

Bath add in bsmt

Address:

City, State, Zip:

Phone:

Email:



## BUDGET ANALYSIS

**Project Description:**

**Date:** 2/12/2020

Bathroom Add in Basement – Classic

Add plumbing and back flow preventer for basement bathroom. 40 SF bathroom includes wall framing, shower surround and fixtures. Also includes light/fan combination, vanity light fixture, recessed medicine cabinet and bath accessories. Electric to code. Insulation, sheetrock, millwork, flooring, painting, clean-up and debris removal.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 750.00	\$ 825.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 800.00	\$ 800.00
<b>Subtotal - Category 1</b>			<b>\$ 1,550.00</b>	<b>\$ 1,625.00</b>
<b>02. Site Prep and Demolition</b>				
Site Prep (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	\$ 389.75	\$ 428.73
<b>OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD. ADD: \$110.00</b>	1	EA	\$ 0.00	\$ 0.00
<b>NOTE: This is priced at our cost with free install. It is a good alternative to having a lock box on your door and you can use it in the future after your project is complete. There are other options that provide "smart" technology as well for a slightly higher cost. Ask your designer for details.</b>				
Demolition of work area to EPA lead safe work practices. Assumes minor demolition is needed i.e. not a full gut. Remove flooring down to concrete and base/drywall from adjacent room for new	1	EA	\$ 592.00	\$ 651.20
<b>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.</b>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 981.75</b>	<b>\$ 1,079.93</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>				
Basic interior wall framing: Straighten walls and ceiling, fur out as needed, furnish and install backers for rock and accessories	1	EA	\$ 358.50	\$ 394.35
Frame a recessed medicine cabinet or shower niche	1	EA	\$ 173.00	\$ 190.30
Interior wall framing (materials and labor)	24	LF	\$ 600.72	\$ 660.79
<b>Subtotal - Category 6</b>			<b>\$ 1,132.22</b>	<b>\$ 1,245.44</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>			\$ 0.00	\$ 0.00
<b>11. Siding, Soffit, and Fascia</b>				
<b>Subtotal - Category 11</b>			\$ -	\$ -
<b>12. Exterior Doors and Trim</b>				
<b>Subtotal - Category 12</b>			\$ -	\$ -
<b>13. Windows</b>				
Furnish and install basement glass block windows - No larger than 3'-0"x2'-0"		1 EA	\$ 468.75	\$ 515.63
NOTE: Assumes installed into cement foundation. Add \$ if in a limestone foundation.				
STYLE: Decora or ice scapes.				
8 X 16 Vent (Y or N)				
NOTE: Decora is not as private as ice scapes				
<b>Subtotal - Category 13</b>			\$ 468.75	\$ 515.63
<b>14. Plumbing</b>				
<p><b>NOTE TO CLIENTS:</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>General Plumbing Note:</b> Any new waste or supply lines will be plastic, not copper or galvanized.</p>		1 Note	\$ 0.00	\$ 0.00
<b>Plumbing permit</b>		1 EA	\$ 162.50	\$ 178.75
Furnish and install pedestal sink with a chrome P-trap		1 EA	\$ 918.75	\$ 1,010.63
Sink allowance \$300.00/ea.				
Manufacturer:				
Model #				
Faucet spread:				
Furnish and install sink faucet;		1 EA	\$ 612.50	\$ 673.75
Sink faucet allowance \$250.00/ea.				
Manufacturer:				
Model #:				
Finish:				
Furnish and install standard height fiberglass shower surround;		1 EA	\$ 1,625.00	\$ 1,787.50
Shower surround allowance \$650.00/ea.				
Manufacturer:				
Model #:				
Color:				
Furnish and install shower faucet, diverter and controller;		1 EA	\$ 837.50	\$ 921.25
Shower faucet package allowance \$300.00/set				
Manufacturer:				
Model #:				
Finish:				
Furnish and install toilet;		1 EA	\$ 643.75	\$ 708.13
Toilet allowance \$275.00/ea.				
Manufacturer:				
Model #:				
Color:				
Basement bathroom rough-in (base price); includes check valve and back flow preventer <b>Add concrete fill-in section above.</b>		1 EA	\$ 4,750.00	\$ 5,225.00
<b>Subtotal - Category 14</b>			\$ 9,550.00	\$ 10,505.00
<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
Relocate supply air or return air vent		1 EA	\$ 500.00	\$ 550.00
<b>Subtotal - Category 15</b>			\$ 1,312.50	\$ 1,443.75
<b>16. Electrical</b>				
Electrical Permit		1 EA	\$ 137.50	\$ 151.25

