



FABRICK

ADUs BUILT WITH INTEGRITY

ADU GARAGE CONVERSION



WHAT MAKES US FABRICK

OUR FOUNDERS

JC and Dylan share a brotherly bond and a deep partnership, built on years of collaboration. Together, they've successfully renovated and flipped over 400 homes, along with building more than 100 ADUs.

With each project, their unwavering focus is on client satisfaction, achieved through clear communication and exceptional craftsmanship. As local, highly responsive professionals, they are dedicated to guiding you through every step of the ADU building process, ensuring a seamless experience from start to finish. When you partner with us, you can count on meticulous attention to detail and a commitment to delivering with care and precision.

THE FABRICK OF OUR COMPANY

Founded in early 2023, Fabrick is backed by a leadership team with over 40 years of collective experience in building homes and ADUs. Even before launching Fabrick, JC and Dylan had a clear vision for addressing long-standing issues in the construction industry by applying principles that are standard in other thriving sectors: stellar communication, refreshing transparency, and leveraging modern technology to drive efficiency.

As business school graduates and seasoned entrepreneurs, JC and Dylan have founded six companies, collectively generating over a billion dollars in revenue. Their true competitive edge lies in their business-first approach. Unlike many who enter construction from the trades, they honed their skills in operations, business development, and finance before earning their construction licenses.

Today, JC and Dylan have assembled an exceptional team to build your ADU. This includes not only behind-the-scenes experts who champion their core principles, but also great subcontractors with decades of experience in their respective trades. Most importantly, every member of the team embodies Fabrick's core values, starting with their #1 principle: Lead with integrity.

FABRICK



LEADERSHIP TEAM



J.C. Mejia
Partner

J.C. is the co-founder of Fabrick, dedicated to making ADU construction seamless for homeowners. With years of experience in real estate development and construction, he has led hundreds of successful projects, ensuring efficiency and quality. Having co-founded a firm managing over \$750M in developments, he knows how to simplify complex builds and deliver exceptional results. Clients working with Fabrick can expect a seamless, stress-free experience backed by proven industry expertise.



Dylan Duimovich
Partner

Dylan is the co-founder of Fabrick, bringing a decade of experience in optimizing operations and enhancing customer experiences. After building and scaling early-stage tech startups, he applied his expertise to real estate—growing a short-term rental portfolio and designing his own ADU from the ground up. At Fabrick, he's committed to making ADU construction smooth and stress-free, ensuring homeowners get a high-quality space with a seamless process from start to finish.



Jacqui Schreiber
Interior Design Lead

Jacqui's design philosophy is rooted in her deep appreciation for architecture and history. Growing up in a historic Spanish home on the San Diego coast, she developed a passion for design that she refined through architecture school and hands-on experience in interior design and historic preservation. She loves collaborating with homeowners to bring their vision to life, blending timeless design principles with modern functionality to create spaces that are both beautiful and practical.



Steve Doyle
Construction Operations & Growth Advisor

Steve brings extensive experience in the construction industry and plays a key role in Fabrick's growth. He collaborates closely with the team to drive strategic initiatives, ensuring projects run smoothly and the company stays ahead of industry trends. An SDSU alumnus, he also chairs the board of directors for the Campanile Foundation, bringing leadership and community-driven insight to Fabrick. His expertise gives homeowners confidence that their ADU project is built on a foundation of strategic planning, efficiency, and a commitment to excellence.



TESTIMONIALS



Fabrick's expertise and professionalism were evident throughout the process. Their team provided clear communication and efficient project management at every stage.

Justin Tarcani



Building our ADU with Fabrick was an exceptional experience. Their team's deep expertise and comprehensive understanding of ADU regulations made the entire process smooth and enjoyable. The final result exceeded our expectations in every way.

Nicole Hall



Working with Fabrick was a breeze. The team was incredibly friendly and made the entire process enjoyable. I will definitely use them again on my next ADU.

Mario Barrozo



I couldn't be happier with my decision to work with Fabrick! The team was professional, communicative, and made the entire process smooth from start to finish. I almost went with a cheaper GC my brother-in-law recommended, but I'm so glad I didn't. Fabrick's quality and expertise made all the difference!

