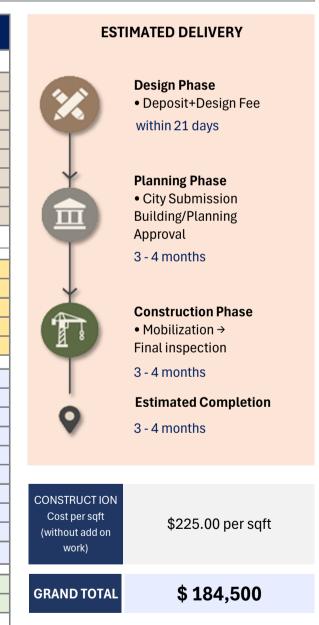


PROJECT OWNER					
Name	Nikki Vu				
Address	17231 San Ricardo Cir				
City, State ZIP	Fountain Valley, CA 92708				
Phone	714-623-4118				
Email	Nikkiloanvu@gmail.com				



SCOPE OF WORK [Full build out of an ADU]						
BED/ BATH: 2 Bedroom(s) / 2 Bathroom(s)	LIVING AREA: ±	800	sqft	ADU TYPE:	Detached (1 Story)	
<ul> <li>Standardized Finishes &amp; Fixtures- Installed from 6</li> <li>An ALLOWANCE WORKSHEET will be included material items.</li> <li>House Appliance - Range hood, stove, dishwashed</li> <li>Cabinetry &amp; Casework- Kitchen cabinets and bath</li> </ul>	d for certain finish er, and kitchen sink.	<ul><li>Electric</li><li>Gas &amp; W</li></ul>	Central AC al - Separate electri Vater- Shared gas & C Connection- Existing	Shared water mete	r 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				
&		included				
PLANNING						
	Subtotal	\$ 6,500				
COORDINATION SERVICES	Plan Check Coordination	\$ (				
	Building Permit Coordination	\$ (				
	Utility & Public Works Coordination	\$ (				
	Solar Vendor Coordination	\$ (				
		\$ (				
	Deposit	\$ 1,000				
	Interior Design / Finish Material Selection <sup>1</sup>	included				
	Mobilization Mobilization	\$ 34,000				
CONSTRUCTION	Trenching & Underground Plumbing	\$ 34,000				
	Foundation	\$ 34,000				
	Framing	\$ 26,000				
	Mechanical, Electrical, Plumbing (MEP)	\$ 26,000				
	Drywall	\$ 16,000				
	Property Final	\$ 9,000				
	Subtotal (without Add on Work)	\$ 180,000				
ADD ON WORK	Cooks and Cooks Add on March	<b>#</b> 400 000				
	Subtotal (with Add on Work)  Combo Discount	\$ 180,000 \$ 2,000				



EXCLUSIONS	ADDITIONAL SERVICES (ADD ON)		
[Any work outside of the normal building of an ADU]	[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	[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.		
• 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.

\*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, Nikki Vu, accept the above scope of work, proposed to be completed by Anchor Builders for the amount of \$ 184,500.00. Submitted by Nikki Vu Date