

Two Car Attached Garage Addition

Address:

City, State, Zip:

Phone:

Email:

**Project Description:**

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

**NOTE: Material and Labor is included for items listed below, unless otherwise noted.**

	Qty.	Unit	Image	Low Budget	High Budget
<b>01. Permits and Design</b>					
<b>Permit.</b>		1 EA		\$ 2,706.00	\$ 2,976.60
<b>Design and Planning Process-</b> see Design and Planning Agreement for details.		1 EA		\$ 3,250.00	\$ 3,250.00
<b>Locate and mark all 4 property corners with new monuments and draw a full site plan-</b> showing existing buildings, driveway, sidewalks, patios, large trees, etc.- surveyor. NOTE: This will be completed during the design phase if needed. A second design agreement will be sent during the design phase with a specific survey scope/costs to your property.		1 EA		\$ 1,476.00	\$ 1,623.60
<b>Subtotal - Category 1</b>				<b>\$ 7,432.00</b>	<b>\$ 7,850.20</b>
<b>02. Site Prep and Demolition</b>					
<b>Site Prep Small to Medium Project:</b> -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Floor protection to work area. -Poly curtain walls and zipper doors to work area.		1 EA		\$ 643.50	\$ 707.85
<b>Demolition of work area:</b> -Remove house lights and save. -Remove gutters. -Remove existing siding -Remove roofing at area of tie in. See framing for wall removal.		1 EA		\$ 2,688.00	\$ 2,956.80
<b>Subtotal - Category 2</b>				<b>\$ 3,331.50</b>	<b>\$ 3,664.65</b>
<b>03. Landscaping and Fence</b>					
<b>Subtotal - Category 3</b>				<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>					
<b>Concrete and or asphalt driveway, sidewalks, or old garage slabs-</b> tear out and disposal.		412 SF		\$ 2,533.80	\$ 2,787.18
<b>Excavation for frost depth footing foundation.</b> Assumes 42" deep.		528 SF		\$ 9,741.60	\$ 10,715.76
<b>Strip footings-</b> 20" X 8" w/ (2) #4 rebar continuous		70 LF		\$ 6,027.00	\$ 6,629.70
<b>Block walls for crawl space -</b> 12" block at 42" frost depth and 4 courses above grade. Core fills, exterior waterproofing and rigid foam on the exterior.		70 LF		\$ 15,498.00	\$ 17,047.80
<b>Flat concrete work.</b> 4" slab. Basement or Crawl Space.		528 SF		\$ 11,689.92	\$ 12,858.91
<b>Subtotal - Category 4</b>				<b>\$ 45,490.32</b>	<b>\$ 50,039.35</b>
<b>05. Masonry</b>					
<b>Subtotal - Category 5</b>				<b>\$ -</b>	<b>\$ -</b>
<b>06. Framing</b>					
<b>Exterior wall framing.</b> Includes 1/2" OSB sheathing.		70 LF		\$ 5,178.60	\$ 5,696.46
<b>Gable roof-</b> stick framed. 1/2" OSB, "H" clips @ 24" O.C.		242 SF		\$ 6,276.85	\$ 6,904.54

Truss roof. 1/2" OSB, "H" clips @ 24" O.C. 1 story, non complicated.	528 SF	\$ 12,378.96	\$ 13,616.86
<b>Subtotal - Category 6</b>		<b>\$ 23,834.41</b>	<b>\$ 26,217.85</b>
<b>09. Roofing, Flashing, Gutters</b>			
Asphalt shingle roofing. For additions. 6/12 Pitch Manufacturer: Type:	950 SF	\$ 6,017.78	\$ 6,619.55
Gutters- standard 5" and 3x4 downspouts. Color:	118 LF	\$ 3,628.50	\$ 3,991.35
<b>Subtotal - Category 9</b>		<b>\$ 9,646.28</b>	<b>\$ 10,610.90</b>
<b>10. Exterior Trim, Porches and Decks</b>			
Trim- Cedar: Width: Thickness: Texture:	60 LF	\$ 670.36	\$ 737.39
<b>Subtotal - Category 10</b>		<b>\$ 670.36</b>	<b>\$ 737.39</b>
<b>11. Siding, Soffit, and Fascia</b>			
House wrap- 1 layer Tyvek.	730 SF	\$ 1,122.38	\$ 1,234.61
Siding- Steel: Manufacturer: Color: Lap Size: Texture:	730 SF	\$ 7,219.12	\$ 7,941.03
Soffits and Fascia - Aluminum: Color: Smooth or texture: Vented or non-vented:	85 LF	\$ 2,195.55	\$ 2,415.11
<b>Subtotal - Category 11</b>		<b>\$ 10,537.04</b>	<b>\$ 11,590.75</b>
<b>12. Exterior Doors and Trim</b>			
Overhead garage door- 16' steel insulated garage door and opener: \$1,100 allowance Manufacturer: Model: Material: Color: Insulated (Y or N): Height: Glass: NOTE: Specify brickmold in category 10	1 EA	\$ 1,845.00	\$ 2,029.50
Garage service door: \$400 allowance Manufacturer: Model: Material: steel Exterior color: Interior color: Glass: Grids (type, size, pattern, color): Weather strip color: Sill/threshold color: Bore (single or double): Exterior Brickmould profile/material/color/size: if comes with door; if not specify under section 10	1 EA	\$ 948.90	\$ 1,043.79
Keyed knob only set: \$80 allowance Manufacturer: Model: Color:	1 EA	\$ 158.85	\$ 174.74
<b>Subtotal - Category 12</b>		<b>\$ 2,952.75</b>	<b>\$ 3,248.03</b>
<b>13. Windows</b>			

