

# PROPOSAL

## Client Information:

Name  
Address  
City, State, Zip  
Phone  
Email



## Model Description:

Model S+2 Detached ADU: Construct detached ADU and two car garage at ground level. 416 sq ft ADU attached to 576 sq ft garage. 2-stall un-insulated garage with living space adjacent. ADU exterior walls to be insulated. Includes 1 full bath with acrylic shower surround and pan. Kitchen features Crystal cabinets and, stainless steel undermount sink, and granite countertops. Gable roof. Stacked laundry included in bathroom. Includes Bosch appliances. Luxury Vinyl plank floor to be install. Owner to do landscaping- not included.

## Finish Package Description:

The transitional finish package includes builder grade entry level finishes. It includes Shaker style white painted cabinets, black granite countertops, ranch casing and base trim, chrome finishes, and luxury vinyl plank floors with a wood look. All trim is painted.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.				
	Qty.	Unit	Image	Total
01. Permits and Design				\$ 0.00
Permit.	1	EA		\$ 2,844.72
Design and Planning Process- see Design and Planning Agreement for details.	1	EA		\$ 1,500.00
Soil testing- Have cores drilled if on a known swampy area, or an addition is going to be close to another structure or neighbor. Add \$1,521.00	0	EA		\$ 0.00
St. Paul SAC Charges - Client to pay all Sewer Access Charges (\$2,485), SAC Admin Fees (\$175), and Parkland Dedication Fees (\$1,200 Max).	0	EA		\$ 0.00
Erosion Control Permit - Client to pay all Erosion Control permit fees if required due to proximity to watershed.	0	EA		\$ 0.00
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.- 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		\$ 1,404.00
Subtotal - Category 1				\$ 5,748.72
02. Site Prep and Demolition				\$ 0.00
Client Responsibilities: -Remove personal items from any structures to be removed.	1	EA		\$ 0.00
Site Prep ADU Build: -Install silt fence at perimeter of build site and maintain through project. -Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Protect floors through project with rosin paper and hardboard.	1	EA		\$ 1,141.10

