



## 3 Car Garage/ADU Shell Preliminary Estimate

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Submitted to:

Submitted by:

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### Project Specifications

*3 Car Garage/2<sup>nd</sup> Story ADU Addition Shell*

### General Project Contents

#### DEMOLITION

- Demolish existing garage.

#### EXCAVATION

- Excavate and backfill soil.
- Load and haul away excess material.

#### CONCRETE

- Pour concrete slab, 4" thick.
- Set forms and pour concrete footers and walls.

#### FLOOR FRAMING

- Provide and install 14" I-joists and LVL's, 16"oc.

# PROSPECT 30 EIGHT

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- Provide and install tongue and groove OSB subfloor, 3/4".
- Provide and install stairs with composite decking board steps and landing, (\$6/sq ft decking allowance)
- Install railings.

## WALL FRAMING

- Provide and install wood wall framing, 2" x 4" & 2" x 6", 16"oc.
- Provide and install 6" x 6" posts, steel posts and beams, and LVL headers per structural plans.
- Provide and install wall sheathing, oriented strand board, 1/2".

## ROOF FRAMING

- Provide and 11-7/8" TJI and LVL shed roof framing.
- Provide and install oriented strand board sheathing, 1/2".

## ROOFING AND GUTTERS

- Provide and install fiberglass shingles.
- Provide and install aluminum drip edge.
- Provide and install EPDM roofing.
- Provide and install flashing on sidewalls and plumbing vents, aluminum.
- Provide and install 5" seamless aluminum guttering.
- Provide and install 3" x 4" aluminum downspout.

## EXTERIOR DOORS

- Install 2 exterior doors with locksets.



### WINDOWS

- Install windows as specified on plans.

### SIDING

- Provide and install cedar and James Hardie fiber cement siding, fascia, soffit, and trim.

### PLUMBING

- Rough-in bathroom toilet, sink, and shower.
- Rough-in kitchen sink and dishwasher.
- Provide and install 40-gallon water heater.
- Run water and waste lines to ADU.

### HEATING, VENTILATION, AIR CONDITIONING

- Provide and install mini split system, (\$7,500 HVAC allowance).

### ELECTRICAL

- Provide and install duplex outlet sets.
- Provide and install switch sets.
- Provide and install 3 way switch sets.
- Provide and install GFIC outlets.
- Provide and install 220 V outlets.
- Provide and install 17 recessed lighting fixtures.
- Install 4 outdoor flood fixtures, 1 vanity light, and 5 ceiling mount fixtures.
- Provide and install bathroom light with fan & switch, (\$100 allowance).

# PROSPECT 30 EIGHT

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- Provide and install sub-panel arc fault protection.
- Provide and install hard wired smoke/carbon monoxide detectors.

### INSULATION

- Provide and install insulation, in walls, R-22.
- Provide and install insulation in floor, unfaced, laid flat, R-30.
- Provide and install spray foam and batt insulation in rafters, R-49.

### WALL COVERINGS

- Provide and install drywall, taped and finished, 1/2"

### PAINTING

- Paint exterior siding and trim.

### PROJECT FINALIZATION

- Clean interior and exterior work areas.
- Deliver and service dumpsters and portable toilet.

**Estimated Project Cost is \$250,000-280,000**