

BUDGET ANALYSIS

Date: 11/29/2023

All pricing valid 21 days

Client Information:

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
01. Permits and Design						
Permit.	1	EA			\$ 2,706.00	\$ 2,976.60
Design and Planning Process- see Design and Planning Agreement for details.	1	EA			\$ 3,250.00	\$ 3,250.00
Locate and mark all 4 property corners with new monuments and draw a full site plan- 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
Subtotal - Category 1					\$ 7,432.00	\$ 7,850.20
02. Site Prep and Demolition						
Site Prep Small to Medium Project: -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
Demolition of work area: -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
Subtotal - Category 2					\$ 3,331.50	\$ 3,664.65
03. Landscaping and Fence						
Subtotal - Category 3					\$ -	\$ -
04. Concrete and Foundation						

Concrete and or asphalt driveway, sidewalks, or old garage slabs- tear out and disposal.	412 SF	\$ 2,533.80	\$ 2,787.18
Excavation for frost depth footing foundation. Assumes 42" deep.	528 SF	\$ 9,741.60	\$ 10,715.76
Strip footings- 20" X 8" w/ (2) #4 rebar continuous	70 LF	\$ 6,027.00	\$ 6,629.70
Block walls for crawl space - 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
Flat concrete work. 4" slab. Basement or Crawl Space.	528 SF	\$ 11,689.92	\$ 12,858.91
Subtotal - Category 4		\$ 45,490.32	\$ 50,039.35
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
Exterior wall framing. Includes 1/2" OSB sheathing.	70 LF	\$ 5,178.60	\$ 5,696.46
Gable roof- 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
Subtotal - Category 6		\$ 23,834.41	\$ 26,217.85
09. Roofing, Flashing, Gutters			
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
Subtotal - Category 9		\$ 9,646.28	\$ 10,610.90
10. Exterior Trim, Porches and Decks			
Trim- Cedar: Width: Thickness: Texture:	60 LF	\$ 670.36	\$ 737.39
Subtotal - Category 10		\$ 670.36	\$ 737.39
11. Siding, Soffit, and Fascia			
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
Subtotal - Category 11		\$ 10,537.04	\$ 11,590.75
12. Exterior Doors and Trim			
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:	1 EA	\$ 948.90	\$ 1,043.79
<i>\$400 allowance</i>			
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			
Keyed knob only set:	1 EA	\$ 158.85	\$ 174.74
<i>\$80 allowance</i>			
Manufacturer:			
Model:			
Color:			
Subtotal - Category 12		\$ 2,952.75	\$ 3,248.03
13. Windows			
Vinyl full frame window:	2 EA	\$ 1,828.42	\$ 2,011.27
<i>\$530 allowance</i>			
Manufacturer:			
Line:			
Operation type, size, jamb, tempering, egress notes: see plan/schedule			
Exterior color:			
Interior color:			
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			
Window install material (flashing, caulk, shims, etc.).	2 EA	\$ 123.00	\$ 135.30
Subtotal - Category 13		\$ 1,951.42	\$ 2,146.57
14. Plumbing			
Subtotal - Category 14		\$ -	\$ -
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
Electrical Permit.	1 EA	\$ 227.55	\$ 250.31
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora	1 EA	\$ 0.00	\$ 0.00
	1 EA	\$ 0.00	\$ 0.00
Light fixture- CBR furnish and elec install: <i>\$100 allowance</i>	1 EA	\$ 268.14	\$ 294.95
Manufacturer:			
Model:			
Finish:			
Bulb:			
Light fixture- CBR furnish and elec install: <i>\$150 allowance</i>	1 EA	\$ 334.56	\$ 368.02
Manufacturer:			
Model:			
Finish:			
Bulb:			
Addition wiring. Includes trenching to garage.	528 SF	\$ 6,819.12	\$ 7,501.03
Sub-panel.	1 EA	\$ 861.00	\$ 947.10

Subtotal - Category 16		\$ 8,510.37	\$ 9,361.41
17. Insulation			
Subtotal - Category 17		\$ -	\$ -
18. Drywall			
Walls and Ceilings- 1/2" drywall fire taped.	1264 SF	\$ 4,664.16	\$ 5,130.58
Boom/cartage fee - all projects.	1 EA	\$ 325.95	\$ 358.55
Subtotal - Category 18		\$ 4,990.11	\$ 5,489.12
24. Painting and Decorating			
Exterior door- finish:	1 EA	\$ 613.88	\$ 675.26
Manufacturer: Color name and # door: Color name and # jamb: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.			
Subtotal - Category 24		\$ 613.88	\$ 675.26
25. Clean Up and Debris Removal			
Disposal and clean-up:	1 EA	\$ 462.27	\$ 508.50
-Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.			
Street permit:	3 MO	\$ 350.55	\$ 385.61
-Minneapolis street use permit for dumpster. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.			
20 Yard roll-off dumpster:	2 EA	\$ 1,087.32	\$ 1,196.05
-10 ton maximum. NOTE: for 30 days only. See line below for additional months.			
Subtotal - Category 25		\$ 1,900.14	\$ 2,090.16
Project Subtotal		\$ 121,860.57	\$ 133,721.63
26. Designer Oversight & Project Management		\$ 12,795.36	\$ 14,074.90
27. Overhead and Profit		\$ 20,106.99	\$ 22,117.69
Grand Total**		\$ 154,762.93	\$ 170,239.22
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%*	\$ 3,869.07	Check or Cash Discount High 2.5%*	\$ 4,255.98
			\$ 150,893.86
			\$ 165,983.24

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