Subtotal - Category 17		\$ -	\$ -
18. Drywall			
<u>TBD Ceilings- 1/2" or 5/8" drywall with smooth finish.</u> 0 SF		\$ 0.00	\$ 0.00
<u>Access panel:</u> 1 EA Size: Manufacturer: Model: Type:		\$ 294.54	\$ 338.72
Subtotal - Category 18		\$ 294.54	\$ 338.72
19. Tile and Stone			
<u>Prep for tiled shower floor</u> (includes packing pan and waterproofing). 1 EA 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		\$ 843.68	\$ 970.23

Shower floor: <i>\$15.00/sf allowance</i> 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. Tile backer, Standard for shower or wet walls.	7 SF	\$	358.79	\$	412.61
Large format tile on shower surround walls using spacers. <i>\$4.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern: NOTE: If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions. 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.	56 SF	\$	476.07	\$	547.48
Large format tile on shower surround walls using spacers. <i>\$4.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern: NOTE: If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions. 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.	56 SF	\$	2,712.37	\$	3,119.23
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.	1 EA	\$	501.97	\$	577.27
Edging- (figured per 8' stick): Manufacturer: Schluter Style: Jolly Finish: Thickness: x. to match tile	2 EA	\$	121.83	\$	140.10
Glass shelves- standard: 14" standard glass shelf available at Tile Shop. Custom glass shelf available from Northwest Glass Fab- increase cost if this option chosen and specify size.	1 EA	\$	94.02	\$	108.12
Corner shelves- Corian: Color: Glacier white or Bisque	1 EA	\$	116.49	\$	133.96
Grout and Caulk - Laticrete: Castle Standard Color: Line: (sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints) Size: Location:	1 EA	\$	77.50	\$	89.13
Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$	1,017.62	\$	1,170.27
Subtotal - Category 19		\$	6,320.34	\$	7,268.39
20. Millwork, Doors, Hardware					
Subtotal - Category 20		\$	-	\$	-
21. Cabinetry, Countertops and Appliances					
Subtotal - Category 21		\$	-	\$	-
22. Specialties					
Shower door- single: Size: stock size 28"x80" Style: frameless Glass: 3/8" Handle style: 8" tubular stock handle Finish hardware: NOTE: Finished tile to tile dimension should be 28 9/16"	1 EA	\$	2,310.00	\$	2,656.50
Subtotal - Category 22		\$	2,310.00	\$	2,656.50
23. Flooring					
Subtotal - Category 23		\$	-	\$	-

24. Painting and Decorating					
Subtotal - Category 24				\$ -	\$ -
25. Clean Up and Debris Removal					
Disposal and clean-up:		1 EA		\$ 106.83	\$ 122.86
-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.					
<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>					
Subtotal - Category 25				\$ 106.83	\$ 122.86
Project Subtotal				\$ 13,049.55	\$ 14,922.56
26. Designer Oversight & Project Management				\$ 1,370.20	\$ 1,575.73
27. Overhead and Profit				\$ 2,153.18	\$ 2,476.15
Grand Total**				\$ 16,572.93	\$ 19,058.87
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%*	\$ 414.32	Check or Cash Discount High 2.5%*	\$ 476.47	\$ 16,158.61	\$ 18,582.40

*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.

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