

## Two Car Attached Garage Addition

Address:

City, State, Zip:

Phone:

Email:



# BUDGET ANALYSIS

### Project Description:

Date: 6/8/2022

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 cedar siding on home. Match 2 year old roof on home. Tie in gutters to existing gutters and add downspouts. Uninsulated/unheated.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 2,967.50	\$ 3,561.00
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 7,000.00	\$ 7,000.00
Have a surveyor 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. <b>NOTE:</b> 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	\$ 1,500.00	\$ 1,800.00
<b>Subtotal - Category 1</b>			<b>\$ 11,467.50</b>	<b>\$ 12,361.00</b>
<b>02. Site Prep and Demolition</b>				
Site Prep Large Project or Addition (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	\$ 1,786.20	\$ 2,143.44
Demolition of work area to EPA lead safe work practices. Remove house lights and save. Remove gutters. Remove existing siding and roofing at area of tie in. See framing for wall removal.	1	EA	\$ 3,528.00	\$ 4,233.60
<b>NOTE: Although care is taken to carefully remove materials from wall and floor surfaces, screw pops, hairline cracks, and other issues can occasionally arise in adjacent spaces. No costs are included in this estimate to patch drywall or plaster 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 via Change Order.</b>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 5,314.20</b>	<b>\$ 6,377.04</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces or homeowner</b>				
<b>Subtotal - Category 3</b>			<b>\$ -</b>	<b>\$ -</b>
<b>04. Concrete and Foundation</b>				
Tear out and disposal of concrete and or asphalt driveway, sidewalks, or old garage slabs	412	SF	\$ 3,090.00	\$ 3,708.00
Excavation for crawl space foundation. Assumes 42" deep.	528	SF	\$ 16,500.00	\$ 19,800.00
20" X 8" strip Footings w/ (2) - #4 rebar continuous	68	LF	\$ 4,675.00	\$ 5,610.00
Flat concrete work. 4" slab. Patio / Driveway / Sidewalk	940	SF	\$ 23,500.00	\$ 28,200.00
<b>Subtotal - Category 4</b>			<b>\$ 47,765.00</b>	<b>\$ 57,318.00</b>
<b>05. Masonry</b>				
<b>Subtotal - Category 5</b>			<b>\$ -</b>	<b>\$ -</b>
<b>06. Framing</b>				
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	68	LF	\$ 4,911.30	\$ 5,893.56
Remove LOAD BEARING wall and frame a new opening. Includes new headers for the support of the weight above.	1	EA	\$ 1,896.60	\$ 2,275.92
Frame a gable roof. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	250	SF	\$ 7,415.25	\$ 8,898.30

Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	528 SF	\$ 13,013.35	\$ 15,616.02
<b>Subtotal - Category 6</b>		<b>\$ 27,236.50</b>	<b>\$ 32,683.80</b>
<b>09. Roofing, Flashing, Gutters</b>			
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs)	750 SF	\$ 5,625.00	\$ 6,750.00
<b>Shingle manufacturer:</b>			
<b>Shingle type:</b>			
Furnish and install new 5" standard gutters and 3x4 downspouts	118 LF	\$ 2,212.50	\$ 2,655.00
<b>Color:</b>			
<b>Subtotal - Category 9</b>		<b>\$ 7,837.50</b>	<b>\$ 9,405.00</b>
<b>10. Exterior Trim, Porches and Decks</b>			
Furnish and install Cedar exterior trim (5/4x?)	60 LF	\$ 648.36	\$ 778.03
<b>Width:</b>			
<b>Subtotal - Category 10</b>		<b>\$ 648.36</b>	<b>\$ 778.03</b>
<b>11. Siding, Soffit, and Fascia</b>			
Siding - Cedar board and baton	730 SF	\$ 7,573.75	\$ 9,088.50
Soffits and Fascia - Aluminum	85 LF	\$ 2,231.25	\$ 2,677.50
<b>Color:</b>			
<b>Subtotal - Category 11</b>		<b>\$ 9,805.00</b>	<b>\$ 11,766.00</b>
<b>12. Exterior Doors and Trim</b>			
Furnish and install new 16' steel insulated garage door and opener. Specify brickmold in category 10. <u>\$1,100.00 door allowance</u>	1 EA	\$ 1,875.00	\$ 2,250.00
<b>Manufacturer:</b>			
<b>Style:</b>			
<b>Color:</b>			
<b>Material:</b>			
<b>Insulated (Y or N):</b>			
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Furnish and install new steel garage service door; <u>Door allowance: \$400.00/ea.</u>	1 EA	\$ 978.50	\$ 1,174.20
<b>Manufacturer:</b>			
<b>Line:</b>			
<b>Type:</b>			
<b>Exterior material/color:</b>			
<b>Interior material/color:</b>			
<b>Glass:</b>			
<b>Grids (type, size, pattern, color):</b>			
<b>Interior weather strip color:</b>			
<b>Sill/threshold color:</b>			
<b>Bore (single or double):</b>			
<b>Exterior Brickmould profile/material/color/size: if comes with door, if not specify under section 10</b>			
Furnish and install keyed knob only set on new doors; <u>Allowance: \$80.00/ea.</u>	1 EA	\$ 162.85	\$ 195.42
<b>Hardware Color:</b>			
<b>Manufacturer:</b>			
<b>Style/model #:</b>			
<b>Subtotal - Category 12</b>		<b>\$ 3,016.35</b>	<b>\$ 3,619.62</b>
<b>13. Windows</b>			
Furnish and install new vinyl full frame window; builder grade Walsh <u>Window allowance \$525.00/ea.</u>	2 EA	\$ 1,928.50	\$ 2,314.20
<b>Manufacturer:</b>			
<b>Line:</b>			
Operation type, size, jamb, tempering, egress notes: see plan/schedule			
<b>Exterior material /color:</b>			
<b>Interior material /color:</b>			
<b>Glass: clear Low E2 w/ Argon is standard- modify if something else desired</b>			
<b>Grids (type, size, pattern, color):</b>			
<b>Interior weather Strip color: ???</b>			
<b>Hardware type/color:</b>			
<b>WOCD: Y or N (and specify color, if diff. from hardware)</b>			
<b>Screen surround material/color:</b>			
<b>Screen color:</b>			
<b>Exterior Brickmould profile/material/color/size: if comes with window, if not specify under</b>			

Window install material (flashing, caulk, shims, etc.)	2 EA	\$ 125.00	\$ 150.00
<b>Subtotal - Category 13</b>		<b>\$ 2,053.50</b>	<b>\$ 2,464.20</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>			
Electrical Permit	1 EA	\$ 231.25	\$ 277.50
Specify device color: White, light almond, or ivory are standard. PICK ONE	1 EA	\$ 0.00	\$ 0.00
Specify switch style Pole or Decora. PICK ONE			
<b>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**</b>	1 Note	\$ 0.00	\$ 0.00
<b>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.</b>	1 Note	\$ 0.00	\$ 0.00
CBR furnish and elec install wall sconces on sides of door; Fixture allowance \$150.00/set Manufacturer: Model #: Finish:	1 EA	\$ 477.50	\$ 573.00
CBR furnish and elec install light fixture; Fixture allowance \$150.00/ea. Manufacturer: Model #: Finish:	2 EA	\$ 680.00	\$ 816.00
<b>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. All material issues related to materials supplied by owner are the responsibility of the owner to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</b>	1 Note	\$ 0.00	\$ 0.00
Addition price for electrical	528 SF	\$ 3,300.00	\$ 3,960.00
Furnish and install new electric sub-panel	1 EA	\$ 875.00	\$ 1,050.00
<b>Subtotal - Category 16</b>		<b>\$ 5,563.75</b>	<b>\$ 6,676.50</b>
<b>17. Insulation</b>			
<b>Subtotal - Category 17</b>		<b>\$ -</b>	<b>\$ -</b>
<b>18. Drywall</b>			
Install drywall on clg and walls - Fire taped only	1264 SF	\$ 4,661.00	\$ 5,593.20
<b>Subtotal - Category 18</b>		<b>\$ 4,661.00</b>	<b>\$ 5,593.20</b>
<b>19. Tile and Stone</b>			
<b>Subtotal - Category 19</b>		<b>\$ -</b>	<b>\$ -</b>
<b>20. Millwork, Doors, Hardware</b>			
<b>Subtotal - Category 20</b>		<b>\$ -</b>	<b>\$ -</b>
<b>21. Cabinetry, Countertops and Appliances</b>			
<b>Subtotal - Category 21</b>		<b>\$ -</b>	<b>\$ -</b>
<b>22. Specialties</b>			
<b>Subtotal - Category 22</b>		<b>\$ -</b>	<b>\$ -</b>
<b>23. Flooring</b>			
<b>Subtotal - Category 23</b>		<b>\$ -</b>	<b>\$ -</b>

