



ADU CONSTRUCTION PROPOSAL

2025 July 9



Prepared for:

Bobby Huynh & Wendy Ng
714-886-9686 & 443-983-9433
dukwei@yahoo.com

Project Address:

18322 Pammy Ln
Huntington Beach, CA 92648



Proposal date: 2025 July 9



PROJECT OWNER	
Name	Bobby Huynh & Wendy Ng
Address	18322 Pammy Ln
City, State ZIP	Huntington Beach, CA 92648
Phone	714-886-9686 & 443-983-9433
Email	dukwei@yahoo.com

SCOPE OF WORK		
[Full build out of an ADU]		
BED/ BATH: 4 Bedroom(s) / 2 Bathroom(s)	LIVING AREA: ± 1,200 sqft	ADU TYPE: Detached (1 Story)
<ul style="list-style-type: none"> Standardized Finishes & Fixtures- Installed from our pre-selected materials <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. 		<ul style="list-style-type: none"> HVAC- Central AC Electrical - Separate electrical panel Gas & Water- Shared gas & Separate water meter setup Sewer Connection- Existing Lateral
Additional Scope of Work <ul style="list-style-type: none"> Third-Party Testing -HERS, QII & Compaction Report (Scarify) 		

ESTIMATED PRICE BREAKDOWN		
Phase	Description	Price
COORDINATION SERVICES	Plan Check Coordination	\$ 0
	Building Permit Coordination	\$ 0
	Utility & Public Works Coordination	\$ 0
	Solar Vendor Coordination	\$ 0
		\$ 0
CONSTRUCTION	Deposit	\$ 1,000
	Interior Design / Finish Material Selection ¹	included
	Mobilization	\$ 55,000
	Trenching & Underground Plumbing	\$ 55,000
	Foundation	\$ 55,000
	Framing	\$ 41,000
	Mechanical, Electrical, Plumbing (MEP)	\$ 41,000
	Drywall	\$ 26,000
	Property Final	\$ 14,000
	Subtotal (without Add on Work)	\$ 288,000
ADD ON WORK	620 SF addition to main house. 1bed/1bath + dining.	\$ 148,800
	to be on separate permit	\$ 0
	Subtotal (with Add on Work)	\$ 436,800
	Friends and Family Discount	\$ 0

ESTIMATED DELIVERY	
	Construction Phase <ul style="list-style-type: none"> Mobilization → Final inspection 4 - 6 months after approval
	Estimated Completion ~8 - 12 months
CONSTRUCTION Cost per sqft (without add on work)	\$240.00 per sqft
GRAND TOTAL	\$ 436,800

EXCLUSIONS [Any work outside of the normal building of an ADU]	ADDITIONAL SERVICES (ADD ON) [These are additional services that are not included]
<p>City-Related Costs</p> <ul style="list-style-type: none"> • City permits, planning approval fees, and third-party inspections • Land grading, surveys, and soil testing (if required), including grading beyond the building foundation area <p>Site Prep & Exterior Work</p> <ul style="list-style-type: none"> • Cleaning or demolishing any existing or unpermitted structures • Landscaping, fencing, driveways, patios, rain gutters • Potential damage to underground irrigation or tree roots <p>Utilities & Unexpected Conditions</p> <ul style="list-style-type: none"> • 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 <p>Security & Insurance</p> <ul style="list-style-type: none"> • Job-site security or surveillance systems 	<p>1) Design Upgrades</p> <ul style="list-style-type: none"> a. Customized option to personalize your project beyond our Standardized Material Package. <p>2) Landscaping and Hardscaping Site Design</p> <ul style="list-style-type: none"> a. Landscape and hardscaping services to improve the appearance and functionality of your property. <p>3) Rental Plans</p> <ul style="list-style-type: none"> 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.



OWNER ACCEPTANCE

I, Bobby Huynh & Wendy Ng, accept the above scope of work, proposed to be completed by Anchor Builders for the amount of \$ 436,800.00.

Submitted by Bobby Huynh & Wendy Ng

Date