Diane Hater

SCAN ME



TO WATCH CLIENT
TESTIMONIAL VIDEO

PHOTOS

Cape May Ave



Chelsea Lane



Maisel Drive



Naples Ct #1



Wilbur Ave



Madra Ave





Fabrick
info@fabrickgroup.com
(619) 586-6100
2811 Dickens St, Ste B203, San Diego, CA 92106

Status
No response yet

Project ID
PR-025

Total
\$ 210,298.58

Proposal Information

Proposal Name	Client Name	Client Email	Project Type
ADU Estimate Package	Michael Conway	michael@gmccx.com	ADU
Project Address			
1228 Oasis Dr, Escondido, CA 92026, USA			

Hello Michael Conway,

At Fabrick, we specialize exclusively in ADUs, making us one of San Diego County’s most trusted and experienced builders in this space.

Our deep understanding of local regulations and design trends allows us to deliver tailored, efficient solutions. We use advanced estimating software to ensure accuracy and transparency—no surprises along the way. From communication and scheduling to invoicing and project tracking, our streamlined systems make the entire process smooth and stress-free.

Led by owners with business backgrounds and a commitment to integrity, we’ve built a team of highly skilled tradesmen who take pride in their craft. Our goal isn’t just to build great ADUs—it’s to deliver a truly exceptional experience from start to finish.

We’re genuinely excited about the opportunity to bring your project to life and would be honored to be part of your journey.

Thank you for considering us —

The Fabrick Team

Estimate

Name	Amount
1.0 - PRELIMINARY WORKS	
Boundary Line Survey	\$ 0.00
Fabrick will use existing boundary survey performed by client's consultant however, a form certification is generally needed which would trigger a change order of up to \$1,600, depending on surveyor. If previous surveyor will come back to perform the survey, there will be no change from Fabrick.	
Portable Toilet	\$ 1,450.00
Provide and maintain a portable restroom for the project duration, including weekly cleaning and servicing. Ensures sanitation, crew convenience, and compliance with local health regulations.	
Construction Security Fence	\$ 870.00
Includes delivery, installation, and removal of fencing, ensuring proper placement and secure installation.	
Subtotal	\$ 2,320.00

2.0 - BUSINESS OPERATIONS

Special Inspection	\$ 725.00
Special inspections required for structural integrity, soil compliance, and Title 24 energy compliance, ensuring adherence to regulatory standards.	
Interior Design	\$ 1,000.00
Our licensed interior designer will guide you through the design process and tailor your finish package to your vision.	
Subtotal	\$ 1,725.00

3.0 - LAND & SITE IMPROVEMENT

Trenching & Surface Repair	\$ 2,296.44
Excavate and trench for all utility lines, including sewer, water, and electrical connections, ensuring proper depth, slope, and code compliance per project requirements.	
Demolition	\$ 2,030.00
Demolish garage door, interior drywall, and portions of exterior siding as specified in the plans, ensuring safe debris disposal and full compliance with safety and environmental regulations.	
Subtotal	\$ 4,326.44

4.0 - FOUNDATION

Foundation - Pad Footings	\$ 9,900.00
Construct new three pad footings, ensuring proper excavation, reinforcement, and compliance with structural and building codes.	
Self Leveling	\$ 1,740.00
Apply concrete overlay on existing slab, ensuring proper adhesion, leveling, and a durable finish.	
Moisture Barrier	\$ 2,610.00
Install new vapor barrier retarder on existing slab, ensuring proper coverage and compliance with moisture control standards.	
Subtotal	\$ 14,250.00

5.0 - FRAMING

Framing Labor	\$ 17,100.00
Perform all necessary framing work, including constructing walls, ceilings, and structural components. All framing will be completed with precision, efficiency, and high craftsmanship standards, adhering to finalized plans and ensuring structural integrity and compliance with project requirements.	
Framing Materials	\$ 9,060.00
Source and purchase lumber materials, ensuring quality, proper specifications, and timely delivery in alignment with project requirements.	

