

Name: Two Car Attached Garage Addition

Address:

City, State, Zip:

Phone:

Email:



## BUDGET ANALYSIS

**Project Description:**

**Date: 11/5/2021**

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. Uninsulated/unheated.

	Qty.	Unit	Low Budget	High Budget
<b>01. Permits and Design</b>				
Permit	1	EA	\$ 2,337.00	\$ 2,570.70
Design and Planning Process -- See Design and Planning Agreement for Details.	1	EA	\$ 5,400.00	\$ 5,400.00
Have a surveyor locate and mark all 4 property corners with new monuments and draw survey <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	\$ 1,476.00	\$ 1,623.60
<b>Subtotal - Category 1</b>			<b>\$ 9,213.00</b>	<b>\$ 9,594.30</b>
<b>02. Site Prep and Demolition</b>				
Site Prep Small to Medium Project (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	\$ 411.45	\$ 452.60
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. Remove existing garage walls, etc.	1	EA	\$ 3,830.40	\$ 4,213.44
<i><b>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.</b></i>	1	Note	\$ 0.00	\$ 0.00
<b>Subtotal - Category 2</b>			<b>\$ 4,241.85</b>	<b>\$ 4,666.04</b>
<b>03. Landscaping and Fence - By Field Outdoor Spaces</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	\$ 2,533.80	\$ 2,787.18
Excavation for garage foundation. Assumes 42" deep.	528	SF	\$ 12,988.80	\$ 14,287.68
20" X 8" strip Footings w/ (2) - #4 rebar continuous	68	LF	\$ 4,014.72	\$ 4,416.19
Flat concrete work. 4" slab. Patio / Driveway / Sidewalk	576	SF	\$ 15,586.56	\$ 17,145.22
<b>Subtotal - Category 4</b>			<b>\$ 35,123.88</b>	<b>\$ 38,636.27</b>
<b>05. Masonry</b>				

<b>Subtotal - Category 5</b>			\$	-	\$	-
<b>06. Framing</b>						
Exterior wall framing. Includes 1/2" OSB sheathing. (materials and labor)	68 LF	\$	3,967.80	\$	4,364.58	
Tie in roof framing over existing home. Includes 1/2" OSB, "H" clips @ 24" O.C. - stick framed (materials and labor)	200 SF	\$	4,531.80	\$	4,984.98	
Frame a roof with truss construction. Includes 1/2" OSB, "H" clips @ 24" O.C. - (materials and labor)	528 SF	\$	10,251.65	\$	11,276.81	
<b>Subtotal - Category 6</b>			\$	18,751.25	\$	20,626.37
<b>09. Roofing, Flashing, Gutters</b>						
Roofing - Furnish and install asphalt shingles. Install only. (for additions and new roofs) Shingle manufacturer: Shingle type:	672 SF	\$	3,926.16	\$	4,318.78	
Furnish and install new 5" standard gutters and 3x4 downspouts Color:	118 LF	\$	1,596.54	\$	1,756.19	
<b>Subtotal - Category 9</b>			\$	5,522.70	\$	6,074.97
<b>10. Exterior Trim, Porches and Decks</b>						
<b>Subtotal - Category 10</b>			\$	-	\$	-
<b>11. Siding, Soffit, and Fascia</b>						
Siding - Cedar board and baton	612 SF	\$	6,022.08	\$	6,624.29	
Soffits and Fascia - Aluminum Color:	68 LF	\$	1,672.80	\$	1,840.08	
<b>Subtotal - Category 11</b>			\$	7,694.88	\$	8,464.37
<b>12. Exterior Doors and Trim</b>						
Furnish and install new 16' steel un-insulated garage door and opener \$1200.00 door allowance Manufacturer: Style: Color: Material: Insulated (Y or N): Height:	1 EA	\$	2,460.00	\$	2,706.00	
Furnish and install new steel garage service door; Door allowance: \$250.00/ea. Manufacturer/supplier: Door Size: Swing: Single or double bore?: Jamb Depth:	1 EA	\$	737.25	\$	810.98	
Furnish and install deadbolt lock and passage set on new doors; Handle set allowance: \$80.00/ea. Hardware Color: Manufacturer: Style/model #:	1 EA	\$	144.45	\$	158.90	
<b>Subtotal - Category 12</b>			\$	3,341.70	\$	3,675.87
<b>13. Windows</b>						
Furnish and install new vinyl full frame window in new window opening; Window allowance \$375.00/ea. Manufacturer: Richlin Exterior Color: Exterior Material: Interior Material/color: Hardware color: Screen color: Jamb size: standard is 4 9/16" for 2x4 construction and 6 9/16" for 2x6 construction or custom (PM to verify at tpsv) Exterior trim details: Grids:	1 EA	\$	801.83	\$	882.01	
<b>Subtotal - Category 13</b>			\$	801.83	\$	882.01

