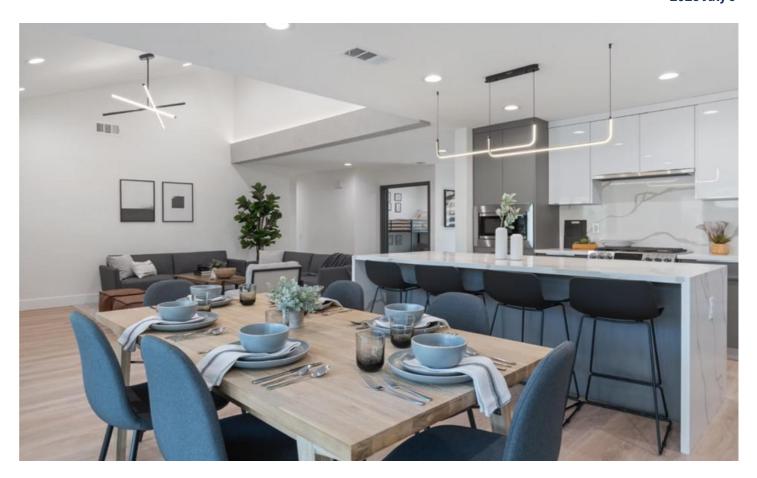


ADU CONSTRUCTION PROPOSAL

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

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



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	<u>dukwei@yahoo.com</u>	



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)
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 r, and kitchen sink.	HVAC- Central AC Electrical - Separate electrical - Separate electrical - Separate Separate electrical - Separate	Separate water me	eter setup
Additional Scope of Work				
Third-Party Testing -HERS, QII & Compaction Report	ort (Scarity)			

	ESTIMATED PRICE BREAKDOWN		ES1	IMATED
Phase	Description	Price		
	Plan Check Coordination	\$0		Constru
COORDINATION SERVICES	Building Permit Coordination	\$0		• Mobili
	Utility & Public Works Coordination	\$0		Final ins
SERVICES	Solar Vendor Coordination	\$0	и.	4 - 6 mo
		\$0		
	Deposit	\$ 1,000		
	Interior Design / Finish Material Selection ¹	included	9	Estimat
CONSTRUCTION	Mobilization	\$ 55,000		~8 - 12 r
	Trenching & Underground Plumbing	\$ 55,000		0 121
	Foundation	\$ 55,000		
	Framing	\$41,000		
	Mechanical, Electrical, Plumbing (MEP)	\$41,000	CONSTRUCTION	
	Drywall	\$ 26,000	Cost per sqft	Φ.
	Property Final	\$ 14,000	(without add on	\$2
	Subtotal (without Add on Work)	\$ 288,000	work)	
	620 SF addition to main house. 1bed/1bath + dining.	\$ 148,800		
ADD ON WORK	*to be on separate permit*	\$0	GRAND TOTAL	;
	Subtotal (with Add on Work)	\$ 436,800		
	Friends and Family Discount	\$0		

ESTIMATED DELIVERY		
•	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	\$ 436,800	

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

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

Footnotes & Clarifications:

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



OWNER ACCEPTANCE				
I, Bobby Huynh & Wendy Ng, accept the above scope of work, proposed to be completed by Anchor Builders for the am	ount of \$ 436,800.00.			
Submitted by Bobby Huynh & Wendy Ng	Date			