<b><u>If Needed - Demolition of Existing Structure: 24' x 24'</u></b>	0 SF	\$	0.00
-Demo and haul away debris from existing structure.			
-Break up slab, haul away concrete, and flatten site.			
-Additional cost if insulated, double wall, or attic trusses.			
-If needed add \$5,054.40			
<b>Subtotal - Category 2</b>		\$	<b>1,141.10</b>
<b>03. Landscaping and Fence</b>		\$	<b>0.00</b>
<b><u>Fence &amp; Gate Build - By Owner</u></b>	0 EA	\$	0.00
- Remove existing fence, save for re-installation if possible			
- After structure is complete, re-install fence portion and gate on opposite side of property lot			
<b>Subtotal - Category 3</b>		\$	<b>0.00</b>
<b>04. Concrete and Foundation</b>		\$	<b>0.00</b>
<b><u>Trench yard - Connect water and sewer plumbing lines to home.</u></b>	1 EA	\$	26,910.00
<b><u>St. Paul - Additional cost to trench yard to street - Connect water and sewer plumbing lines to street.</u></b>	0 EA	\$	0.00
<b><u>Flat concrete work.</u></b> 4" floating slab. Re-inforced with re-bar. Garage floor sloped towards alley.	988 SF	\$	23,119.20
<b><u>Optional: Flat concrete work.</u></b> 4" slab. Driveway. Add 100 SF Minimum. Add \$1,521.00	0 SF	\$	0.00
<b><u>Optional: Flat concrete work.</u></b> 4" slab. Sidewalk. Add 100 SF Minimum. Add \$1,989.00	0 SF	\$	0.00
<b><u>Optional: Flat concrete work.</u></b> 4" slab. Patio. Add 100 SF Minimum. Add \$1,638.00	0 SF	\$	0.00
<b><u>Option: One Stall Garages - Garage Flake Floor Add \$2,190</u></b> Grind and prepare concrete to CSP 2. Polyurea base coat, vinyl chips (flake) broadcast to rejection. Polyaspartic top coat	0 SF	\$	0.00
<b><u>Option: Two Stall Garages - Garage Flake Floor: Add \$4,304</u></b> Grind and prepare concrete to CSP 2. Polyurea base coat, vinyl chips (flake) broadcast to rejection. Polyaspartic top coat	0 SF	\$	0.00
<b>Subtotal - Category 4</b>		\$	<b>50,029.20</b>
<b>05. Masonry</b>		\$	<b>0.00</b>
<b>Subtotal - Category 5</b>		\$	<b>0.00</b>
<b>06. Framing</b>		\$	<b>0.00</b>
<b><u>Exterior wall framing.</u></b> Includes 1/2" OSB sheathing.	130 LF	\$	4,867.20
<b><u>Interior wall framing.</u></b>	46 LF	\$	1,076.40
-Prep walls and ceilings for drywall.			
-Furnish and install backers for rock and accessories.			
<b><u>Gable Truss roof.</u></b> 1/2" OSB, "H" clips @ 24" O.C. Gable roof design.	1100 SF	\$	27,027.00
<b>Subtotal - Category 6</b>		\$	<b>32,970.60</b>
<b>09. Roofing, Flashing, Gutters</b>		\$	<b>0.00</b>
<b><u>Asphalt shingle roofing- Lifetime Shingles</u></b>	1276 SF	\$	7,464.60
Manufacturer: Owens Corning			
Type:			
Roof Venting Type:			
Color:			
<b><u>Option: 74 LF Gutters and Downspouts with 6' extenders- standard 5" and 3x4 downspouts. Yard side. Add \$952.38</u></b>	0 LF	\$	0.00
Color:Assumes White.			
<b><u>Option: 74 LF Gutters w/ Helmets and Downspouts with 6' extenders- standard 5" and 3x4 downspouts. Yard side. Add \$1645.02</u></b>	0 LF	\$	0.00
Color:Assumes White.			
<b>Subtotal - Category 9</b>		\$	<b>7,464.60</b>
<b>10. Exterior Trim, Porches and Decks</b>		\$	<b>0.00</b>
<b><u>Trim- Smarttrim paint grade:</u></b>	265 LF	\$	1,550.25
Width: 4"			
Thickness:			
Texture:			
<b>Subtotal - Category 10</b>		\$	<b>1,550.25</b>

<b>11. Siding, Soffit, and Fascia</b>		\$ 0.00
<b>House wrap-</b> 1 layer.	1650 SF	\$ 2,533.78
<b>Siding - LP Smartside lap:</b>	1650 SF	\$ 21,235.50
Color: Unfinished		
Lap size: 6.5" reveal 4" trim - primed/caulked		
Texture:		
Note: Includes blocks for exterior light and outlet per plans.		
<b>Soffits and Fascia - Aluminum:</b>	140 LF	\$ 1,965.60
Color: Assumes white. Other colors add costs.		
Smooth or texture:		
Vented: Yes		
<b>Subtotal - Category 11</b>		\$ 25,734.88
<b>12. Exterior Doors and Trim</b>		\$ 0.00
<b>Overhead garage door-</b> 16' x 7' Full metal jacket R-11 insulated garage door and opener:	1 EA	\$ 2,106.00
Manufacturer:		
Model:		
Material:		
Color:		
Insulated (Y or N):		
Height:		
Glass:		
NOTE: Specific material to be used is 10		
<b>Garage service door:</b>	1 EA	\$ 1,053.00
\$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 finish: wood profile/material/colored/size if comes with door if not specify under option		
<b>Entry door: Home Depot</b>	1 EA	\$ 1,315.45
Manufacturer: MP Doors 36 in. x 80 in. Smooth White Right-Hand Inswing 3-Lite Low-E		
Finished Fiberglass Prehung Front Door		
Type: Exterior Door		
Bore (single or double): Double		
<b>Option: Full view storm door: Add \$578.33</b>	0 EA	\$ 0.00
LARSON® Appleton 36" x 80" White Midview Storm Door		
Door Color:		
Hardware Color:		
<b>Deadbolt lock and knob set:</b>	1 EA	\$ 555.75
Manufacturer: Schlage		
Model: Camelot Single Cylinder Electronic Keypad Deadbolt with Passage Accent Lever		
Model: FBE365CAMACC626		
Item: bci4066157		
Color: Satin Chrome		
<b>Subtotal - Category 12</b>		\$ 5,030.20
<b>13. Windows</b>		\$ 0.00
<b>Skylight-</b> Add \$2,128.65. Fresh air curb mounted no leak skylight with manual blind, blackout	0 EA	\$ 0.00
blinds flat:		
Model: VCM-2234-477 + FHCC 1025		
Inside Curb size code: 22.5 x 22.5		
Glass: VCM – 2234 Laminated Low E3: 477		
Blind: FHCC, Essentials 1025White		
Flashing: Step Flashing with adhesive underlayment: ECL 0000C-90		
NOTE: Includes drywall returns into the window- see drywall section.		

