



BUDGET ANALYSIS

Client Information:

Name: Bathtub Conversion to Shower

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Bathtub Conversion to Shower. Painting by owner. No change to existing floor, walls, vanity, sink, faucet, countertop, toilet, electrical, or things outside of tub area.

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			\$ 625.00	\$ 687.50
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.		1 EA			\$ 500.00	\$ 500.00
Subtotal - Category 1					\$ 1,125.00	\$ 1,187.50
02. Site Prep and Demolition						
<u>Site Prep Small to Medium Project:</u>		1 EA			\$ 648.50	\$ 713.35
-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.						
<u>Bathroom demolition of work area:</u>		1 EA			\$ 840.00	\$ 924.00
-Demo shower walls to the studs						
-Demo existing tub						
Items to be removed/saved for reinstallation: base up to tub/shower						
<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>						
Subtotal - Category 2					\$ 1,488.50	\$ 1,637.35
06. Framing						

Basic interior wall framing: -Flatten walls and ceiling. -Fur out as needed. -Furnish and install backers for rock and accessories.	1 EA	\$ 436.00	\$ 479.60
Bath detail- recessed medicine cabinet or custom shower niche or custom shower bench.	1 EA	\$ 216.13	\$ 237.74
Subtotal - Category 6		\$ 652.13	\$ 717.34
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>			
Plumbing Permit.	1 EA	\$ 343.75	\$ 378.13
P-trap and drain collar at shower drain for tile shower pan (Schluter adapter and drain cover by Castle)- see tile section.	1 EA	\$ 600.00	\$ 660.00
Shower faucet, diverter and controller: \$300 allowance Manufacturer: Model: Finish:	1 EA	\$ 928.36	\$ 1,021.20
Standard bath (access below): -Change out existing 1 1/2" drain to a 2" drain as required by code. This is required for ALL new tub installs and tub to shower conversions and any project where plumbing is accessible from below (unfinished basement). -Up to 1 fixture moving location, remaining fixtures to be replaced in existing locations. Note, minor water line updates included as well (i.e. shift shower valve/head as needed on same wall or lav center a few inches). -If moving 2 fixture locations, use new rough-in lines below instead.	1 EA	\$ 2,500.00	\$ 2,750.00
Subtotal - Category 14		\$ 4,372.11	\$ 4,809.32
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
Subtotal - Category 16		\$ 0.00	\$ 0.00
17. Insulation			
Basic bath insulation: -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
Subtotal - Category 17		\$ 500.25	\$ 550.28
18. Drywall			
Patching and skim coating- plaster walls/ceilings.	66 SF	\$ 526.85	\$ 579.53
Drywall or plaster patch.	3 EA	\$ 459.00	\$ 504.90
Subtotal - Category 18		\$ 985.85	\$ 1,084.43
19. Tile and Stone			
Prep for tiled shower floor (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: NOTE: If curbless and linear drain is not at shower entrance, framing must be modified- see framing section	1 EA	\$ 918.75	\$ 1,010.63

<p>Shower floor: <i>\$10.50/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.</p>	14 SF	\$ 602.77	\$ 663.05
<p>Large format tile on shower surround walls using spacers. <i>\$4.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern: NOTE: 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. 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</p>	110 SF	\$ 1,053.36	\$ 1,158.70
<p>Large format tile on shower surround walls using spacers. <i>\$4.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern: NOTE: 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. 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</p>	110 SF	\$ 5,145.25	\$ 5,659.78
<p>Accent tile: <i>\$16.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern:</p>	3 SF	\$ 251.74	\$ 276.91
<p>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.</p>	1 EA	\$ 541.26	\$ 595.39
<p>Tiled non-floating bench- premade size: Size: premade max sizes of 24" triangle wall dimension, or max 48w x16d x 20h rectangle- see plan</p>	1 EA	\$ 869.68	\$ 956.64
<p>Edging- (figured per 8' stick): Manufacturer: Schluter Style: Jolly Finish: Thickness: x. to match tile</p>	8 EA	\$ 474.82	\$ 522.30
<p>Grout- Tec Grout: 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:</p>	2 EA	\$ 142.63	\$ 156.89
<p>Stock Material Costs - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.</p>	1 EA	\$ 967.21	\$ 1,063.93
Subtotal - Category 19		\$ 10,967.46	\$ 12,064.20
20. Millwork, Doors, Hardware			
<p>Base molding - moderate 1 piece shorter base: reinstall existing. Manufacturer: Model: Species: Size: Location:</p>	10 LF	\$ 322.55	\$ 354.81
Subtotal - Category 20		\$ 322.55	\$ 354.81
24. Painting and Decorating			

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.

Subtotal - Category 24				\$ -	\$ -
25. Clean Up and Debris Removal					
Disposal and clean-up:		1 EA	\$ 240.43	\$ 264.47	
-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>					
6 Yard mini roll-off dumpster:		1 EA	\$ 384.84	\$ 423.32	
-Smaller truck for smaller places. -2.5 ton maximum. NOTE: For 30 days only. See line below for additional months.					
Additional Cost for Portable restroom \$300 a month if needed:		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.					
Subtotal - Category 25				\$ 625.27	\$ 687.79
Project Subtotal				\$ 21,039.10	\$ 23,093.01
26. Designer Oversight & Project Management				\$ 2,209.11	\$ 2,430.02
27. Overhead and Profit				\$ 3,471.45	\$ 3,818.60
Grand Total**				\$ 26,719.66	\$ 29,391.63
<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%*	\$ 667.99	Check or Cash Discount High 2.5%*	\$ 734.79	\$ 26,051.67	\$ 28,656.84

*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

Need Help with Financing Options?



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