

**Condo bathtub convert to shower project**

**Address:**

**City, State, Zip:**

**Phone:**

**Email:**



**BUDGET ANALYSIS**

**Project Description:**

**Date: 7/24/2017**

Project Description: Condo bathtub conversion to shower.

|  | Qty. | Unit | Low Budget         | High Budget        |
|--|------|------|--------------------|--------------------|
| <b>01. Permits and Design</b>  |      |      |                    |                    |
| Permit   | 1    | EA   | \$ 465.00          | \$ 511.50          |
| Design and Planning Process -- See Design and Planning Agreement for Details.  | 1    | EA   | \$ 500.00          | \$ 500.00          |
| <b>Subtotal - Category 1</b>   |      |      | <b>\$ 965.00</b>   | <b>\$ 1,011.50</b> |
| <b>02. Site Prep and Demolition</b>  |      |      |                    |                    |
| Site Prep Includes: A tarp or runner must be provided for floor protection in freight elevator and from freight elevator on floor ten to door of 10th floor unit when transporting materials which could cause damage or create a mess (i.e.. sheetrock or carpeting). Also 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. Dumpster to be located on east side of building (AKA exit side). On east side there is two exit lanes. Which side of lane to leave dumpster is to be determined at time of delivery. | 1    | EA   | \$ 638.80          | \$ 702.68          |
| 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. <b>Existing floor in bathroom to remain. Existing ceiling to remain and get scraped.</b>   | 1    | EA   | \$ 552.00          | \$ 607.20          |
| <b>Subtotal - Category 2</b>   |      |      | <b>\$ 1,190.80</b> | <b>\$ 1,309.88</b> |
| <b>03. Landscaping and Fence - By Field Outdoor Spaces (www.fieldoutdoorspaces.com)</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>   |      |      |                    |                    |
| Frame a recessed medicine cabinet or shower niche..<br>NOTE: Exact design of niche may change upon opening of walls. Once walls are open Castle is to determine what is most recommended as to not damage neighboring condo's shared wall.   | 1    | EA   | \$ 162.80          | \$ 179.08          |
| Interior wall framing (materials and labor). Also includes framing half wall at shower.  | 15   | LF   | \$ 599.70          | \$ 659.67          |
| <b>Subtotal - Category 6</b>   |      |      | <b>\$ 762.50</b>   | <b>\$ 838.75</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>  |      |      | <b>\$ -</b>        | <b>\$ -</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>14. Plumbing</b>  |        |    |          |                      |
| Plumbing permit  | 1 EA   | \$ | 119.04   | \$ 130.94            |
| Re-configure existing drain from new poured shower pan. Provide and install new square, brushed nickel floor drain cover. NOTE: Due to the commercial grade construction of the condo which includes thick concrete floors and intricately connected plumbing, the drain is to remain in existing location. This requires the approval of the inspector which will be sought prior to starting the project. Code requires a 2" drain line for a shower as opposed to the 1.5" line which is currently in place for the existing tub. Shower floor will have to be built up approximately 5" above bathroom floor. Therefor, there will be a step up into the shower. | 1 EA   | \$ | 845.48   | \$ 930.03            |
| Furnish and install a finished drain for a tiled shower pan and hook-up drain; Drain will be Kohler square model #K-9136-G Brushed Chrome unless otherwise specified. Drain Allowance: \$90.00   | 1 EA   | \$ | 465.00   | \$ 511.50            |
| <b>Cost to build-up the floor. NOTE: Exact height of shower floor after being built up and exact height of shower curb to be determined upon plumbing rough in.</b>  | 0 EA   | \$ | 0.00     | \$ 0.00              |
| <b>Note: No sprinkler heads to be moved.</b>   |        |    |          |                      |
| <b>Subtotal - Category 14</b>  |        |    | \$       | 1,429.52 \$ 1,572.48 |
| <b>15. HVAC</b>  |        |    |          |                      |
| <b>Subtotal - Category 15</b>  |        |    | \$       | - \$ -               |
| <b>16. Electrical</b>  |        |    |          |                      |
| Electrical Permit  | 1 EA   | \$ | 136.40   | \$ 150.04            |
| Bathroom price for electrical. Disconnect, remove and refeed any old wiring. Do not relocate outlets but replace and keep in same location.  | 1 EA   | \$ | 223.20   | \$ 245.52            |
| 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.  | 2 EA   | \$ | 725.40   | \$ 797.94            |
| <b>Subtotal - Category 16</b>  |        |    | \$       | 1,085.00 \$ 1,193.50 |
| <b>17. Insulation</b>  |        |    |          |                      |
| <b>Subtotal - Category 17</b>  |        |    | \$       | - \$ -               |
| <b>18. Drywall</b>   |        |    |          |                      |
| Patching and skim coating plaster walls / ceilings   | 66 SF  | \$ | 286.44   | \$ 315.08            |
| <b>Subtotal - Category 18</b>  |        |    | \$       | 286.44 \$ 315.08     |
| <b>19. Tile and Stone</b>  |        |    |          |                      |
| Furnish and install dens-shield backer behind tile surround - Square Feet  | 66 SF  | \$ | 273.11   | \$ 300.42            |
| Furnish and install ceramic tile on shower surround to ceiling; <u>Tile allowance: \$4.00/SF</u>   | 118 SF | \$ | 3,031.89 | \$ 3,335.08          |
| Furnish and install accent tile, pattern TBD; <u>Tile allowance \$15.00/SF</u>   | 11 SF  | \$ | 435.71   | \$ 479.28            |
| Furnish and install bullnose tile, pattern TBD; <u>Tile allowance \$4.00/LF</u>  | 58 LF  | \$ | 625.82   | \$ 688.40            |
| Furnish and install tiled niche in tub/shower area; Note - tile cost in the SF above   | 1 EA   | \$ | 307.00   | \$ 337.70            |
| Furnish and install tiled floating bench seat; Note - tile cost in the SF above  | 1 EA   | \$ | 510.50   | \$ 561.55            |
| Furnish and install custom tiled shower floor (includes pouring base, waterproofing, and tile install); includes <u>\$10/SF tile allowance</u> ; Recommended to chose tile 3x3 or smaller to allow for slope.  | 21 SF  | \$ | 1,315.65 | \$ 1,447.22          |
| <b>Subtotal - Category 19</b>  |        |    | \$       | 6,499.68 \$ 7,149.65 |
| <b>20. Millwork, Doors, Hardware</b>   |        |    |          |                      |
| <b>Subtotal - Category 20</b>  |        |    | \$       | - \$ -               |
| <b>21. Cabinetry, Countertops and Appliances</b>   |        |    |          |                      |
| <b>Subtotal - Category 21</b>  |        |    | \$       | - \$ -               |
| <b>22. Specialties</b>   |        |    |          |                      |
| <b>Subtotal - Category 22</b>  |        |    | \$       | - \$ -               |

