

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



## BUDGET ANALYSIS

**Project Description:**

**Date: 1/17/2019**

Add stackable washer/dryer to existing 2nd floor closet. Note- assumes existing closet is large enough for washer and dryer. Install owner supplied appliances. Optional items not included- changing existing bedroom closet to smaller bedroom closet and new closet in hall for laundry. Excludes demo or disconnect of existng laundry in basement, new sink on 2nd floor, and new cabinetry on 2nd floor.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 375.00	\$ 412.50
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 480.00	\$ 480.00
<b>Subtotal - Category 1</b>			<b>\$ 855.00</b>	<b>\$ 892.50</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	\$ 593.25	\$ 652.58
<div style="border: 1px solid black; padding: 5px;"> <p><b>OPTION:</b> Furnish and install a Schlage "Camelot" keypad electronic deadbolt. Finish: TBD  <b>ADD: \$110.00</b>  <b>NOTE:</b> 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.</p> </div>				
Demolition of work area to EPA lead safe work practices. Remove existing base/shoe, flooring and subfloor in hall closet. Also remove sheetrock from back wall of hall closet for plumbing rough in.	1	EA	\$ 499.50	\$ 549.45
<div style="border: 1px solid black; padding: 5px;"> <p><b>NOTE:</b> 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.</p> </div>				
<b>Subtotal - Category 2</b>			<b>\$ 1,092.75</b>	<b>\$ 1,202.03</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>			
Patch in subfloor as needed for mechanical rough-ins	9 SF	\$ 222.19	\$ 244.41
Interior wall framing (materials and labor). Option not included- if need to take space from an existing bedroom closet and split it so that can create laundry closet, add approximately \$408.05	0 LF	\$ 0.00	\$ 0.00
Frame chase or soffit for plumbing going through 1st floor up to 2nd floor (materials and labor)	8 LF	\$ 239.80	\$ 263.78
<b>Subtotal - Category 6</b>		<b>\$ 461.99</b>	<b>\$ 508.19</b>
<b>09. Roofing, Flashing, Gutters</b>			
Furnish and install new roof jack for plumbing vent.	1 EA	\$ 250.00	\$ 275.00
<b>Subtotal - Category 9</b>		<b>\$ 250.00</b>	<b>\$ 275.00</b>
<b>10. Exterior Trim, Porches and Decks</b>			
<b>Subtotal - Category 10</b>		<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>11. Siding, Soffit, and Fascia</b>			
<b>Subtotal - Category 11</b>		<b>\$ -</b>	<b>\$ -</b>
<b>12. Exterior Doors and Trim</b>			
<b>Subtotal - Category 12</b>		<b>\$ -</b>	<b>\$ -</b>
<b>13. Windows</b>			
<b>Subtotal - Category 13</b>		<b>\$ -</b>	<b>\$ -</b>
<b>14. Plumbing</b>			
<i><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.</i>	1 Note	\$ 0.00	\$ 0.00
<i><b>General Plumbing Note:</b> Any new waste or supply lines will be plastic, not copper or galvanized.</i>			
<b>Plumbing permit</b>	1 EA	\$ 77.50	\$ 85.25
Option not included- Furnish and install new gas line to dryer. Add approx. \$618.75	0 EA	\$ 0.00	\$ 0.00
1st or 2nd floor laundry rough for stackable washer and dryer. Includes a disaster pan and wall mounter washer box/shut-offs. Includes washer hook ups.	1 EA	\$ 5,000.00	\$ 5,500.00
<b>Subtotal - Category 14</b>		<b>\$ 5,077.50</b>	<b>\$ 5,585.25</b>
<b>15. HVAC</b>			
Mechanical permit	1 EA	\$ 156.25	\$ 171.88
Vent clothes dryer using corrosion resistant pipe; Note - does not include dryer boost fan if the duct run is too long	1 EA	\$ 562.50	\$ 618.75
<b>Subtotal - Category 15</b>		<b>\$ 718.75</b>	<b>\$ 790.63</b>
<b>16. Electrical</b>			
Electrical Permit	1 EA	\$ 137.50	\$ 151.25
<b>Specify device color:</b> White, light almond, or ivory are standard. PICK ONE	1 EA	\$ 0.00	\$ 0.00
<b>Specify switch style</b> Pole or Decora. PICK ONE			
Wiring for stackable w/d unit and 1 switch/led light in closet.	1 EA	\$ 1,331.25	\$ 1,464.38