	Subtotal	\$ 26,160.00
--	----------	--------------

6.0 - ROUGH PLUMBING

Sewer Connection - Labor & Material		\$ 3,199.43
Install and connect the new sewer line to the existing system, ensuring proper alignment, secure integration, and code compliance for optimal functionality.		
Water Connection - Material & Labor		\$ 1,609.50
Install and connect the new water line to the existing main supply, ensuring proper alignment, secure integration, and compliance with plumbing codes.		
Gas Connection - Labor & Material		\$ 1,305.00
Install and connect new gas lines to the existing on-site gas supply, ensuring proper sizing, routing, and code compliance.		
Rough Plumbing - Material & Labor		\$ 10,800.00
Install underground and rough-in plumbing, including PEX for water supply, PVC for drainage, and all necessary fittings. Scope includes labor for rough-in and fixture installation.		
Shower Valve		\$ 101.50
Install Delta MultiChoice shower valve body, ensuring proper alignment, secure connections, and compliance with plumbing standards.		
Tankless Water Heater		\$ 2,175.00
Supply and install a new gas tankless water heater for on-demand hot water, ensuring proper connections and code compliance. - Brand:		
	Subtotal	\$ 19,190.43

7.0 - FINISH PLUMBING

Plumbing Fixture Installation		\$ 1,800.00
Install all plumbing fixtures as specified in the plans, ensuring proper placement, secure connections, and compliance with plumbing codes and standards for optimal functionality.		
Allowance		
Bathroom Faucet		\$ 100.00
Client to collaborate with our interior designer and approve the bathroom faucet and design package. - Brand: Kohler		
Allowance		
Bathroom Sink		\$ 125.00
Client to collaborate with our interior designer and approve the bathroom sink and design package.		
Allowance		
Kitchen Faucet		\$ 200.00
Client to collaborate with our interior designer and approve the kitchen faucet and design package. - Brand: Kohler		

Allowance	
Kitchen Sink	\$ 250.00
Client to collaborate with our interior designer and approve the kitchen sink and design package.	
Allowance	
Shower Trim Kit	\$ 210.00
Client to collaborate with our interior designer and approve the shower trim kit and design package.	
- Brand: Kohler	
Allowance	
Toilet	\$ 250.00
Client to collaborate with our interior designer and approve the toilet and design package.	
Allowance	
Drain Kit	\$ 65.00
Installation of the drain kit, ensuring proper alignment, secure connections, and compliance with plumbing standards for optimal performance.	
Allowance	
Garbage Disposal	\$ 200.00
Source and install garbage disposal, ensuring proper fitting, wiring, and plumbing connections.	
- Brand: InSinkErator	
Subtotal	
	\$ 3,200.00

8.0 - ROUGH ELECTRICAL

Electrical Connection - Labor & Material	\$ 1,125.00
Install and connect new service, ensuring secure connections and compliance with electrical codes and standards.	
Rough Electrical - Material & Labor	\$ 14,790.00
Install all electrical rough-in, wiring, and dedicated circuits in accordance with electrical and mechanical specifications. Ensures all necessary connections for a fully functional and code-compliant electrical system.	
Electrical Sub Panel - Labor & Material	\$ 3,000.00
Supply and install sub-panel with associated breakers to distribute power across the ADU. Includes wiring, installation, and connection of standard and GFCI/AFCI breakers as required.	
Subtotal	\$ 18,915.00

9.0 - FINISH ELECTRICAL

Electrical Fixture Installation	\$ 1,809.00
Install all light fixtures as specified in the plans, ensuring proper alignment, secure mounting, and compliance with electrical codes and standards.	
Allowance	
Ceiling Fans	\$ 500.00
Client to collaborate with our interior designer and approve ceiling fans and design package.	

13.0 - CARPENTRY

Trim Carpentry Materials & Labor\$ 2,040.00

Measure, cut, and install trim, including baseboards and casing, ensuring precise fit, clean edges, and accurate alignment for a polished, professional finish.

Subtotal	\$ 2,040.00
----------	-------------

14.0 - GLASS

Allowance

Bathroom Vanity Mirror\$ 150.00

Client to collaborate with our interior designer and approve the vanity mirror and design package.

Subtotal	\$ 150.00
----------	-----------

15.0 - WINDOWS

Allowance

Windows\$ 1,500.00

Install new construction windows as specified in the plans, ensuring proper alignment, secure fastening, and compliance with building codes for optimal performance and energy efficiency.

- Color: White (interior and exterior)

- Brand: JeldWen

NOTE: We are still waiting for the window quote from vendor

Window Installation	\$ 1,147.50
Install new construction windows per plan specifications, ensuring proper alignment, secure fastening, and code compliance for optimal performance and energy efficiency.	
Subtotal	\$ 2,647.50

16.0 - DOORS

Allowance

Front Door\$ 450.00

Client to collaborate with our interior designer and approve the front door and design package.