|  |        |    |                  |                     |
|--|--------|----|------------------|---------------------|
| <b>23. Flooring</b>  |        |    |                  |                     |
| <b>Subtotal - Category 23</b>  |        | \$ | -                | \$ -                |
| <b>24. Painting and Decorating</b>   |        |    |                  |                     |
| <b>Subtotal - Category 24</b>  |        | \$ | -                | \$ -                |
| <b>25. Clean Up and Debris Removal</b>   |        |    |                  |                     |
| Disposal and clean-up - remove all site prep, wipe down and broom sweep area.    | 200 SF | \$ | 414.00           | \$ 455.40           |
| Condo/multi-floor time upcharge/3rd floor residential. Common area cleanup time. | 1 EA   | \$ | 589.20           | \$ 648.12           |
| <b>Subtotal - Category 25</b>  |        | \$ | <b>1,003.20</b>  | \$ <b>1,103.52</b>  |
| <b>Project Subtotal</b>  |        | \$ | <b>13,222.14</b> | \$ <b>14,494.36</b> |
| <b>26. Project Management</b>  |        | \$ | 846.22           | \$ 930.84           |
| <b>27. Administrative Fees and Sales Tax Paid on Material Purchases</b>          |        | \$ | 330.55           | \$ 363.61           |
| <b>28. Designer Oversight</b>  |        | \$ | 198.33           | \$ 218.17           |
| <b>29. Overhead and Profit</b>   |        | \$ | 1,851.10         | \$ 2,036.21         |
| <b>Grand Total**</b>   |        | \$ | 16,448.35        | \$ 18,043.18        |

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.**

|   |    |               |  |    |               |    |                  |    |                  |
|---|----|---------------|--|----|---------------|----|------------------|----|------------------|
| <b>Check or Cash Discount Low<br/>2.5%*</b> | \$ | <b>411.21</b> | <b>Check or Cash<br/>Discount High<br/>2.5%*</b> | \$ | <b>451.08</b> | \$ | <b>16,037.14</b> | \$ | <b>17,592.10</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.

**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

**The Natural Built Home Store**



4020 Minnehaha Ave  
Minneapolis, MN 55406  
P) 612-605-7999  
[www.naturalbuilthome.com](http://www.naturalbuilthome.com)

Showroom maps & hours can be found on our website at [www.CASTLEBRI.com](http://www.CASTLEBRI.com)



**WINTRUST  
MORTGAGE**

**Dave Sawicki**

*Sr. Mortgage Consultant & Renovation Loan Specialist - NMLS# 328929*

1915 Plaza Dr., Ste. 201 | Eagan, MN 55122

Direct: 651.406.5008 | Cell: 612.916.6366 | Fax: 952.224.1801

DSawicki@WintrustMortgage.com | [www.DaveSawicki.com](http://www.DaveSawicki.com)

