



BUDGET ANALYSIS

Client Information:

Two Car Attached Garage Addition - 528 SF

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					
<u>Permit.</u>	1	EA		\$ 3,510.00	\$ 4,036.50
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.	1	EA		\$ 4,000.00	\$ 4,000.00
<u>Locate and mark all 4 property corners with new monuments and draw a full site plan</u> - 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		\$ 1,620.00	\$ 1,863.00
Subtotal - Category 1				\$ 9,130.00	\$ 9,899.50
02. Site Prep and Demolition					
<u>Client Responsibilities:</u> -Remove personal items from work areas including food, appliances, furniture, and valuables. -Remove valuables, art, and personal items from walking paths to restrooms and entry/exit and the other side of walls adjacent to work area.	1	EA		\$ 0.00	\$ 0.00
<u>Site Prep Small to Medium Project:</u> -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		\$ 604.63	\$ 695.32
<u>Demolition of work area:</u> -Remove house lights and save. -Remove gutters. -Remove existing siding -Remove roofing at area of tie in. See framing for wall removal.	1	EA		\$ 2,137.04	\$ 2,457.60

NOTE: Client demolition:

-If client demo work is not completed by construction start date Castle will complete demo at additional charge.
-If Castle does site prep, but client does demo, Castle is not liable for damage done by client.

NOTE: Although care is taken to carefully complete demolition, 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. 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 off some of the existing finish. Any additional repairs will be an extra charge and dealt with via Change Order.

Subtotal - Category 2		\$ 2,741.67	\$ 3,152.92
03. Landscaping and Fence			
<i>Any/all landscaping work to be done by others after the conclusion of the project. No landscaping work included in this project.</i>			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
<u>Concrete and or asphalt driveway, sidewalks, or old garage slabs-</u> tear out and disposal.	412 SF	\$ 2,781.00	\$ 3,198.15
Note: Minimum Job Size Applies up to about 400 SF.			
<u>Excavation for crawl space foundation.</u> Assumes 42" deep.	140 SF	\$ 5,670.00	\$ 6,520.50
Note: Minimum Job Size Applies up to about 250 SF.			
<u>Strip footings-</u> 20" X 8" w/ (2) #4 rebar continuous	70 LF	\$ 6,615.00	\$ 7,607.25
Note: Minimum Job Size Applies up to about 28 LF.			
<u>Block walls for crawl space-</u> 12" block at 42" frost depth and 4 courses above grade.	70 LF	\$ 17,010.00	\$ 19,561.50
Core fills, exterior waterproofing and rigid foam on the exterior.			
Note: Minimum Job Size Applies up to about 27 LF.			
<u>Flat concrete work.</u> 4" slab. Patio / Driveway / Sidewalk.	528 SF	\$ 14,256.00	\$ 16,394.40
Note: Minimum Job Size Applies up to about 100 SF.			
Subtotal - Category 4		\$ 46,332.00	\$ 53,281.80
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
<u>Exterior wall framing.</u> Includes 1/2" OSB sheathing.	70 LF	\$ 3,660.39	\$ 4,209.45
<u>Cricket/overlay roof-</u> stick framed. 1/2" OSB, "H" clips @ 24" O.C.	242 SF	\$ 5,195.95	\$ 5,975.34
<u>Truss roof.</u> 1/2" OSB, "H" clips @ 24" O.C. 1 story, non complicated.	528 SF	\$ 10,274.99	\$ 11,816.24
<u>Soffits/fascia/overhangs - 1st floor.</u>	76 LF	\$ 8,736.36	\$ 10,046.82
NOTE: add additional costs for complicated or 2nd/3rd stories.			
Subtotal - Category 6		\$ 27,867.70	\$ 32,047.85
09. Roofing, Flashing, Gutters			
<u>Asphalt shingle roofing- for additions.</u> 6/12 pitch	950 SF	\$ 9,503.33	\$ 10,928.82
Manufacturer:			
Type:			
<u>Gutters and Downspouts with 6' extenders- standard 5" and 3x4 downspouts.</u>	118 LF	\$ 1,991.25	\$ 2,289.94
Color:			
Subtotal - Category 9		\$ 11,494.58	\$ 13,218.76
10. Exterior Trim, Porches and Decks			
<u>EXTERIOR TRIM:</u>	0 EA	\$ -	\$ -
<u>Trim- Cedar:</u>	60 LF	\$ 693.92	\$ 798.00
Width:			
Thickness:			
Texture:			
Subtotal - Category 10		\$ 693.92	\$ 798.00
11. Siding, Soffit, and Fascia			
<u>House wrap-</u> 1 layer Tyvek.	730 SF	\$ 1,293.47	\$ 1,487.49
<u>Siding- Steel:</u>	730 SF	\$ 14,782.50	\$ 16,999.88
Manufacturer:			
Color:			
Lap Size:			
Texture:			

