

Two Car Garage Addition Front

Address:

City, State, Zip:

Phone:

Email:



BUDGET ANALYSIS

Project Description:

Date: 6/9/2020

Add two car garage addition to front of home. 22' x 24' addition on slab with footings. Install 16' garage door with opener. Electric to code. Match cedar siding on home. Match 2 year old roof on home. Tie in gutters to existing gutters and add downspouts.

	Qty.	Unit	Low Budget	High Budget
01. Permits and Design				
Permit	1	EA	\$ 1,845.00	\$ 2,029.50
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 2,250.00	\$ 2,250.00
Have a surveyor locate and mark 2 property corners with new monuments NOTE: This is required for all additions and will be charged along with the design fee.	1	EA	\$ 430.50	\$ 473.55
Subtotal - Category 1			\$ 4,525.50	\$ 4,753.05
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	\$ 403.05	\$ 443.36
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
Demolition of work area to EPA lead safe work practices. Remove existing 16' garage door and save for re-install. Remove house lights and save. Remove gutters.	1	EA	\$ 932.40	\$ 1,025.64
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			\$ 1,335.45	\$ 1,469.00
03. Landscaping and Fence - By Field Outdoor Spaces				
Subtotal - Category 3			\$ -	\$ -
04. Concrete and Foundation				
Tear out and disposal of concrete and or asphalt driveway, sidewalks, or old garage slabs. Remove basketball hoop.	412	SF	\$ 2,533.80	\$ 2,787.18
Excavation for garage foundation. Assumes 42" deep.	528	SF	\$ 7,793.28	\$ 8,572.61
20" X 8" strip Footings w/ (2) - #4 rebar continuous	68	LF	\$ 3,951.99	\$ 4,347.19
Flat concrete work. 4" slab. Patio / Driveway / Sidewalk	576	SF	\$ 13,461.12	\$ 14,807.23
Subtotal - Category 4			\$ 27,740.19	\$ 30,514.21
05. Masonry				
Subtotal - Category 5			\$ -	\$ -