<b>14. Plumbing</b>				
<b>Subtotal - Category 14</b>			\$ -	\$ -
<b>15. HVAC</b>				
<b>Subtotal - Category 15</b>			\$ -	\$ -
<b>16. Electrical</b>				
Specify device color: White, light almond, or ivory are standard. PICK ONE	1 EA	\$ 0.00	\$ 0.00	0.00
Specify switch style Pole or Decora. PICK ONE				
<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	0.00
Furnish and install light fixture; Fixture allowance \$75.00/ea. Manufacturer: Model #: Finish:	2 EA	\$ 430.50	\$ 473.55	473.55
<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	0.00
Finished garage price for electrical	528 SF	\$ 2,760.12	\$ 3,036.13	3,036.13
<b>Subtotal - Category 16</b>			\$ 3,190.62	\$ 3,509.68
<b>17. Insulation</b>				
<b>Subtotal - Category 17</b>			\$ -	\$ -
<b>18. Drywall</b>				
Furnish and install 5/8" drywall on ceilings- fire taped.	528 SF	\$ 1,818.43	\$ 2,000.28	2,000.28
Furnish and install 1/2" drywall on walls fire taped.	624 SF	\$ 2,149.06	\$ 2,363.96	2,363.96
<b>Subtotal - Category 18</b>			\$ 3,967.49	\$ 4,364.24
<b>19. Tile and Stone</b>				
<b>Subtotal - Category 19</b>			\$ -	\$ -
<b>20. Millwork, Doors, Hardware</b>				
<b>Subtotal - Category 20</b>			\$ -	\$ -
<b>21. Cabinetry, Countertops and Appliances</b>				
<b>Subtotal - Category 21</b>			\$ 0.00	\$ 0.00
<b>22. Specialties</b>				
<b>Subtotal - Category 22</b>			\$ -	\$ -
<b>23. Flooring</b>				
<b>Subtotal - Category 23</b>			\$ -	\$ -
<b>24. Painting and Decorating</b>				
Exterior Painting - Paint all new siding to match existing home and new exterior doors.	612 SF	\$ 4,892.94	\$ 5,382.23	5,382.23
<b>Subtotal - Category 24</b>			\$ 4,892.94	\$ 5,382.23
<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	\$ 319.20	\$ 351.12	351.12
<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>	1 EA	\$ 246.00	\$ 270.60	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	453.26

Regular portable restroom (one month) NOTE: 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	1 EA	\$ 209.10	\$ 230.01
<b>Subtotal - Category 25</b>		<b>\$ 1,186.35</b>	<b>\$ 1,304.99</b>
<b>Project Subtotal</b>		<b>\$ 97,928.49</b>	<b>\$ 107,181.34</b>
<b>26. Designer Oversight &amp; Project Management</b>		<b>\$ 7,907.73</b>	<b>\$ 8,698.50</b>
<b>27. Overhead and Profit</b>		<b>\$ 13,734.47</b>	<b>\$ 15,107.92</b>
<b>Grand Total**</b>		<b>\$ 119,570.68</b>	<b>\$ 131,527.75</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>\$ 2,989.27</b>	<b>Check or Cash Discount High 2.5%*</b>	<b>\$ 3,288.19</b>
			<b>\$ 116,581.42</b>
			<b>\$ 128,239.56</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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# Castle Offers Financing



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50% of project cost



7% interest rate



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