



Proposal date: 2025 July 16



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 style="list-style-type: none"><li>Standardized Finishes &amp; Fixtures- Installed from our pre-selected<ul style="list-style-type: none"><li>An ALLOWANCE WORKSHEET will be included for certain finish material items.</li></ul></li><li>House Appliance - Range hood, stove, dishwasher, and kitchen sink.</li><li>Cabinetry &amp; Casework- Kitchen cabinets and bathroom vanities.</li></ul>		<ul style="list-style-type: none"><li>HVAC- Central AC</li><li>Electrical - Separate electrical panel</li><li>Gas &amp; Water- Shared gas &amp; Shared water meter setup</li><li>Sewer Connection- Existing Lateral</li></ul>
<b>Additional Scope of Work</b> <ul style="list-style-type: none"><li>Third-Party Testing -HERS, QII &amp; Compaction Report (Scarify)</li></ul>		

ESTIMATED PRICE BREAKDOWN		
Phase	Description	Price
DESIGN & PLANNING	ADU Plan Design	\$ 6,500
	Structural Engineering (Roof & Foundation Plan)	included
	MEP Design (Mechanical, Electrical, Plumbing)	included
	Zoning & Site Planning Review	included
		included
	Subtotal	\$ 6,500
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 <sup>1</sup>	included
	Mobilization	\$ 34,000
	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		
	Subtotal (with Add on Work)	\$ 180,000
Combo Discount		\$ 2,000



CONSTRUCTION Cost per sqft (without add on work)	\$225.00 per sqft
GRAND TOTAL	\$ 184,500

EXCLUSIONS [Any work outside of the normal building of an ADU]	ADDITIONAL SERVICES (ADD ON) [These are additional services that are not included]
<p><b>City-Related Costs</b></p> <ul style="list-style-type: none"><li>• City permits, planning approval fees, and third-party inspections</li><li>• Land grading, surveys, and soil testing (if required), including grading beyond the building foundation area</li></ul> <p><b>Site Prep &amp; Exterior Work</b></p> <ul style="list-style-type: none"><li>• Cleaning or demolishing any existing or unpermitted structures</li><li>• Landscaping, fencing, driveways, patios, rain gutters</li><li>• Potential damage to underground irrigation or tree roots</li></ul> <p><b>Utilities &amp; Unexpected Conditions</b></p> <ul style="list-style-type: none"><li>• Utility connections (gas, water, electric) or fire sprinkler system installation (if</li><li>• Unforeseen repairs like structural issues, pests, or water drainage</li><li>• Builder Risk insurance or city-required bonds for construction</li></ul> <p><b>Security &amp; Insurance</b></p> <ul style="list-style-type: none"><li>• Job-site security or surveillance systems</li></ul>	<p>1) <b>Design Upgrades</b></p> <p>a. Customized option to personalize your project beyond our Standardized Material Package.</p> <p>2) <b>Landscaping and Hardscaping Site Design</b></p> <p>a. Landscape and hardscaping services to improve the appearance and functionality of your property.</p> <p>3) <b>Rental Plans</b></p> <p>a. Creation of a site plan to designate a parking spot for tenants, ensuring separation between rental units.</p>

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