



ADU CONSTRUCTION PROPOSAL



Prepared for:

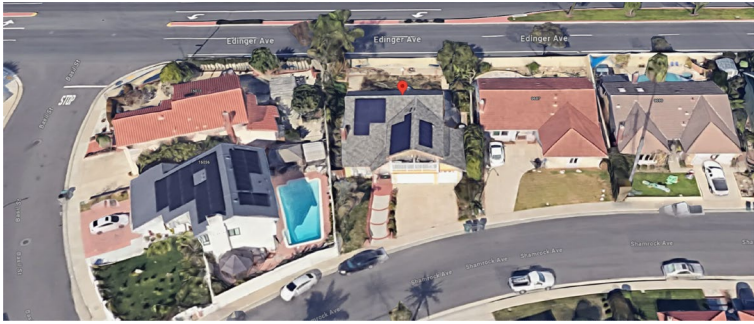
John Vo
(714) 724-4701
jvo32@hotmail.com

Project Address:

9677 Shamrock Ave.
Fountain Valley, CA 92708



PROJECT OWNER	
Name	John Vo
Address	9677 Shamrock Avenue
City, State ZIP	Fountain Valley, CA 92708
Phone	(714) 724-4701
Email	jvo32@hotmail.com



SCOPE OF WORK	
[Full build out of an ADU]	
3 Bedrooms, 3 Bathrooms	
<ul style="list-style-type: none">Standardized Finishes & Fixtures- Installed from our pre-selected materials list for consistent quality.<ul style="list-style-type: none">An ALLOWANCE WORKSHEET will be included for certain finish material items.House Appliance - Range hood, stove, dishwasher, and kitchen sink.Cabinetry & Casework- Kitchen cabinets and bathroom vanities.HVAC- Central air conditioning and heating.Electrical - Separate electrical panelGas & Water- Shared gas & water meter setup (using existing meters)Sewer - Connect ADU plumbing to existing main house sewer line	

ESTIMATED PRICE BREAKDOWN		
Phase	Description	Price
DESIGN & PLANNING	ADU Plan Design	\$ 12,500
	Structural Engineering (Roof & Foundation Plan)	included
	MEP Design (Mechanical, Electrical, Plumbing)	included
	Zoning & Site Planning Review	included
	Title 24 Energy Compliance	included
	Subtotal	\$ 12,500
COORDINATION SERVICES	Plan Check Coordination	\$ 0
	Building Permit Coordination	\$ 0
	Utility & Public Works Coordination	\$ 0
	Solar Vendor Coordination	\$ 0
CONSTRUCTION	Deposit	\$ 1,000
	Interior Design / Finish Material Selection ¹	included
	Mobilization	\$ 50,000
	Trenching & Underground Plumbing	\$ 50,000
	Foundation	\$ 50,000
	Framing	\$ 30,000
	Mechanical, Electrical, Plumbing (MEP)	\$ 25,000
	Drywall	\$ 23,000
	Property Final	\$ 11,000
	Subtotal (without Add on Work)	\$ 240,000
ADD ON WORK	Additional Bathroom (3rd Bathroom)	\$ 8,000
	Subtotal (with Add on Work)	\$ 248,000

ESTIMATED DELIVERY	
	Design Phase <ul style="list-style-type: none">Deposit + Design Fee within 21 days
	Planning Phase <ul style="list-style-type: none">City Submission Building / Planning Approval 3-4 months
	Construction Phase <ul style="list-style-type: none">Mobilization → Final Inspection 4-6 months after approval
	Estimated Completion ~ 8-10 months
CONSTRUCTION Cost per sqft	\$240.00 per sqft
GRAND TOTAL	\$ 260,500

EXCLUSIONS

[Any work outside of the normal building of an ADU]

City-Related Costs

- City permits, planning approval fees, and third-party inspections
- Land grading, surveys, and soil testing (if required), including grading beyond the building foundation area

Site Prep & Exterior Work

- Cleaning or demolishing any existing or unpermitted structures
- Landscaping, fencing, driveways, patios, rain gutters
- Potential damage to underground irrigation or tree roots

Utilities & Unexpected Conditions

- Utility connections (gas, water, electric) or fire sprinkler system installation (if required)
- Unforeseen repairs like structural issues, pests, or water drainage
- Builder Risk insurance or city-required bonds for construction

Security & Insurance

- Job-site security or surveillance systems

ADDITIONAL SERVICES (ADD ON)

[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:

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

THESE ARE SOME OF OUR RECENT WORK



See the quality. Trust the process. Let's build yours next.

OWNER ACCEPTANCE

I, John Vo, accept the above scope of work, proposed to be completed by Anchor Builders for the amount of \$ 260,500.00

Submitted by John Vo

Date