<b><u>Model S - Vinyl full frame window Package:</u></b> Manufacturer: Richlin Line: 500 Series, Casement Window Unit Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior color: White Interior color: White Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids: None Hardware type/color: White Screen surround material/color: BetterVue Fiberglass Full Screen, Screen color: White Exterior Brickmould and Sill Nose: Included NOTE: All windows in bathroom must be tempered glass	1 EA	\$	5,951.09
<b><u>Garage Window - Vinyl full frame window:</u></b> Manufacturer: Richlin Line: 500 Series, Fixed Window Unit Operation type, size, jamb, tempering, egress notes: see plan/schedule Exterior color: White Interior color: White Glass: clear Low E2 w/ Argon is standard- modify if something else desired Grids: None Hardware type/color: White Screen surround material/color: BetterVue Fiberglass Full Screen, Screen color: White	2 EA	\$	936.00
<b>Subtotal - Category 13</b>		\$	<b>6,887.09</b>
<b>14. Plumbing</b>		\$	<b>0.00</b>
<p><b><u>NOTE:</u></b> During kitchen and bathroom remodels, the pipes (drains and galvanized water lines) sit for extended periods of time with no water going through them. The build up on the inside of the pipes dries up and sometimes can come free and clog either a drain or water line, once the water is turned back on at the end of the project. There is no money included to unclog a pipe if this happens and additional charges will occur.</p> <p><b><u>NOTE:</u></b> Any new waste or supply lines will be plastic, not copper or galvanized.</p>			
<b><u>Plumbing Permit.</u></b>	1 EA	\$	614.25
<b><u>Lav faucet wide spread non-chrome:</u></b> Manufacturer: Delta Model: 35548LF-PNMPU Finish: Polished Nickel	1 EA	\$	869.76
<b><u>Under mount vanity sink:</u></b> Manufacturer: Kohler Model: K-2209-0	1 EA	\$	413.72
<b><u>Toilet (Skirted):</u></b> Manufacturer: Kohler Model: K-5310-0 Color: White	1 EA	\$	999.59
<b><u>Shower faucet, diverter and controller non-chrome:</u></b> Manufacturer: Delta Model: T17248-PN Finish: Polished Nickel	1 EA	\$	999.30
<b><u>Finished drain cover for a prefab shower pan (non-tile):</u></b> Manufacturer: Kohler Model: K-9132-BN Finish: Brushed Nickel	1 EA	\$	649.64
<b><u>Acrylic shower pan (48"x32"):</u></b> Manufacturer: Kohler (LHD) Model: K-8639-0 Color: White	1 EA	\$	1,406.46
<b><u>Acrylic shower pan (66"x36"):</u></b> Manufacturer: Kohler (CD) Model: K-8639-0 Color: White	1 EA	\$	1,968.70