Soffits and Fascia - Aluminum:	85 LF	\$ 2,530.24	\$ 2,909.77
Color:			
Smooth or texture:			
Vented or non-vented:			
Subtotal - Category 11		\$ 18,606.21	\$ 21,397.14
12. Exterior Doors and Trim			
Overhead garage door- 16' steel un-insulated garage door and opener:	1 EA	\$ 4,456.35	\$ 5,124.80
Manufacturer:			
Model:			
Material:			
Color:			
Insulated (Y or N):			
Height:			
Glass:			
NOTE: Specify brickmold in category 10.			
Garage service door:	1 EA	\$ 943.44	\$ 1,084.95
\$420 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.			
Keved knob only set:	1 EA	\$ 168.05	\$ 193.26
\$84 allowance			
Manufacturer:			
Model:			
Color:			
Subtotal - Category 12		\$ 5,567.84	\$ 6,403.02
13. Windows			
Vinyl full frame window:	2 EA	\$ 1,879.74	\$ 2,161.71
\$530 allowance			
Manufacturer: Hayfield			
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 section 10 *for budget analysis add separate line item*			
NOTE: All windows must be installed within 10 feet of each bedroom.			
Subtotal - Category 13		\$ 1,879.74	\$ 2,161.71
14. Plumbing			
Subtotal - Category 14		\$ 0.00	\$ 0.00
15. HVAC			
Subtotal - Category 15		\$ -	\$ -
16. Electrical			
<p><i>NOTE: Entire home must meet code requirements for smoke and CO detectors. All detectors need to be functional and placed per code. Code requires each floor to have one smoke detector. In addition, any bedroom needs a smoke detector. There must also be a carbon monoxide detector within 10 feet of each bedroom. If the rest of the home does not meet the above code, Client will be responsible to update it or if Client prefers, Castle will perform updates and a change order will be issued.</i></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.

Electrical Permit.	1 EA	\$ 249.75	\$ 287.21
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Outlet style: Decora or Standard			
Sconce - CBR furnish and elec install: \$200 allowance Manufacturer: Model: Finish: Bulb:	3 EA	\$ 1,397.25	\$ 1,606.84
NOTE: For all home client 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 client are the responsibility of the client to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.			
Addition wiring.	528 SF	\$ 7,484.40	\$ 8,607.06
Sub-panel.	1 EA	\$ 945.00	\$ 1,086.75
5" recessed LED light, 6" disk LED light, or 6" wafer LED light.	6 EA	\$ 1,417.50	\$ 1,630.13
Subtotal - Category 16		\$ 11,493.90	\$ 13,217.99
17. Insulation			
Subtotal - Category 17		\$ 0.00	\$ 0.00
18. Drywall			
Fire taped only (walls & Ceiling) - Install drywall in attic crawl space to cover up spray foam per code.	1264 SF	\$ 5,119.20	\$ 5,887.08
Boom/cartage fee - all projects.	1 EA	\$ 357.75	\$ 411.41
Subtotal - Category 18		\$ 5,476.95	\$ 6,298.49
19. Tile and Stone			
Subtotal - Category 19		\$ -	\$ -
20. Millwork, Doors, Hardware			
Subtotal - Category 20		\$ -	\$ -
21. Cabinetry, Countertops and Appliances			
Subtotal - Category 21		\$ 0.00	\$ 0.00
22. Specialties			
Subtotal - Category 22		\$ -	\$ -
23. Flooring			
Subtotal - Category 23		\$ 0.00	\$ 0.00
24. Painting and Decorating			
Exterior door - finish: Manufacturer: Color name and # door: Color name and # jamb: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	1 EA	\$ 479.72	\$ 551.68
Subtotal - Category 24		\$ 479.72	\$ 551.68
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. NOTE: 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	\$ 569.97	\$ 655.47
Street permit: -Minneapolis street use permit for dumpster or unit temp storage. NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.	3 MO	\$ 526.50	\$ 605.48

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.

20 Yard roll-off dumpster: -10 ton maximum. NOTE: for 30 days only. See line below for additional months.	2 EA	\$ 1,309.93	\$ 1,506.42
Additional months dumpster is needed.	1 MO	\$ 101.25	\$ 116.44
Portable restroom: -Regular. NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.	3 MO	\$ 1,006.02	\$ 1,156.92
Subtotal - Category 25		\$ 3,513.67	\$ 4,040.73
Project Subtotal		\$ 145,277.90	\$ 166,469.58
26. Designer Oversight & Project Management		\$ 13,728.76	\$ 15,788.08
27. Overhead and Profit		\$ 21,573.77	\$ 24,809.83
Grand Total**		\$ 180,580.43	\$ 207,667.49
<p>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.</p>			
Check or Cash Discount Low 2.5%*	\$ 4,514.51	Check or Cash Discount High 2.5%*	\$ 5,191.69
			\$ 176,065.92
			\$ 202,475.81

*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 Studio Locations



362 Snelling Ave S.
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5 W. Diamond Lake Rd
Minneapolis, MN 55419
P) 612-789-8509



2600 Johnson St. NE
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6480 Wayzata Blvd.
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