

ADU CONSTRUCTION PROPOSAL

2025 May 1



Prepared for:

Christtina Rubiano

714-829-8807

Christina.le.phan@gmail.com

Project Address: 21848 S Margie Ln Anaheim , CA 92802

Anchor Builders 12962 Main Street, Garden Grove, CA 92840 CSLB# 1029392



PROJECT OWNER			
Name	Christtina Rubiano		
Address	21848 S Margie Ln		
City, State ZIP	Anaheim , CA 92802		
Phone	714-829-8807		
Email	Christina.le.phan@gmail.com		



SCOPE OF WORK [Full build out of an ADU]						
BED/ BATH: 2 Bedroom(s) / 2 Bathroom(s)	LIVING AREA: ±	749	sqft	ADU TYPE:	Detached (1 Story)	
Standardized Finishes & Fixtures- Installed from An ALLOWANCE WORKSHEET will be included material items. House Appliance - Range hood, stove, dishwashe Cabinetry & Casework- Kitchen cabinets and bate	ded for certain finish er, and kitchen sink.	Electr Gas &	- Central AC ical - Separate electr Water-Shared gas & Connection- Existin	Shared water mete	ersetup	
Additional Scope of Work						
Third-Party Testing -HERS, QII & Compaction Report (Scarify)						

	ESTIMATED PRICE BREAKDOWN	
Phase	Description	Price
	ADU Plan Design	\$8,500
	Structural Engineering (Roof & Foundation Plan)	included
	MEP Design (Mechanical, Electrical, Plumbing)	included
	Zoning & Site Planning Review	included
		included
PLANNING		
	Subtotal	40.500
	Subtotal	\$ 8,500
	Plan Check Coordination	\$0
COORDINATION	Building Permit Coordination	\$0
	Utility & Public Works Coordination	\$0
SERVICES	Solar Vendor Coordination	\$0
		\$0
	Deposit	\$ 1,000
	Interior Design / Finish Material Selection ¹	included
	Mobilization	\$34,000
	Trenching & Underground Plumbing	\$34,000
CONSTRUCTION	Foundation	\$ 34,000
CONSTRUCTION	Framing	\$ 25,000
	Mechanical, Electrical, Plumbing (MEP)	\$ 25,000
	Drywall	\$ 17,760
	Property Final	\$9,000
	Subtotal (without Add on Work)	\$ 179,760
ADD ON WORK		
ABBON WORK	Subtotal (with Add on Work)	\$ 0
	Friends and Family Discount	\$ 0

ESTIMATED DELIVERY		
X	Design Phase • Deposit+Design Fee within 21 days	
	Planning Phase • City Submission Building/Planning Approval 3 - 4 months	
← •	Construction Phase • Mobilization → Final inspection 4 - 6 months after approval Estimated Completion ~8 - 12 months	
CONSTRUCT ION Cost per sqft (without add on work)	\$240.00 per sqft	
GRAND TOTAL	\$ 188,260	

EXCLUSIONS [Any work outside of the normal building of an ADU]	ADDITIONAL SERVICES (ADD ON) [These are additional services that are not included]	
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	1) Design Upgrades a. Customized option to personalize your project beyond our Standardized Material Package. 2) Landscaping and Hardscaping Site Design	
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	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,	
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	ensuring separation between rental units.	
Security & Insurance • Job-site security or surveillance systems		

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.

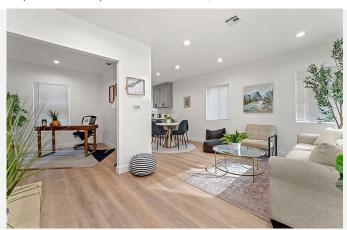
The overall project schedule is subject to factors such as city permitting timelines, material availability, and the client's responsiveness throughout the process.

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.

 ${}^{\star}\text{This is a non-binding estimate. Final cost is subject to plan approval, scope adjustments, and change orders.} \\$

Footnotes & Clarifications:

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



OWNER ACCEPTANCE					
I, Christtina Rubiano, accept the above scope of work, proposed to be completed by Anchor Builders for the amount of \$ 188,260.00.					
Submitted by Christtina Rubiano	Date				