<b><u>Bathroom rough-in.</u></b>	1 EA	\$	3,510.00
<b><u>Roof jack</u></b> on new plumbing vent penetrations.	1 EA	\$	476.17
<b><u>Kitchen Undermount sink:</u></b> Manufacturer: Kohler Model: K-3332-NA Finish: Stainless Steel	1 EA	\$	2,209.72
<b><u>Kitchen faucet:</u></b> Manufacturer: Delta Model: 9184-PN-PR-DST Finish: Lumicoat Polished Nickel	1 EA	\$	981.83
<b><u>Install new dishwasher.</u></b> Model:	1 EA	\$	234.00
<b><u>Water line to the refrigerator.</u></b> NOTE: If only hooking up to the existing water line, see line in category 21.	1 EA	\$	175.50
<b><u>Option: Garbage disposal-</u></b> Insinkerator 1/2 hp: Add \$367.38 Location: Single hole, left side, or right side	0 EA	\$	0.00
<b><u>Kitchen Rough-In</u></b>	1 EA	\$	3,510.00
<b><u>Option: Soap Dispenser - Pump: Add \$99.45</u></b> Manufacturer: Model: Finish:	0 EA	\$	0.00
<b><u>Option: Water filtration system: Add \$1,146</u></b> Manufacturer: Kohler Model: Aquifer double cartridge water filtration system, K-77686-NA Faucet: Wellspring Beverage faucet with traditional design K-6666-CP Finish: polished chrome faucet	0 EA	\$	0.00
<b><u>Sillcock-</u></b> new.	1 EA	\$	479.70
<b><u>Standard electric water heater.</u></b>	1 EA	\$	735.93
<b>Subtotal - Category 14</b>		\$	<b>20,234.27</b>
<b>15. HVAC</b>		\$	<b>0.00</b>
<b><u>Mechanical permit.</u></b>	1 EA	\$	146.25
<b><u>Bathroom fan-</u></b> install and vent to the exterior.	1 EA	\$	994.50
<b><u>Bath fan-</u></b> CBR furnish, HVAC install, and Elec wire: Manufacturer: Panasonic Model: FV-0510VS1 NOTE: see hvac for install/venting.	1 EA	\$	293.69
<b><u>Mini-split heat pump and cooling unit-</u></b> two head ductless- best for two rooms.	1 EA	\$	14,040.00
<b><u>Energy Recovery Ventilator (Air Exchanger).</u></b> Required by code with most combustion air systems.	0 EA	\$	0.00
<b>Subtotal - Category 15</b>		\$	<b>15,474.44</b>
<b>16. Electrical</b>		\$	<b>0.00</b>
<b>NOTE: 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.</b>			
<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>			
<b><u>Electrical Permit.</u></b>	1 EA	\$	216.45
Device color: White, light almond, or ivory are standard	1 EA	\$	0.00
Switch style: Pole or Decora			
Outlet style: Decora or Standard			
<b><u>Sconce-</u></b> CBR furnish and elec install: \$225 allowance Manufacturer: Kohler Model: 31761-SC01-BNL Finish: Brushed Nickel Bulb: TBD	1 EA	\$	347.62

