



Preliminary Estimate

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Submitted to:

Submitted by:

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Project Specifications

2 Car Garage/ 2nd Story ADU

General Project Contents

PROJECT PREPARATION

- Obtain architectural and structural plans.
- Obtain survey.
- Obtain necessary permits.

FRAMING DEMOLITION

- Demolish existing garage and concrete flatwork.

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 11-7/8" I-joists, 16"oc.
- Provide and install tongue and groove OSB subfloor, 3/4".

WALL FRAMING

- Provide and install wood wall framing, 2" x 4", 16"oc.
- Provide and install wood wall framing, 2" x 6", 16"oc.
- Provide and install wall sheathing, oriented strand board, and exterior gypsum.

ROOF FRAMING

- Provide and install scissors trusses.
- 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 flashing on valleys, aluminum.
- Provide and install flashing on plumbing vents, aluminum.
- Provide and install roof vents.

PROSPECT 30 EIGHT

CONSTRUCTION, INC.



- Provide and install 5" seamless aluminum guttering.
- Provide and install 3" x 4" aluminum downspouts.

EXTERIOR DOORS

- Provide and install 2 fiberglass exterior doors, single lite, with locksets, (\$2,200 group allowance).
- Provide and install insulated steel garage door with opener, (\$4,000 allowance)

WINDOWS

- Provide and install Andersen 100 series windows, (\$4,500 group allowance).

SIDING

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

PLUMBING

- Rough-in bathroom toilet, sink, and shower.
- Rough-in kitchen sink and dishwasher.
- Rough-in washer plumbing and dryer vent.
- Provide kitchen sink, disposal, and faucet, (\$450 group allowance).
- Provide and install toilet, (\$225 allowance).
- Provide and install bathtub, (\$650 allowance).
- Provide install bathroom sink and shower faucets, (\$300 group allowance).
- Provide and install 40 gallon water heater.
- Run a new sewer line to main.

PROSPECT 30 EIGHT

CONSTRUCTION, INC.



HEATING, VENTILATION, AIR CONDITIONING

- Provide and install mini split system, (\$10,000 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 recessed lighting fixtures.
- Provide and install 3 outdoor flood fixtures, (\$75 per fixture allowance).
- Provide and install bathroom light and switch, (\$75 fixture allowance).
- Provide and install bathroom light with fan & switch, (\$100 allowance).
- Provide and install sub-panel arc fault protection.
- Provide and install hard wired smoke detectors.
- Provide and install electric car charging outlet.
- Bury electric feed to house.

INSULATION

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

PROSPECT 30 EIGHT

CONSTRUCTION, INC.



WALL COVERINGS

- Provide and install drywall, taped and finished, 1/2".
- Provide and install wall tile, (\$4/sq. ft. allowance).

INTERIOR DOORS

- Provide and install 5 pre-hung interior hardboard hollow core doors, 2 fire rated doors, with locksets, (\$1,500 group allowance).

INTERIOR TRIM, STAIRS AND ACCESSORIES

- Provide and install MDF casing, (\$1.50/ ft allowance).
- Provide and install MDF base, (\$1.75/ ft allowance).
- Provide and install melamine board closet shelves and steel closet rods, (\$350 material allowance).
- Provide and install stairs and railings.

FLOOR COVERING

- Provide and install engineered flooring, (\$4/ sq ft allowance).
- Provide and install tile flooring, (\$4/sq. ft. allowance).

CABINETS AND COUNTERTOPS

- Provide and install kitchen cabinets, (\$5,000 allowance).
- Provide and install countertops, (\$4,000 allowance).
- Provide and install vanity and top, (\$800 allowance).



APPLIANCES

- Provide and install dishwasher, refrigerator, range, and stack washer/dryer unit, (\$4,000 group allowance).

PAINTING

- Paint interior trim and doors.
- Prime and paint drywall.
- Paint exterior siding and trim.

FENCING

- Provide and install fencing and gate.

PROJECT FINALIZATION

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

Estimated Project Cost is \$350,000-\$380,000