<b>Vinyl full frame window:</b>	2 EA	\$ 1,828.42	\$ 2,011.27
<i>\$530 allowance</i>			
<b>Manufacturer:</b>			
<b>Line:</b>			
Operation type, size, jamb, tempering, egress notes: see plan/schedule			
<b>Exterior color:</b>			
<b>Interior color:</b>			
Glass: clear Low E2 w/ Argon is standard- modify if something else desired			
Grids (type, size, pattern, color):			
Weather strip color:			
Hardware type/color:			
WOCD: Y or N (and specify color, if diff. from hardware)			
Screen surround material/color:			
Screen color:			
Exterior Brickmould profile/material/color/size: if comes with window, if not specify under			
<b>Window install material</b> (flashing, caulk, shims, etc.).	2 EA	\$ 123.00	\$ 135.30
<b>Subtotal - Category 13</b>		<b>\$ 1,951.42</b>	<b>\$ 2,146.57</b>
<b>14. Plumbing</b>			
<b>Subtotal - Category 14</b>		<b>\$ -</b>	<b>\$ -</b>
<b>15. HVAC</b>			
<b>Subtotal - Category 15</b>		<b>\$ -</b>	<b>\$ -</b>
<b>16. Electrical</b>			
<b>Electrical Permit.</b>	1 EA	\$ 227.55	\$ 250.31
Device color: <b>White, light almond, or ivory are standard</b>	1 EA	\$ 0.00	\$ 0.00
Switch style: <b>Pole or Decora</b>	1 EA	\$ 0.00	\$ 0.00
	1 EA	\$ 0.00	\$ 0.00
<b>Light fixture-</b> CBR furnish and elec install: <i>\$100 allowance</i>	1 EA	\$ 268.14	\$ 294.95
<b>Manufacturer:</b>			
<b>Model:</b>			
<b>Finish:</b>			
<b>Bulb:</b>			
<b>Light fixture-</b> CBR furnish and elec install: <i>\$150 allowance</i>	1 EA	\$ 334.56	\$ 368.02
<b>Manufacturer:</b>			
<b>Model:</b>			
<b>Finish:</b>			
<b>Bulb:</b>			
<b>Addition wiring. Includes trenching to garage.</b>	528 SF	\$ 6,819.12	\$ 7,501.03
<b>Sub-panel.</b>	1 EA	\$ 861.00	\$ 947.10
<b>Subtotal - Category 16</b>		<b>\$ 8,510.37</b>	<b>\$ 9,361.41</b>
<b>17. Insulation</b>			
<b>Subtotal - Category 17</b>		<b>\$ -</b>	<b>\$ -</b>
<b>18. Drywall</b>			
<b>Walls and Ceilings-</b> 1/2" drywall fire taped.	1264 SF	\$ 4,664.16	\$ 5,130.58
<b>Boom/cartage fee - all projects.</b>	1 EA	\$ 325.95	\$ 358.55
<b>Subtotal - Category 18</b>		<b>\$ 4,990.11</b>	<b>\$ 5,489.12</b>
<b>24. Painting and Decorating</b>			
<b>Exterior door- finish:</b>	1 EA	\$ 613.88	\$ 675.26
<b>Manufacturer:</b>			
<b>Color name and # door:</b>			
<b>Color name and # jamb:</b>			
<b>Sheen: satin is standard</b>			
<b>Locations:</b>			
<b>NOTE:</b> includes both sides and jamb of unit.			
<b>Subtotal - Category 24</b>		<b>\$ 613.88</b>	<b>\$ 675.26</b>
<b>25. Clean Up and Debris Removal</b>			

<b>Disposal and clean-up:</b> -Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. <b>NOTE:</b> This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.	1 EA	\$ 462.27	\$ 508.50
<b>Street permit:</b> -Minneapolis street use permit for dumpster. <b>NOTE:</b> If dumpster can be placed on driveway or lawn this can cost can be saved.	3 MO	\$ 350.55	\$ 385.61
<b>20 Yard roll-off dumpster:</b> -10 ton maximum. <b>NOTE:</b> for 30 days only. See line below for additional months.	2 EA	\$ 1,087.32	\$ 1,196.05
<b>Subtotal - Category 25</b>		<b>\$ 1,900.14</b>	<b>\$ 2,090.16</b>
<b>Project Subtotal</b>		<b>\$ 121,860.57</b>	<b>\$ 133,721.63</b>
<b>26. Designer Oversight &amp; Project Management</b>		\$ 12,795.36	\$ 14,074.90
<b>27. Overhead and Profit</b>		\$ 20,106.99	\$ 22,117.69
<b>Grand Total**</b>		<b>\$ 154,762.93</b>	<b>\$ 170,239.22</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>	\$ 3,869.07	<b>Check or Cash Discount High 2.5%*</b>	\$ 4,255.98
			\$ 150,893.86
			\$ 165,983.24

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