

bathtub conversion to shower

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 2/12/2020

bathtub conversion to shower.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 588.75	\$ 647.63
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 714.00	\$ 714.00
Subtotal - Category 1			\$ 1,302.75	\$ 1,361.63
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. Includes floor protection from bathroom to front door, and a poly curtain wall at bathroom door. Site prep also includes delivery of tools/equipment and set up of job site, and ordering dumpster.	1	EA	\$ 389.75	\$ 428.73
Bathroom demolition of work area to EPA lead safe work practices: Remove and dispose of tub. Remove and dispose of shower control and faucets. Demo shower area to studs. Existing floor in bathroom to remain. Existing ceiling to remain and get scraped.	1	EA	\$ 592.00	\$ 651.20
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			\$ 981.75	\$ 1,079.93
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Subtotal - Category 4			\$ -	\$ -
05. Masonry				
Subtotal - Category 5			\$ -	\$ -
06. Framing				
Frame a recessed medicine cabinet or shower niche	1	EA	\$ 173.00	\$ 190.30
Interior wall framing (materials and labor). Also includes framing half wall at shower.	15	LF	\$ 375.45	\$ 413.00
Subtotal - Category 6			\$ 548.45	\$ 603.30
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						
Subtotal - Category 13		\$	-	\$	-	
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> <p>Plumbing permit</p> <p>Re-configure existing drain from new poured shower pan. Provide and install new square, brushed nickel floor drain cover.</p> <p>Furnish and install a finished drain for a tiled shower pan and hook-up drain; <u>Drain Allowance: \$90.00</u> Manufacturer: Kohler Model #: Square model #K1-9136-? Finish:</p>		1 Note	\$	0.00	\$	0.00
		1 EA	\$	120.00	\$	132.00
		1 EA	\$	562.50	\$	618.75
		1 EA	\$	675.00	\$	742.50
Subtotal - Category 14		\$	1,357.50	\$	1,493.25	
15. HVAC						
Subtotal - Category 15		\$	-	\$	-	
16. Electrical						
Electrical Permit		1 EA	\$	137.50	\$	151.25
Specify device color:		1 EA	\$	0.00	\$	0.00
White, light almond, or ivory are standard. PICK ONE						
Specify switch style						
Pole or Decora. PICK ONE						
Bathroom price for electrical:		1 EA	\$	1,000.00	\$	1,100.00
Bathroom price for electrical. Disconnect, remove and refeed any old wiring. Do not relocate outlets but replace and keep in same location. Provide and install two recessed, glimpse, with white trim, waterproof sconce lights in shower. Fixtures have low profile housing being 4" deep. To be controlled with one ariadni AYCL-153P (CFL/LED) dimmer switch.						
<p>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**"</p> <p>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.</p>		1 Note	\$	0.00	\$	0.00
		1 Note	\$	0.00	\$	0.00
Subtotal - Category 16		\$	1,137.50	\$	1,251.25	
17. Insulation						
Basic Bath Insulation - Furnish and install R-13 to R21 batt insulation, depending on the cavity size, in the exterior walls and 4mil poly, foam window (if required) and foam ceiling/floor penetrations to code		1 EA	\$	346.50	\$	381.15
Subtotal - Category 17		\$	346.50	\$	381.15	
18. Drywall						
Patching and skim coating plaster walls / ceilings		66 SF	\$	338.09	\$	371.89
Subtotal - Category 18		\$	338.09	\$	371.89	
19. Tile and Stone						
Furnish and install dens-shield backer behind tile surround		118 SF	\$	584.10	\$	642.51

Furnish and install accent tile, pattern TBD; Tile allowance \$15.00/SF Supplier: Spec#/description:	11 SF	\$	616.69	\$	678.36
Furnish and install bullnose tile, pattern TBD; Tile allowance \$4.00/LF Supplier: Spec#/description:	58 LF	\$	651.49	\$	716.63
Furnish and install tiled niche in tub/shower area; Note - tile cost in the SF above	1 EA	\$	364.25	\$	400.68
Furnish and install tiled floating bench seat; Note - tile cost in the SF above	1 EA	\$	654.50	\$	719.95
Furnish and install custom tiled shower floor (includes pouring base, waterproofing, and tile install); \$10/SF tile allowance; Recommended to chose tile 3x3 or smaller to allow for slope. Supplier: Spec#/description:	21 SF	\$	2,188.46	\$	2,407.31
Furnish and install ceramic tile shower surround for shower (3-sides); Tile allowance \$4.00/SF Supplier: Spec#/description:	118 SF	\$	2,809.88	\$	3,090.86
Subtotal - Category 19		\$	7,869.36	\$	8,656.30
20. Millwork, Doors, Hardware					
Subtotal - Category 20		\$	-	\$	-
21. Cabinetry, Countertops and Appliances					
Subtotal - Category 21		\$	0.00	\$	0.00
22. Specialties					
Subtotal - Category 22		\$	-	\$	-
23. Flooring					
Subtotal - Category 23		\$	-	\$	-
24. Painting and Decorating					
<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
Subtotal - Category 24		\$	0.00	\$	0.00
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. Day 1-30 = \$8/day. Days 31-120 = \$10/day. Weekends count too. 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.	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. 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.	0 MO	\$	-	\$	-
ADD number of days, dumpster is estimated to be needed over 30 days	0 DAYS	\$	-	\$	-
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 same either way.	0 EA	\$	0.00	\$	0.00

6 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum. NOTE: for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	256.25	\$	281.88
Subtotal - Category 25			\$ 552.25	\$ 607.48	
Project Subtotal			\$ 14,434.15	\$ 15,806.16	
26. Project Management			\$ 923.79	\$ 1,016.16	
27. Administrative Fees and Sales Tax Paid on Material Purchases			\$ 360.85	\$ 396.94	
28. Designer Oversight			\$ 216.51	\$ 238.16	
29. Overhead and Profit			\$ 2,020.78	\$ 2,222.86	
Grand Total**			\$ 17,956.08	\$ 19,751.68	

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%*	\$ 448.90	Check or Cash Discount High 2.5%*	\$ 493.79	\$ 17,507.17	\$ 19,257.89
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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.

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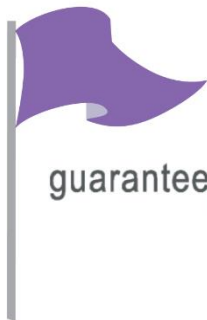


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