<p><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></p>	1 Note	\$	0.00	\$ 0.00
<p><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></p>	1 Note	\$	0.00	\$ 0.00
<b>Subtotal - Category 16</b>		\$	1,468.75	\$ 1,615.63
<b>17. Insulation</b>				
<b>Subtotal - Category 17</b>		\$	-	\$ -
<b>18. Drywall</b>				
<p>Furnish and install 1/2" drywall on the walls with smooth finish. Option not included, add approx. \$1011.12 if changing bedroom closet to bedroom and hall closet.</p>	0 SF	\$	0.00	\$ 0.00
<p>Furnish and install 1/2" drywall on walls with smooth finish - back wall of closet and floor to ceiling chase on 1st floor.</p>	40 SF	\$	301.40	\$ 331.54
<b>Subtotal - Category 18</b>		\$	301.40	\$ 331.54
<b>19. Tile and Stone</b>				
<b>Subtotal - Category 19</b>		\$	-	\$ -
<b>20. Millwork, Doors, Hardware</b>				
<p>Base shoe molding - Species: Supplier:</p>	12 LF	\$	61.95	\$ 68.15
<p>Moderate base molding - NOTE: Assumes 1 piece shorter base Species: Size: Profile #: Supplier:</p>	12 LF	\$	129.90	\$ 142.89
<p>Option not included, add approx. \$236.00 for additional shoe/base if need to change bedroom closet to bedroom and hall closet.</p>	0 LF	\$	0.00	\$ 0.00
<p>Furnish and install a pre-hung door. Option not included, add \$778.94 if necessary. Size: Swing: Jamb size: Hinge finish: Species/paint grade: Style:</p>	0 EA	\$	0.00	\$ 0.00
<p>Furnish and install a bi-fold door. Figured PER set of 2 slabs.Option not included, add \$801.90 if need new smaller bedroom door if changing bedroom closet to bedroom and hall closet. Size (over all opening): Swing: Jamb: wood or sheetrock opening Hinge finish: Species/paint grade: Style:</p>	0 EA	\$	0.00	\$ 0.00
<b>Subtotal - Category 20</b>		\$	191.85	\$ 211.04
<b>21. Cabinetry, Countertops and Appliances</b>				
<p><b>APPLIANCES:</b> <b>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.</b></p>	1 Note	\$	0.00	\$ 0.00

Washer and dryer install: Plumber to do all final hook-ups and install Make/model #: Dimensions:	1 EA	\$	300.00	\$	330.00
<b>Subtotal - Category 21</b>			<b>\$ 300.00</b>	<b>\$ 330.00</b>	
<b>22. Specialties</b>					
<b>Subtotal - Category 22</b>			<b>\$ -</b>	<b>\$ -</b>	
<b>23. Flooring</b>					
Furnish and install underlayment (based on 1/4" plywood) for vinyl, Marmoleum, cork, or other flooring requiring a smooth underlayment.	9 SF	\$	38.97	\$	42.87
Floor transitions.	1 EA	\$	54.13	\$	59.54
Description Type: Finish:					
Furnish and install luxury vinyl tile on floor. Mannington Adura Non-grouted. Allowance \$4.50 sf Line/series: Color: Tile size:	9 SF	\$	237.94	\$	261.73
<b>Subtotal - Category 23</b>			<b>\$ 331.03</b>	<b>\$ 364.14</b>	
<b>24. Painting and Decorating</b>					
Prime and painting ceilings using low VOC Paint. COLOR: Standard flat ceiling white	9 SF	\$	25.67	\$	28.23
Prime and paint walls using low VOC Paint. Manufacturer: Color name and #: Sheen:	96 SF	\$	299.76	\$	329.74
Staining and sealing of base molding and/or casing. NOTE: Our standard is low VOC for <u>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)	12 LF	\$	199.83	\$	219.81
Priming and painting of a door both sides. Includes the jamb of the unit. 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. Hall closet door only. If also need to paint bedroom closet door if framing new hall closet, triple this cost. Manufacturer: Color name and #: Sheen: (satin is standard)	1 EA	\$	260.19	\$	286.21
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
<b>Subtotal - Category 24</b>			<b>\$ 785.44</b>	<b>\$ 863.99</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	\$	333.00	\$	366.30
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. 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.	1 MO	\$	80.00	\$	80.00
DUMPSTER NOTE: If the dumpster is placed on the 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 smae either way.	0 EA	\$	0.00	\$	0.00

6 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	\$ 256.25	\$ 281.88
<b>Subtotal - Category 25</b>		<b>\$ 669.25</b>	<b>\$ 728.18</b>
<b>Project Subtotal</b>		<b>\$ 12,523.71</b>	<b>\$ 13,698.08</b>
<b>26. Project Management</b>		\$ 1,001.90	\$ 1,102.09
<b>27. Administrative Fees and Sales Tax Paid on Material Purchases</b>		\$ 313.09	\$ 344.40
<b>28. Designer Oversight</b>		\$ 187.86	\$ 206.64
<b>29. Overhead and Profit</b>		\$ 1,753.32	\$ 1,928.65
<b>Grand Total**</b>		<b>\$ 15,779.88</b>	<b>\$ 17,357.87</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>\$ 394.50</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 433.95</b>
		<b>\$ 15,385.38</b>	<b>\$ 16,923.92</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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