<b>Pendant Light fixture-</b> CBR furnish and elec install: \$200 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$	403.65
<b>Bathroom price for electrical:</b> -GFCI receptacle to code -Switches and wiring in bath -Lutron push button timer switch for the bath fan	1 EA	\$	1,755.00
<b>Smoke Detectors</b> to code. Hardwired.	2 EA	\$	117.00
<b>Exterior Light fixture-</b> CBR furnish and elec install: \$100 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$	255.06
<b>Heavy/large light fixture-</b> CBR furnish and elec install: \$350 allowance Manufacturer: Model: Finish: Bulb:	1 EA	\$	590.85
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.			
<b>Electrical baseboard heat w. wall thermostat:</b> NOTE: comes in 2', 4', 6', and 8' sections; 1LF of baseboard heats 20 Sq. Ft. of Space; 1 circuit per every 12LF.	24 LF	\$	4,773.60
<b>Kitchen-</b> includes demo and rewiring of space to code, under cabinet lights: Under cabinet lights: WAC Pro InvisiLED in rigid aluminum channel-3000k; specify location on plan (front, middle, back of upper)	1 EA	\$	5,616.00
<b>General wiring of outlets, lighting, switches, smoke detectors.</b>	363 SF	\$	3,822.39
<b>New electrical mast. Or bury electric.</b>	1 EA	\$	1,170.00
<b>Trench electric to ADU</b>	1 EA	\$	1,755.00
<b>Electrical panel-</b> 200 Amp, 30 circuit. May be eligible for IRA tax credit	1 EA	\$	4,270.50
<b>5" recessed LED light, 6" disk LED light, or 6" wafer LED light.</b>	11 EA	\$	2,252.25
<b>Option: Electric Vehicle rapid charger. Add \$</b>	0 EA	\$	0.00
<b>Subtotal - Category 16</b>		\$	<b>27,345.37</b>
<b>17. Insulation</b>		\$	<b>0.00</b>
<b>Insulated access panel-</b> for attic access: -Includes an unfinished face frame and a flat, smooth plywood, access door with 2" rigid foam attached to the back, tightly fit.	1 EA	\$	544.57
<b>Roof insulation:</b> -R-49 Blown fiberglass insulation with poly in attic rafters. -See separate line for air chutes.	553 SF	\$	1,656.35
<b>Wall insulation-</b> R-19 Insulation batts with poly.	1472 SF	\$	2,342.25
<b>Option: S+2 Garage Roof insulation: 576 SF - Add \$1,725.24</b> -R-49 Blown fiberglass insulation with poly in attic rafters. -See separate line for air chutes.	0 SF	\$	0.00
<b>Option: S+2 Wall insulation- 576 SF - Add \$916.53</b> R-19 Insulation batts with poly.	0 SF	\$	0.00
<b>Heal/plate-</b> closed cell spray foam insulation. NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.	140 LF	\$	1,202.29
<b>Air chutes</b> - per rafter space.	93 EA	\$	655.20

<b>Subtotal - Category 17</b>		<b>\$ 6,400.65</b>
<b>18. Drywall</b>		<b>\$ 0.00</b>
<b>Ceilings-</b> 1/2" or 5/8" drywall with smooth finish.	448 SF	\$ 2,018.02
<b>Walls-</b> 1/2" drywall with smooth finish.	1472 SF	\$ 6,458.40
<b>Fire taped only-</b> Install drywall, with fire tape only, on garage common wall with habitable space	192 SF	\$ 584.06
<b>Option: S+2 Wall insulation-</b> 1,152 SF - Add \$3,504.38	0 SF	\$ 0.00
- Install drywall, with fire tape only, on garage walls and ceiling		
<b>Access panel:</b>	1 EA	\$ 415.40
Size:		
Manufacturer:		
Model:		
Type:		
<b>Boom/cartage fee</b> - all projects.	1 EA	\$ 310.05
<b>Subtotal - Category 18</b>		<b>\$ 9,785.93</b>
<b>19. Tile and Stone</b>		<b>\$ 0.00</b>
<b>Tile Shower Floor and Wall Upgrade</b> - Typically adds \$10,000 - \$12,000 in costs depending on design.	0 EA	\$ 0.00
<b>Option: Kitchen - Backsplash:</b> Add 12 SF \$1,708 - \$1,949	0 SF	\$ 0.00
\$15.00/sf allowance		
Manufacturer:		
Line:		
Size:		
Shape:		
Color:		
Thickness:		
Pattern:		
<b>NOTE:</b> This is the field tile. Add bullnose, Schluter, accent tiles, etc. to the lines above.		
<b>NOTE:</b> If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning which causes lippage.		
<b>Subtotal - Category 19</b>		<b>\$ 0.00</b>
<b>20. Millwork, Doors, Hardware</b>		<b>\$ 0.00</b>
<b>Pre-hung door:</b>	2 EA	\$ 1,116.18
Manufacturer:		
Model:		
Species:		
Style:		
Core: solid or hollow		
Finish hinge:		
Bore: single		
<b>Bi-fold door:</b>	1 EA	\$ 801.45
Manufacturer:		
Model:		
Species:		
Style:		
Jamb: wood w stop or sheetrock opening		
Core: solid or hollow		
Finish hinge:		
Bore: single or none		
<b>NOTE:</b> Assumes a 42" wide opening or smaller. If larger than that, enter as quantity 2.		
<b>Door knob/handle hardware:</b>	2 EA	\$ 222.30
\$30 allowance		
Manufacturer:		
Model:		
Type: privacy, passage, dummy		
Finish:		