Specify device color: White, light almond, or ivory are standard. PICK ONE	1 EA	\$	0.00	\$	0.00
Specify switch style 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
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.</b>	1 Note	\$	0.00	\$	0.00
<b>Subtotal - Category 16</b>		\$	<b>2,325.00</b>	\$	<b>2,557.50</b>
<b>17. Insulation</b>					
Rim joists 2" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	5 LF	\$	31.25	\$	34.38
Basement energy walls 2" spray foam insulation; Please note - spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing	40 SF	\$	500.00	\$	550.00
<b>Subtotal - Category 17</b>		\$	<b>531.25</b>	\$	<b>584.38</b>
<b>18. Drywall</b>					
Furnish and install drywall on the walls and ceilings with smooth finish	264 SF	\$	1,338.48	\$	1,472.33
Drywall or plaster patch	2 EA	\$	198.00	\$	217.80
<b>Subtotal - Category 18</b>		\$	<b>1,536.48</b>	\$	<b>1,690.13</b>
<b>19. Tile and Stone</b>					
Furnish and install 1/2" ceramic tile backer on floor	30 SF	\$	181.80	\$	199.98
Furnish and install tile on floor; Tile allowance: \$6.00/SF Supplier: Spec#/description:	30 SF	\$	857.85	\$	943.64
Furnish and install Corian single bevel threshold - 36" long, approx. 1 3/4" wide Color: glacier white or bisque Thickness: 1/4" or 1/2"	1 EA	\$	68.25	\$	75.08
<b>Subtotal - Category 19</b>		\$	<b>1,107.90</b>	\$	<b>1,218.69</b>
<b>20. Millwork, Doors, Hardware</b>					
Furnish and install bathroom millwork (base, shoe, two sides of door and casing). Moderate = 2 1/4" profile casing with basic base.	1 EA	\$	618.50	\$	680.35
Furnish and install a pre-hung door. Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style:	1 EA	\$	685.00	\$	753.50
<b>Subtotal - Category 20</b>		\$	<b>1,303.50</b>	\$	<b>1,433.85</b>
<b>21. Cabinetry, Countertops and Appliances</b>					
Furnish and install recessed medicine cabinet (includes all hardware). Custom - TBD	1 EA	\$	592.50	\$	651.75

Knobs and pulls will be installed on all cabinet doors and drawers. <u>Allowance: \$7.00/ea.</u> <b>Manufacturer:</b> <b>Model/spec #:</b> <b>Finish color:</b> <b>Supplier:</b>	3 EA	\$	39.57	\$	43.53
Meet delivery, unload, and unpack cabinets.	1 EA	\$	222.00	\$	244.20
<b>CABINET SPECS:</b> Cabinet Line: Box Type: Frameless or Framed Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown:	1 EA	\$	0.00	\$	0.00
<b>Crystal - Current line:</b> Furnish and install pantry/linen cabinets - stained or painted wood	2 LF	\$	1,429.00	\$	1,571.90
<b>APPLIANCES:</b> <i>NOTE: Client to do communication of appliance delivery for appliances they purchase. The project manager will be in communication as to when that should be.</i>	1 Note	\$	0.00	\$	0.00
<b>Subtotal - Category 21</b>		\$	<b>2,283.07</b>	\$	<b>2,511.38</b>
<b>22. Specialties</b>					
Furnish bathroom accessories - 24" towel bar, towel ring and toilet paper holder. <u>Classic.</u> <u>Allowance \$60.00.</u> Install included for 3 items. <b>Manufacturer:</b> <b>Model/spec #:</b> <b>Finish color:</b> <b>Supplier:</b>	1 EA	\$	186.00	\$	204.60
Furnish and install a permanent, screw in shower curtain rod <b>Manufacturer:</b> <b>Model/spec #:</b> <b>Finish color:</b> <b>Supplier:</b>	1 EA	\$	133.94	\$	147.34
<b>Subtotal - Category 22</b>		\$	<b>319.94</b>	\$	<b>351.94</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>	40 SF	\$	103.34	\$	113.67
Prime and paint walls using low VOC Paint. <b>Manufacturer:</b> <b>Color name and #:</b> <b>Sheen:</b>	224 SF	\$	448.22	\$	493.05
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> <b>Manufacturer:</b> <b>Color name and #:</b> <b>Sheen: (semi-gloss is standard for bathrooms)</b>	1 EA	\$	790.50	\$	869.55
<i>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.</i>	1 Note	\$	0.00	\$	0.00
<b>Subtotal - Category 24</b>		\$	<b>1,342.06</b>	\$	<b>1,476.27</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	\$	296.00	\$	325.60
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>	0 Day	\$	-	\$	-
Minneapolis daily street use permit for dumpster - Charged per 30 days. 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>	0 MO	\$	-	\$	-
<u>ADD number of days, dumpster is estimated to be needed over 30 days.</u>	0 DAYS	\$	-	\$	-
<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 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
<b>Subtotal - Category 25</b>		\$	<b>633.50</b>	\$	<b>696.85</b>
<b>Project Subtotal</b>		\$	<b>26,377.93</b>	\$	<b>28,935.72</b>
<b>26. Project Management</b>		\$	1,688.19	\$	1,857.01
<b>27. Administrative Fees and Sales Tax Paid on Material Purchases</b>		\$	659.45	\$	725.39
<b>28. Designer Oversight</b>		\$	395.67	\$	435.24
<b>29. Overhead and Profit</b>		\$	3,692.91	\$	4,062.20
<b>Grand Total**</b>		\$	<b>32,814.14</b>	\$	<b>36,095.56</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>820.35</b>	<b>Check or Cash Discount High 2.5%*</b>	\$	<b>902.39</b>
				\$	<b>31,993.79</b>
				\$	<b>35,193.17</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 the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

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