

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



BUDGET ANALYSIS

Project Description:

Date: 2/12/2020

Laundry Room/Utility Space and Bathroom Remodel. Remodel existing bathroom.
 Create closet walls/door to utilities and finish laundry room.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 1,532.50	\$ 1,685.75
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,000.00	\$ 2,000.00
Subtotal - Category 1			\$ 3,532.50	\$ 3,685.75
02. Site Prep and Demolition				
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
Bathroom demolition of work area to EPA lead safe work practices: Demo existing walls to the studs. Demo existing floor to concrete. Demo existing cabinets, accessories, shower and trim. Demo existing ceiling.	1	EA	\$ 1,776.00	\$ 1,953.60
OPTION: Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD ADD: \$110.00 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.	1	EA	\$ 0.00	\$ 0.00
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.	1	Note	\$ 0.00	\$ 0.00
Subtotal - Category 2			\$ 2,165.75	\$ 2,382.33
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Fill in concrete on basement floor where rough-ins were done	36	SF	\$ 815.50	\$ 897.05
Subtotal - Category 4			\$ 815.50	\$ 897.05
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				
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
Provide and install a pocket door frame.	1	EA	\$ 403.75	\$ 444.13
Basement or Attic interior wall framing (materials and labor)	12	LF	\$ 406.92	\$ 447.61
Subtotal - Category 6			\$ 1,342.17	\$ 1,476.39

09. Roofing, Flashing, Gutters				
Subtotal - Category 9			\$ -	\$ -
10. Exterior Trim, Porches and Decks				
Subtotal - Category 10			\$ 0.00	\$ 0.00
11. Siding, Soffit, and Fascia				
Subtotal - Category 11			\$ -	\$ -
12. Exterior Doors and Trim				
Subtotal - Category 12			\$ -	\$ -
13. Windows				
Furnish and install basement glass block windows - No larger than 3'-0"x2'-0"		3 EA	\$ 1,406.25	\$ 1,546.88
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				
Subtotal - Category 13			\$ 1,406.25	\$ 1,546.88
14. Plumbing				
<p>NOTE TO CLIENTS: 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>General Plumbing Note: Any new waste or supply lines will be plastic, not copper or galvanized.</p>		1 Note	\$ 0.00	\$ 0.00
Plumbing permit				
Furnish and install pedestal sink with a chrome P-trap		1 EA	\$ 205.00	\$ 225.50
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:				
Move plumbing rough ins slightly.		1 EA	\$ 2,500.00	\$ 2,750.00
Demo existing cast iron or concrete laundry tub and related plumbing		1 EA	\$ 406.25	\$ 446.88
Furnish and install laundry sink; includes single, free standing utility tub laundry tub and basic faucet; Tub and faucet allowance \$150.00/set		1 EA	\$ 875.00	\$ 962.50
Subtotal - Category 14			\$ 8,623.75	\$ 9,486.13
15. HVAC				
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

Subtotal - Category 15			\$ 1,312.50	\$ 1,443.75
16. Electrical				
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
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**	1 Note	\$	0.00	\$ 0.00
Furnish and install above mirror light fixture; Fixture allowance \$100.00/ea. Manufacturer: Model #: Finish:	1 EA	\$	250.00	\$ 275.00
Furnish and install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	2 EA	\$	625.00	\$ 687.50
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.	1 Note	\$	0.00	\$ 0.00
Furnish and install bath fan: Panasonic, • FV-0510VS1 Whisper Value 50/80/100 CFM Low Profile, 0.3-1.3 sones, 3 3/8" Housing Depth - UL listed for wall and ceiling installation, Energy Star Qualified - DC Fan Motor	1 EA	\$	231.79	\$ 254.97
Finished basement price for electrical- finished laundry room	192 SF	\$	2,520.00	\$ 2,772.00
Furnish and install recessed can lights	3 EA	\$	450.00	\$ 495.00
Subtotal - Category 16			\$ 5,964.29	\$ 6,560.72
17. Insulation				
Rim joists 2" spray foam insulation; Please note - spray foam insulation 2" requires people and pets to vacate the home for 24 hours while the insulation is curing	33 LF	\$	103.13	\$ 113.44
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	231 SF	\$	721.88	\$ 794.06
Subtotal - Category 17			\$ 825.00	\$ 907.50
18. Drywall				
Furnish and install 5/8" drywall on ceilings with smooth finish	232 SF	\$	1,131.00	\$ 1,244.10
Furnish and install 1/2" drywall on walls with smooth finish	504 SF	\$	2,331.00	\$ 2,564.10
Subtotal - Category 18			\$ 3,462.00	\$ 3,808.20
19. Tile and Stone				
Subtotal - Category 19			\$ -	\$ -
20. Millwork, Doors, Hardware				
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	\$	618.50	\$ 680.35
Base shoe molding - Species: Supplier:	56 LF	\$	263.20	\$ 289.52