<b><u>Door stop:</u></b>	2 EA	\$	161.46
\$5 allowance			
<b>Manufacturer:</b>			
<b>Model:</b>			
Type: wall mount, hinge mount, etc.			
<b>Finish:</b>			
<b><u>Casing-</u></b> moderate 1 piece:	230 LF	\$	444.02
<b>Manufacturer:</b> Siwek			
<b>Model:</b> PCA2C			
<b>Species:</b> Paint Grade			
<b>Size:</b> 11/16" x 2 1/4"			
<b><u>Base molding</u></b> - moderate 1 piece shorter base:	132 LF	\$	467.18
<b>Manufacturer:</b> Siwek			
<b>Model:</b> PBA3R			
<b>Species:</b> Paint Grade			
<b>Size:</b> 5/8" x 3 1/4"			
<b><u>Entry Lever Set and Deadbolt Combo:</u></b>	1 EA	\$	108.41
<b>Manufacturer:</b> Kwikset			
<b>Model:</b> 740LSLRDT-660RDT-15S			
<b>Type:</b> Keyed Entry			
<b>Finish:</b> Satin Nickel			
<b><u>Privacy Door Lever Set:</u></b>	1 EA	\$	57.58
<b>Manufacturer:</b> Kwikset			
<b>Model:</b> 730LSLRDT-15			
<b>Type:</b> Privacy			
<b>Finish:</b> Satin Nickel			
<b><u>Door stop:</u></b>	3 EA	\$	26.04
<b>Manufacturer:</b> Miseno			
<b>Model:</b> MDS01SBSN			
<b>Type:</b> Hinge Mount			
<b>Finish:</b> Satin Nickel			
<b><u>Bi-fold knob/handle hardware:</u></b>	4 EA	\$	281.53
<b>Manufacturer:</b> Schlage			
<b>Model:</b> F170BWE619			
<b>Type:</b> Dummy			
<b>Finish:</b> Satin Nickel			
<b><u>Coat Hook:</u></b>	4 EA	\$	118.73
<b>Manufacturer:</b> Amerock			
<b>Model:</b> AME-H55465G10			
<b>Type:</b> Hook			
<b>Finish:</b> Satin Nickel			
<b><u>Option: Add Closet organizational system.</u></b> 8' Add \$1,200.00 or 12' Add \$1,800.00	0 LF	\$	0.00
-Hanging rods			
-Laminated melamine adjustable shelving- assumes floor to ceiling sides, no backs, for at least part of the system.			
<b>Manufacturer:</b>			
<b>Model:</b>			
<b>Color:</b> Standard colors.			
<b>Details:</b>			
<b>Size/shape:</b> see plan			
<b>Location:</b>			
<b><u>Closet rod and shelf:</u></b>	12 LF	\$	342.15
<b>Manufacturer:</b>			
<b>Material/model rod:</b>			
<b>Material/model shelf:</b>			
<b>Color rod:</b>			
<b>Color shelf:</b>			
<b>Brackets shelf:</b>			
<b>Mounting hardware for rod:</b>			
<b>Location:</b>			