06. Framing				
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	68 LF	\$	3,520.02	\$ 3,872.02
Tie in roof framing over existing home. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	144 SF	\$	3,193.34	\$ 3,512.68
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and	528 SF	\$	8,170.27	\$ 8,987.30
Subtotal - Category 6			\$ 14,883.64	\$ 16,372.00
09. Roofing, Flashing, Gutters				
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs)	672 SF	\$	3,926.16	\$ 4,318.78
Shingle manufacturer:				
Shingle type:				
Furnish and install new 5" standard gutters and 3x4 downspouts	118 LF	\$	1,596.54	\$ 1,756.19
Color:				
Subtotal - Category 9			\$ 5,522.70	\$ 6,074.97
10. Exterior Trim, Porches and Decks				
DECK SECTION:		1	\$ 0.00	\$ 0.00
Subtotal - Category 10			\$ 0.00	\$ 0.00
11. Siding, Soffit, and Fascia				
Siding - Cedar board and baton	612 SF	\$	4,140.18	\$ 4,554.20
Soffits and Fascia - Aluminum	68 LF	\$	1,672.80	\$ 1,840.08
Color:				
Subtotal - Category 11			\$ 5,812.98	\$ 6,394.28
12. Exterior Doors and Trim				
Furnish and install new 16' steel un-insulated garage door and opener	1 EA	\$	1,476.00	\$ 1,623.60
<u>\$850.00 door allowance</u>				
Manufacturer:				
Style:				
Color:				
Material:				
Insulated (Y or N):				
Height:				
Furnish and install new steel garage service door;	1 EA	\$	726.75	\$ 799.43
<u>Door allowance: \$250.00/ea.</u>				
Manufacturer/supplier:				
Door Size:				
Swing:				
Single or double bore?:				
Jamb Depth:				
Furnish and install deadbolt lock and passage set on new doors;	1 EA	\$	143.40	\$ 157.74
<u>Handle set allowance: \$80.00/ea.</u>				
Hardware Color:				
Manufacturer:				
Style/model #:				
Subtotal - Category 12			\$ 2,346.15	\$ 2,580.77
13. Windows				
Furnish and install new vinyl full frame window in new window opening;	1 EA	\$	704.70	\$ 775.17
<u>Window allowance \$375.00/ea.</u>				
Manufacturer:				
Exterior Color:				
Exterior Material:				
Interior Material/color:				
Hardware color:				
Screen color:				
R.O size:				
Jamb size:				
Exterior trim details:				
Grids:				
Subtotal - Category 13			\$ 704.70	\$ 775.17
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
Subtotal - Category 14		\$	0.00	\$	0.00
15. HVAC					
Subtotal - Category 15		\$	-	\$	-
16. Electrical					
<p>Specify device color: White, light almond, or ivory are standard. PICK ONE</p> <p>Specify switch style Pole or Decora. PICK ONE</p>	1 EA	\$	0.00	\$	0.00
<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. **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>	1 Note	\$	0.00	\$	0.00
<p>NOTE: No wiring for security, doorbell, TV, speakers or phone is included in pricing. If any low voltage wires are found in a wall being opened up, additional costs to re-route them will occur.</p>	1 Note	\$	0.00	\$	0.00
<p>Furnish and install light fixture; Fixture allowance \$75.00/ea. Manufacturer: Model #: Finish:</p>	2 EA	\$	430.50	\$	473.55
<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
<p>Finished garage price for electrical</p>	528 SF	\$	2,597.76	\$	2,857.54
Subtotal - Category 16		\$	3,028.26	\$	3,331.09
17. Insulation					
Subtotal - Category 17		\$	-	\$	-
18. Drywall - Note: Fire code may require drywall on walls near neighboring properties.					
Subtotal - Category 18		\$	-	\$	-
19. Tile and Stone					
Subtotal - Category 19		\$	-	\$	-
20. Millwork, Doors, Hardware					
Subtotal - Category 20		\$	-	\$	-
21. Cabinetry, Countertops and Appliances					
<p>CABINET SPECS: 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:</p>	1 EA	\$	0.00	\$	0.00

APPLIANCES: <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
Subtotal - Category 21			\$	0.00	\$	0.00
22. Specialties						
Subtotal - Category 22			\$	-	\$	-
23. Flooring						
Subtotal - Category 23			\$	-	\$	-
24. Painting and Decorating						
Exterior Painting - Paint all new siding to match existing home.		612 SF	\$	1,794.87	\$	1,974.36
<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			\$	1,794.87	\$	1,974.36
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	\$	310.80	\$	341.88
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 per move or violation via a change order. Sometimes it will get moved, sometimes it will just get fined. The charge is the same either way.		1 EA	\$	246.00	\$	270.60
20 Yard roll-off dumpster - 10 ton maximum NOTE: for 30 days only. Use line above for estimated days over 30 days		1 EA	\$	412.05	\$	453.26
Subtotal - Category 25			\$	968.85	\$	1,065.74
Project Subtotal			\$	68,663.29	\$	75,304.62
26. Project Management			\$	3,735.28	\$	4,108.81
27. Administrative Fees and Sales Tax Paid on Material Purchases			\$	1,459.09	\$	1,605.00
28. Designer Oversight			\$	875.46	\$	963.00
29. Overhead and Profit			\$	8,170.93	\$	8,988.02
Grand Total**			\$	82,904.06	\$	91,194.46
MN License # BC005657						
Important Notice						
Grand Total After Discounts						
Check or Cash Discount Low 2.5%*	\$	2,072.60	Check or Cash Discount High 2.5%*	\$	2,279.86	\$ 80,831.45 \$ 88,914.60

*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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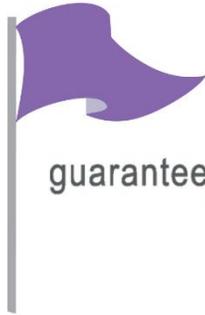


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