

PROJECT OWNER			
Name	My Le		
Address	13351 Barney Street		
City, State ZIP	Westminster, CA 92683		
Phone	sreddrick2@icloud.com		
Email	myle.nguyenk@gmail.com		



SCOPE OF WORK  [Full build out of an ADU]					
BED/ BATH: 1 Bedroom(s) / 1 Bathroom(s)	LIVING AREA: ±	<b>430</b> sqft	ADU TYPE:	Garage Conversion	
<ul> <li>Standardized Finishes &amp; Fixtures- Installed from our pre-selected materials</li> <li>An ALLOWANCE WORKSHEET will be included for certain finish material items.</li> <li>House Appliance - Range hood, stove, dishwasher, and kitchen sink.</li> <li>Cabinetry &amp; Casework- Kitchen cabinets and bathroom vanities.</li> </ul>		<ul> <li>HVAC- Central AC</li> <li>Electrical - Separate electri</li> <li>Gas &amp; Water- Shared gas &amp;</li> <li>Sewer Connection- Existing</li> </ul>	Shared water mete	er setup	
Additional Scope of Work     Third-Party Testing -HERS, QII & Compaction Report (Scarify)					

ESTIMATED PRICE BREAKDOWN		
Phase	Description	Price
	ADU Plan Design	\$6,500
	Structural Engineering (Roof & Foundation Plan)	included
	MEP Design (Mechanical, Electrical, Plumbing)	included
DESIGN	Zoning & Site Planning Review	included
&	Title 24 Energy Compliance	included
PLANNING		
	Subtotal	\$ 6,500
	Plan Check Coordination	\$0
COORDINATION	Building Permit Coordination	\$ 0
COORDINATION	Utility & Public Works Coordination	\$ 0
SERVICES	Solar Vendor Coordination	\$0
		\$ 0
	Deposit	\$ 1,000
	Interior Design / Finish Material Selection <sup>1</sup>	included
	Mobilization	\$ 20,000
	Trenching & Underground Plumbing	\$ 20,000
CONCEDUCTION	Foundation	\$ 20,000
CONSTRUCTION	Framing	\$ 15,000
	Mechanical, Electrical, Plumbing (MEP)	\$ 15,000
	Drywall	\$9,000
	Property Final	\$ 5,000
	Subtotal (without Add on Work)	\$ 105,000
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ADD ON WORK	Subtotal (with Add on Work)	\$ 0
	Friends and Family Discount	\$ 1,000

ESTIMATED DELIVERY				
(X)	<b>Design Phase</b> within 21 days			
	Planning Phase • City Submission Building/Planning 3 - 4 months			
	Construction Phase  • Mobilization →  4 - 6 months after approval			
0	Estimated Completion ~8 - 12 months			
CONSTRUCT ION  Cost per sqft  (without add on  work)	\$244.19 per sqft			
GRAND TOTAL	\$ 110,500			

EXCLUSIONS  [Any work outside of the normal building of an ADI II]	ADDITIONAL SERVICES (ADD ON)	
Site Prep & Exterior Work  • Cleaning or demolishing any existing or unpermitted structures	[These are additional services that are not included]  1) Design Upgrades  a. Customized option to personalize your project beyond our Standardized Material Package.  2) Landscaping and Hardscaping Site Design  a. Landscape and hardscaping services to improve the appearance and functionality of your property.  3) Rental Plans  a. Creation of a site plan to designate a parking spot for tenants, ensuring separation between rental units.	

## **TERMS & CONDITIONS**

A formal construction contract will be prepared and executed upon acceptance of this bid. The pricing outlined in this proposal is valid for 30 days from the proposal date. A detailed payment schedule will be included in the formal contract.

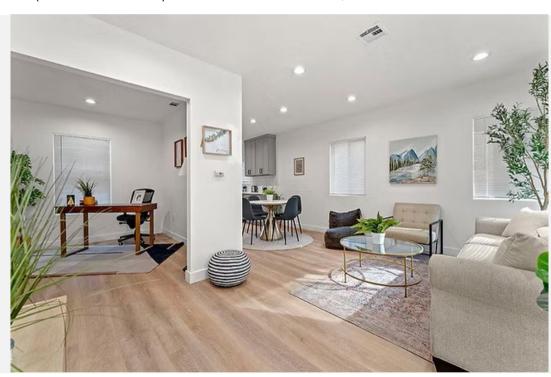
The overall project schedule is subject to factors such as city permitting timelines, material availability, and the client's responsiveness throughout the process.

Any changes to the agreed-upon scope of work, materials, layout, or finish levels must be requested in writing and formally approved. Approved change orders may result in adjustments to both the total project cost and construction timeline. All changes will be documented and reflected with an updated scope, revised pricing, and adjusted schedule as needed.

\*This is a non-binding estimate. Final cost is subject to plan approval, scope adjustments, and change orders.\*

## Footnotes & Clarifications:

<sup>1</sup> Interior Design – Includes 2 sessions (each session 2 hours). Additional sessions billed at \$150/hour.



OWNER ACCEPTANCE					
I, My Le, accept the above scope of work, proposed to be completed by Anchor Builders for the amount of \$ 110,500.00.					
Submitted by My Le	Date				

CSLB# 1029392