



Garage Conversion Checklist



Start by creating a job using a Custom Job Template and selecting either the Renovation or Customised Build option. Then use the following tables to guide you through estimating all of the elements of a garage conversion.

Please note, you will not need to use all of the estimating calculators listed below. You may need to “pick and mix” the relevant estimating calculators according to the configuration of the garage and your chosen construction methods.

Remove garage door(s) and create the front wall

I Need to Estimate...	Estimating Calculator(s) to Use	Section of Quote Template
Removal of garage door(s) <i>Note: You can also estimate stripping out a pedestrian door, window or internal elements using this estimating calculator.</i>	<input type="checkbox"/> Internal Stripping Out	Renovation and Demolition
New external front wall piers/infill <i>Note: Ensure foundation concrete is set to zero if wall is to be constructed off a new lintel (see below).</i>	<input type="checkbox"/> Brick and Block Cavity Wall <input type="checkbox"/> External Cavity Block Wall <input type="checkbox"/> Stone Cavity Wall <input type="checkbox"/> Stone Faced Cavity Block Wall etc.	External Walls
Removal of concrete slab	<input type="checkbox"/> Removal of Concrete Slab	Renovation and Demolition
Lintels below ground to construct front new wall off <i>Note: Use when foundations do not exist and have not been included within the estimate.</i>	<input type="checkbox"/> Lintels Below Ground	Walling Sundries
Tooththing in of brickwork <i>Note: This is an additional cost over and above any new walls installed within the estimate.</i>	<input type="checkbox"/> Tooththing in of Brickwork and Blockwork	Walling Sundries

Upgrading existing floor in habitable areas of conversion

I Need to Estimate...	Estimating Calculator(s) to Use	Section of Quote Template
Floor structure and finishes	<input type="checkbox"/> Floor Screed to Existing Slab <input type="checkbox"/> Floating Floor to Existing Slab <input type="checkbox"/> Slab Bearing Timber Ground Floor <input type="checkbox"/> Suspended Timber Ground Floor to Existing Building	Floors

Create partition between new habitable area and any remaining garage

I Need to Estimate...	Estimating Calculator(s) to Use	Section of Quote Template
Fire rated internal partitions <i>Note: Includes plastering and decoration as required.</i>	<input type="checkbox"/> Fire Rated Timber Stud Wall <input type="checkbox"/> Insulated Block Wall Finished on One Side	Internal Walls

Upgrade any substandard exterior walls

I Need to Estimate...	Estimating Calculator(s) to Use	Section of Quote Template
Additional inner leaf and insulation to existing single skin external walls <i>Note: Includes insulation, plastering and decoration.</i>	<input type="checkbox"/> Wall Upgrade Dense Block Internal Leaf <input type="checkbox"/> Wall Upgrade Internal Studwork Leaf <input type="checkbox"/> Wall Upgrade Lightweight Block Internal Leaf	Renovation and Demolition

Add any partition walls if garage is subdivided

I Need to Estimate...	Estimating Calculator(s) to Use	Section of Quote Template
Internal partitions <i>Note: Includes plastering and decoration.</i>	<input type="checkbox"/> Block Wall <input type="checkbox"/> Stud Wall <input type="checkbox"/> Metal Stud Partition etc.	Internal Walls

Upgrade internal walls

I Need to Estimate...	<input type="checkbox"/> Estimating Calculator(s) to Use	Section of Quote Template
Plastering, insulation and decoration to existing walls Note: Use when no additional leaf is required. You can select the plastering specification by opening the Estimating Calculator, going to the Calculated Resources tab and clicking Load Spec/Mini-Spec to Worksheet.	<input type="checkbox"/> Internal Renovation	Renovation and Demolition

Add or replace substandard ceilings

I Need to Estimate...	<input type="checkbox"/> Estimating Calculator(s) to Use	Section of Quote Template
Flat ceiling to existing pitched or flat roof Note: Includes insulation, if required, plus plastering and decoration.	<input type="checkbox"/> Pitched Roof Ceiling Renovation <input type="checkbox"/> Universal Flat Roof Renovation	Renovation and Demolition

Plumbing and heating

I Need to Estimate...	<input type="checkbox"/> Estimating Calculator(s) to Use	Section of Quote Template
Electrics/heating	<input type="checkbox"/> Rooms Note: Add each room in the garage. Select the room shape and input its dimension. Then use the option to Add Group of Electrical/Plumbing Items for the different room types. You can also estimate fitting out tasks such as wall tiling and flooring using the Rooms section.	Rooms

Other elements you may require

Structural openings	<input type="checkbox"/> Openings to Existing Walls	Structural Openings
Windows	<input type="checkbox"/> PVCu Windows <input type="checkbox"/> Softwood Windows <input type="checkbox"/> Hardwood Windows etc.	Windows
External doors	<input type="checkbox"/> Garage Doors <input type="checkbox"/> Bi-fold Doors <input type="checkbox"/> French Doors <input type="checkbox"/> Pedestrian Doors etc.	External Doors
Single/double internal doors	<input type="checkbox"/> Internal Doors	Internal Doors
Subcontract quotations	<input type="checkbox"/> Subcontract Quotations	Subcontract Quotations
Other sundry costs	<input type="checkbox"/> Site Establishment <input type="checkbox"/> Sundry Plant <input type="checkbox"/> Travel Costs <input type="checkbox"/> Covid-19 Control Costs <input type="checkbox"/> Cleaning etc.	Preliminaries & Sundries