<b>24. Painting and Decorating</b>					
Finishing of an EXTERIOR door <u>both sides</u> . Includes the jamb of the unit. <u>NOTE: Our standard is low VOC for woodwork, although may not be able to use low VOC primer due to existing stain/wood condition- tbd. Will use low VOC primer when able.</u>	1 EA	\$	250.00	\$	300.00
<p>Manufacturer:</p> <p>Color name and #:</p> <p>Sheen: (satin is standard)</p>					
Exterior Painting - Stain or Paint siding of new garage	1 EA	\$	3,750.00	\$	4,500.00
<b>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.</b>	1 Note	\$	0.00	\$	0.00
<b>Subtotal - Category 24</b>			<b>\$ 4,000.00</b>		<b>\$ 4,800.00</b>
<b>25. Clean Up and Debris Removal</b>					
Disposal and clean-up - remove all site prep, wipe down and broom sweep area. Haul all extra material off site.	1 EA	\$	632.82	\$	759.38
<u>ADD number of days, dumpster is estimated to be needed over 30 days</u>	45 DAYS	\$	315.00	\$	315.00
<b>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.</b>	0 EA	\$	0.00	\$	0.00
6 Yard mini roll-off dumpster - smaller truck for smaller places 2.5 ton maximum. <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	256.25	\$	307.50
20 Yard roll-off dumpster - 10 ton maximum <b>NOTE:</b> for 30 days only. Use line above for estimated days over 30 days	1 EA	\$	418.75	\$	502.50
Regular portable restroom (one month) <b>NOTE:</b> This cost can be saved if home owner is ok with making a bathroom in the house available to Castle and it's trade partners	3 EA	\$	531.25	\$	637.50
Total cost for materials and labor for all line items listed above.	0 EA	\$	-	\$	-
<b>Subtotal - Category 25</b>			<b>\$ 2,154.07</b>		<b>\$ 2,521.88</b>
<b>Project Subtotal</b>			<b>\$ 131,601.48</b>		<b>\$ 156,364.28</b>
<b>26. Designer Oversight &amp; Project Management</b>			\$ 14,377.46		\$ 17,252.95
<b>27. Overhead and Profit</b>			\$ 20,628.53		\$ 24,754.24
<b>Grand Total**</b>			<b>\$ 166,607.47</b>		<b>\$ 199,928.97</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>	\$	<b>4,165.19</b>	<b>Check or Cash Discount High 2.5%*</b>	\$	<b>4,998.22</b>
				\$	<b>162,442.29</b>
				\$	<b>194,930.74</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

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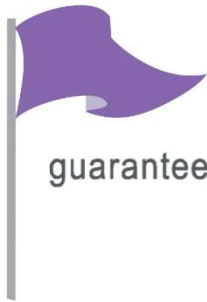


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