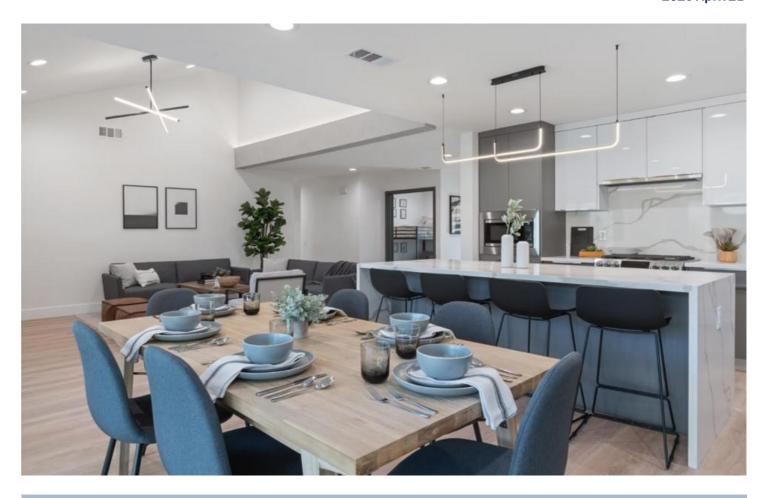


ADU CONSTRUCTION PROPOSAL

2025 April 21



Prepared for:

Stefan Reddrick

714-724-4701

sreddrick2@gmail.com

Project Address: 422 W Amerige Ave

Fullerton, CA 92832

Anchor Builders

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



PROJECT OWNER			
Name	Stefan Reddrick		
Address	422 W Amerige Ave		
City, State ZIP	Fullerton, CA 92832		
Phone	sreddrick2@icloud.com		
Email	sreddrick2@gmail.com		



SCOPE OF WORK [Full build out of an ADU]						
BED/ BATH: 2 Bedrooms2 Bathrooms	LIVING AREA: ±	1,000 sqft	ADU TYPE:	Detached		
Standardized Finishes & Fixtures- Installed from An ALLOWANCE WORKSHEET will be included material items. House Appliance - Range hood, stove, dishwashe Cabinetry & Casework- Kitchen cabinets and bati	ded for certain finish er, and kitchen sink.	HVAC- Central AC Electrical - Separate electr Gas & Water- Shared gas & Sewer Connection- Existin	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	\$ 12,500
	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	\$ 12,500
	Plan Check Coordination	\$0
000000000000000000000000000000000000000	Building Permit Coordination	\$0
COORDINATION SERVICES	Utility & Public Works Coordination	\$0
	Solar Vendor Coordination	\$0
		\$0
	Deposit	\$ 1,000
	Interior Design / Finish Material Selection ¹	included
	Mobilization	\$42,000
	Trenching & Underground Plumbing	\$42,000
COMPTRIBUTION	Foundation	\$42,000
CONSTRUCTION	Framing	\$42,000
	Mechanical, Electrical, Plumbing (MEP)	\$42,000
	Drywall	\$42,000
	Property Final	\$7,000
	Subtotal (without Add on Work)	\$ 260,000
ADD ON WORK	Attached 1 car garage (estimated 200 sqt)	\$24,000
ADD ON WORK	Subtotal (with Add on Work)	\$ 24,000
	Discount	\$0

EST	IMATED 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)	\$260.00 per sqft
GRAND TOTAL	\$ 296,500

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 building foundation area	Design Upgrades a. Customized option to personalize your project beyond our Standardized Material Package. 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.

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

Footnotes & Clarifications:

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



OWNER ACCEPTANCE					
I, Stefan Reddrick, accept the above scope of work, proposed to be completed by Anchor Builders for the amount of \$ 296,500.00.					
Submitted by Stefan Reddrick	Date				

CSLB# 1029392