<b><u>Plywood shelving:</u></b> Material: 3/4" plywood shelf with a 1 1/4" solid edge Depth: 12" deep and permanently attached to 1X cleats Species: unfinished paint grade material Location:		4 EA	\$	287.82
<b>Subtotal - Category 20</b>			\$	<b>4,434.85</b>
<b>21. Cabinetry, Countertops and Appliances</b>			\$	<b>0.00</b>
<b><u>Medicine Cabinet-</u></b> wall-mounted mirror/medicine cabinet: Allowance. \$150.00 Manufacturer: Model:		1 EA	\$	278.46
<b><u>Knobs:</u></b> Manufacturer: Top Knobs Model: TK3120BSN Size - Diameter: 1-3/8" Projection: 1-1/4" Finish: Brushed Satin Nickel Location:		10 EA	\$	118.05
<b><u>Pulls:</u></b> Manufacturer: Top Knobs Model: TK3121BSN Size - center set: 7/16" - 3-3/4" Projection: 1-3/8" Finish: Brushed Satin Nickel Location:		8 EA	\$	115.78
<b><u>Model S - CABINET PACKAGE SPECS - Transitional:</u></b> Cabinet Line: Current Box Type: Framed Door Construction: Wood Door Style: Stirling Drawer Style: D1 Slab Drawer box construction: hardwood dovetail with soft close undermount glides Interior material: Current- natural maple melamine Wood Species: MDF Finish: Paint Color: Alabaster Sheen: Current Sheen Specialties: N/A Crown: No Shoe: Yes Finished end: Furniture groove finished end (standard) Any applied doors or end panels to sides or backs of cabinets will be noted on plans. If not on drawing, not included. Crystal accessories (location noted on plan): Other accessories provided by Castle (location noted on plan): Other modifications will be noted on plan- examples: finished bottoms, recessed bottoms, finished tops, etc. If not on drawing, or details not listed here, not included.		1 EA	\$	13,667.76
<b><u>Granite countertops:</u></b> Color: tier 1 or 11 color group currently included Edge profile: Undermount sink (Y or N): Front overhang: 1 1/4" from box is standard for framed and frameless, 1" from box is standard for inset Side overhang: 1" from box is standard Corner radius: 1/2" is standard		26 SF	\$	2,129.40
<b><u>Granite backsplash 2" - 6" high:</u></b> Color: tier 1 or 11 color group currently included Thickness: milled down to 2 cm Side splash (Y or N?):		13 LF	\$	684.45

<b><u>Appliance Package 1:</u></b>	1 EA	\$	9,655.61
Manufacturer: Bosch			
Range Model: HEI8056U 800 Series, Electric Slide-in Range, Stainless \$1,992.00			
Microwave: Model: HMV3054U 300 Series 30" Over-the-Range Microwave \$482.00			
Dishwasher Model: SHP65CM5N 500 Pocket Handle, 5/4 Cycles, 44 dBA, Flex 3rd Rack \$923.00			
Refrigerator Model: B36FD50SNS 36" 500 Series, 3 Door, Standard Depth. \$2,590.00			
Washer Model: WGB24600UC 500 Series Washer - 208/240V, Cap. 2.5 cu \$1,221.00			
Dryer Model: WQB245B0UC 500 Series Dryer - 208/240V, Cap. 4.0 cu.ft \$1,221.00			
<b><u>Microwave Non-vented Install:</u></b>	1 EA	\$	58.50
CBR to install.			
<b><u>Refrigerator Install - Water:</u></b>	1 EA	\$	146.25
CBR to install and level a fridge with water. Plumber to pull out leveled fridge and do final water hook-up.			
<b><u>Range Install:</u></b>	1 EA	\$	117.00
CBR to install, level, and install anti-tip for induction ranges. Electrician to install plug (if needed).			
<b><u>Washer and dryer - Non Vented Install :</u></b>	1 EA	\$	117.00
Plumber to do all final hook-ups and install.			
<b>Subtotal - Category 21</b>		\$	27,088.27
<b>22. Specialties</b>		\$	0.00
<b><u>Bathroom accessories-</u></b>	1 EA	\$	456.07
Manufacturer: Delta			
Towel bar size/model: 8" - 74808-PN			
Towel bar size/model: 18" - 74818-PN			
Toilet paper holder size/model: 6 1/2" - 74855-PN			
Robe hook size/model: 3-1/4" - 74835-PN			
Finish: Brilliance Polished Nickel			
<b><u>18" Grab bar:</u></b>	1 EA	\$	132.21
Manufacturer: Kohler			
Model: K-24549-BN			
Finish: Vibrant Brushed Nickel			
<b><u>36" Grab bar:</u></b>	1 EA	\$	192.23
Manufacturer: Kohler			
Model: K-24551-BN			
Finish: Vibrant Brushed Nickel			
<b><u>Shower curtain rod-</u></b> permanent/screw in:	1 EA	\$	99.89
Manufacturer:			
Model:			
Finish:			
<b><u>Option: Shower door and panel: Add \$1,953.90 plus management fees.</u></b>	0 EA	\$	0.00
Size: stock size 28"x80" door hinged off wall and remainder and approximately 32"x80" custom panel attached with u channel at the side and curb			
Style: frameless			
Glass: 3/8"			
Handle style: 8" tubular stock handle			
Finish hardware:			
Handle/hinge finish:			
NOTE: if door hinges off panel, and panel doesn't go all the way to the ceiling, a header will go wall to wall above door and panel.			
<b>Subtotal - Category 22</b>		\$	880.40
<b>23. Flooring</b>		\$	0.00
<b><u>Floor transition - Front Door:</u></b>	1 EA	\$	64.35
Manufacturer:			
Type: LVT reducer, etc.			
Finish:			
Locations:			