Moderate base molding - NOTE: Assumes 1 piece shorter base Species: Size: Profile #: Supplier:	56 LF	\$	506.52	\$	557.17
Moderate window and door casing - NOTE: Assumes 2 1/4" casing and "picture framed" windows Species: Size: Profile #: "Picture framed" OR sill/stool detail:	84 LF	\$	681.03	\$	749.13
Furnish and install pocket door jambs and stop - Assumes a single door Species: Stop profile #: Jamb depth: Supplier:	1 LF	\$	4.70	\$	5.17
Furnish and install a pre-hung door. Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style:	1 EA	\$	685.00	\$	753.50
Furnish and install a bi-fold door. Figured PER set of 2 slabs. Size (over all opening): Swing: Jamb: wood or sheetrock opening Hinge finish: Species/paint grade: Style:	1 EA	\$	710.50	\$	781.55
Furnish and install a pocket door. Size: Species/paint grade: Style:	1 EA	\$	548.50	\$	603.35
Furnish and install door knob/handle hardware Allowance: \$30.00 Manufacturer: Style (locking, passage, etc.): spec #: Finish color:	1 EA	\$	67.10	\$	73.81
Furnish and install pocket door hardware Allowance: \$50.00 Manufacturer: Style (locking, passage, etc.): spec #: Finish color:	1 EA	\$	136.50	\$	150.15
Subtotal - Category 20		\$	4,221.55	\$	4,643.71
21. Cabinetry, Countertops and Appliances					
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. Allowance: \$7.00/ea. Manufacturer: Model/spec #: Finish color: Supplier:	19 EA	\$	250.61	\$	275.67
Meet delivery, unload, and unpack cabinets.	1 EA	\$	222.00	\$	244.20

CABINET SPECS:		1 EA	\$	0.00	\$	0.00
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:						
Crystal - Current line: Furnish and install base cabinets - stained or painted wood		6 LF	\$	1,657.50	\$	1,823.25
Crystal - Current line: Furnish and install upper cabinets - stained or painted wood		6 LF	\$	1,569.00	\$	1,725.90
Crystal - Current line: Furnish and install pantry/linen cabinets - stained or painted wood		4 LF	\$	2,858.00	\$	3,143.80
Plastic laminate countertops will be installed.		12 SF	\$	525.00	\$	577.50
Manufacturer:						
Color:						
Edge Profile:						
APPLIANCES:		1 Note	\$	0.00	\$	0.00
<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>						
Washer and dryer: Plumber to do all final hook-ups and install get in scope w/ pricing		1 EA	\$	300.00	\$	330.00
Make/model #:						
Dimensions:						
Subtotal - Category 21			\$	7,974.61	\$	8,772.07
22. Specialties						
Furnish bathroom accessories - 24" towel bar, towel ring and toilet paper holder. <u>Moderate Allowance \$40.00.</u> Install included for 3 items.		1 EA	\$	161.00	\$	177.10
Manufacturer:						
Model/spec #:						
Finish color:						
Supplier:						
Framed glass sliding door for shower. Alumax model 650s, clear glass, 3/8" glass, silver finish. Includes install.		1 EA	\$	840.20	\$	924.22
Subtotal - Category 22			\$	1,001.20	\$	1,101.32
23. Flooring						
Floor prep. Smoothing, leveling, etc.		1 EA	\$	105.25	\$	115.78
Floor transitions.		2 EA	\$	99.00	\$	108.90
Description						
Type:						
Finish:						
Furnish and install luxury vinyl tile on floor. Mannington Adura FLEX, plank or tile (Non-grouted)		232 SF	\$	2,560.12	\$	2,816.13
<u>Allowance \$3.00 sf</u>						
Line/series:						
Color:						
Subtotal - Category 23			\$	2,764.37	\$	3,040.81
24. Painting and Decorating						
Prime and painting ceilings using low VOC Paint.		232 SF	\$	393.36	\$	432.69
<u>COLOR: Standard flat ceiling white</u>						

Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	504 SF	\$	1,008.50	\$	1,109.35
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	\$	790.50	\$	869.55
Priming and painting of base molding and/or casing. <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: (satin is standard)	140 LF	\$	1,141.00	\$	1,255.10
Priming and painting of a door <u>both sides</u> . Includes the jamb of the unit. <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: (satin is standard)	4 EA	\$	939.00	\$	1,032.90
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.	1 Note	\$	0.00	\$	0.00
Subtotal - Category 24		\$	4,272.36	\$	4,699.60
25. Clean Up and Debris Removal					
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>	90 Day	\$	720.00	\$	720.00
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>	60 DAYS	\$	420.00	\$	420.00
DUMPSTER 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 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
20 Yard roll-off dumpster - 10 ton maximum <u>NOTE: for 30 days only. Use line above for estimated days over 30 days</u>	1 EA	\$	418.75	\$	460.63
Subtotal - Category 25		\$	1,854.75	\$	1,926.23
Project Subtotal		\$	51,823.55	\$	56,378.40
26. Project Management		\$	4,145.88	\$	4,560.47
27. Administrative Fees and Sales Tax Paid on Material Purchases		\$	1,295.59	\$	1,425.15
28. Designer Oversight		\$	777.35	\$	855.09
29. Overhead and Profit		\$	7,255.30	\$	7,980.83
Grand Total**		\$	65,297.67	\$	71,827.44

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%*	\$ 1,632.44	Check or Cash Discount High 2.5%*	\$ 1,795.69	\$ 63,665.23	\$ 70,031.75
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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 Showrooms



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



2600 Johnson St. NE
Minneapolis, MN 55418
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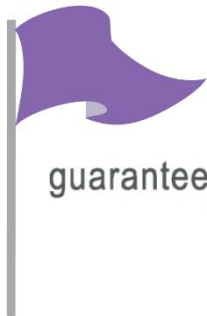


362 Snelling Ave S.
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4020 Minnehaha Ave
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Showroom maps & hours can be found on our website at www.CASTLEBRI.com



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