<b>Luxury vinyl tile:</b> \$4.90/sf Manufacturer: Mannington Line/series: Adura flex Style: plank or tile Type: glue down or floating (glue down is castle standard) Size: Color: Pattern: NOTE:	400 SF	\$	2,667.60
<b>Subtotal - Category 23</b>		\$	2,731.95
<b>24. Painting and Decorating</b>			0.00
<b>Ceilings-</b> prime and painting: Color: Standard flat ceiling white Rooms:	416 SF	\$	812.82
<b>Walls-</b> prime and paint: Manufacturer: Color name and #: Sheen: Eggshell Rooms:	1472 SF	\$	2,841.70
<b>Molding (base, casing)-</b> priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	346 LF	\$	1,416.87
<b>Interior door-</b> priming and painting of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	3 EA	\$	456.30
<b>Exterior door-</b> finish: Manufacturer: Color name and # door: Color name and # jamb: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	2 EA	\$	468.00
<b>Exterior Painting-</b> LP Siding and 4" Exterior Trim	1650 SF	\$	5,791.50
NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design. 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.			
NOTE: Please note that when the client 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>Subtotal - Category 24</b>		\$	11,787.19
<b>25. Clean Up and Debris Removal</b>			0.00
<b>Professional Cleaning:</b> -Remove all site prep, wipe down and broom sweep area. -Haul all extra material off site. -Remove stickers from windows and protective covering from appliances and fixtures. -Deep clean space to prep for move in.	1 EA	\$	409.50
<b>Street permit:</b> -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	\$	456.30

*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>30 Yard roll-off dumpster:</b> -10 ton maximum <b>NOTE:</b> For 30 days only. See line below for additional months. <b><u>Additional months dumpster is needed.</u></b>		1 EA	\$	656.93
<b><u>Portable restroom:</u></b> -Regular. <b>NOTE:</b> This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.		2 MO	\$	175.50
		3 MO	\$	871.88
<b>Subtotal - Category 25</b>			<b>\$</b>	<b>2,570.12</b>
<b>Project Subtotal</b>			<b>\$</b>	<b>265,290.09</b>
<b>26. Project Management</b>			\$	22,284.37
<b>27. Overhead and Profit</b>			\$	35,018.29
<b>Grand Total**</b>			<b>\$</b>	<b>322,592.76</b>
MN License # BC005657				
<b>Check or Cash Discount</b> <b>2.5%*</b>	<b>2.50%</b>		<b>\$</b>	<b>8,064.82</b>
<b>Grand Total After Discounts</b>			<b>\$</b>	<b>314,527.94</b>
*Doesn't Apply to Bank Financing or loan process that requires ADU Builder Minneapolis to receive payment directly from that entity after ADU Builder Minneapolis has paid subcontractors and secured lien waivers. In these instances ADU Builder Minneapolis essentially acts as the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow ADU Builder Minneapolis payment structure.				

## Custom Design Studio Locations



362 Snelling Ave S.  
St. Paul, MN 55105  
P) 651-699-4164



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



2600 Johnson St. NE  
Minneapolis, MN 55418  
P) 612-789-8509



6480 Wayzata Blvd.  
Golden Valley, MN 55426  
P) 763-333-0750

## Need Help with Financing Options?



[HTTPS://WWW.CASTLEBRI.COM/FINANCING-OPTIONS/](https://www.castlebri.com/financing-options/)