Allowance	
Pocket Door	\$ 700.00
Client to collaborate with our interior designer and approve the pocket door and design package.	

Allowance	
Pocket Door Frame	\$ 750.00
Supply and install a heavy-duty metal pocket door frame with integrated hardware for smooth, reliable operation and long-lasting durability.	

Allowance	
Bi-Fold Closet Door	\$ 550.00
Client to collaborate with our interior designer and approve bi-fold closet doors and design package.	

Allowance	
-----------	--

Closet Door	\$ 450.00
Client to collaborate with our interior designer and approve closet doors and design package.	
Allowance	
Front Door Hardware	\$ 250.00
Client to collaborate with our interior designer and approve the front door hardware and design package.	
Allowance	
French Doors	\$ 2,400.00
Client to collaborate with our interior designer and approve french doors and design package.	
- Color: White (interior and exterior)	
- Brand: Masonite	
Doors Installation	
\$ 2,677.50	
Install all interior and exterior doors, ensuring proper alignment, secure fastening, and smooth operation in compliance with project specifications and building codes.	
Subtotal	
\$ 8,227.50	

17.0 - PAINT

Paint - Labor & Materials	\$ 9,060.00
Prepare all surfaces by sanding and cleaning, apply primer to walls, ceilings, trim, and doors, and finish with multiple coats of paint for a smooth, durable, and professional finish.	
Subtotal	
\$ 9,060.00	

18.0 - FLOORING & TILE

Allowance	
Vinyl Material	\$ 1,681.61
Client to collaborate with our interior designer and approve vinyl material and design package.	
The materials for the LVP flooring scope of work include Luxury Vinyl Plank (LVP) flooring, underlayment, transition strips, and necessary adhesives or fasteners for installation.	
Vinyl (LVP) Installation	
\$ 2,090.00	
Includes labor for installing Luxury Vinyl Plank (LVP) flooring, ensuring proper underlayment placement, precise alignment, accurate cutting, and seamless fitting for a smooth, professional finish.	
Allowance	
Bathroom Floor Tile	\$ 162.00
Client to collaborate with our interior designer and approve bathroom floor tile and design package.	
Allowance	
Pan & Niche Tile	\$ 60.00
Client to collaborate with our interior designer and approve pan & niche tile and design package.	
Allowance	
Shower Walls Tile	\$ 287.50

Client to collaborate with our interior designer and approve the shower wall tile and design package.

Bathroom Tile Labor	\$ 3,500.00
Perform professional bathroom tile installation, ensuring precise alignment, secure adhesion, and a high-quality finish for durability and aesthetic appeal.	

Allowance	
Backsplash Tile	\$ 185.16
Client to collaborate with our interior designer and approve the backsplash tile and design package.	

Backsplash Tile - Labor	\$ 559.34
Perform professional backsplash tile installation with precise alignment, secure adhesion, and a high-quality finish for durability and aesthetic appeal.	

Waterproofing - Shower	\$ 580.00
Apply a hot mop waterproofing system in the shower area, creating a durable, watertight barrier for long-lasting moisture protection.	

Subtotal	\$ 9,105.61
----------	-------------

19.0 - APPLIANCES

Appliances Installation	\$ 435.00
Includes installation of washer/dryer, garbage disposal, range, over-the-range microwave, dishwasher, and refrigerator, ensuring all necessary connections, fittings, and adjustments for proper operation.	

Subtotal	\$ 435.00
----------	-----------

20.0 - CABINETS

Cabinets - Uppers & Lowers	\$ 6,879.90
Supply and install pre-fabricated white shaker-style cabinets from KD Stone & Cabinets, ensuring precise alignment, secure installation, and a high-quality finish per project specifications.	

Cabinets Installation	\$ 3,523.50
Install cabinets with careful assembly, precise alignment, and secure fastening, ensuring a clean, functional, and professional finish.	

Cabinets Hardware	\$ 108.75
Client to collaborate with our interior designer and approve the cabinets hardware and design package.	

Subtotal	\$ 10,512.15
----------	--------------

21.0 - COUNTERTOPS

Countertops	\$ 2,655.41
Client to collaborate with our interior designer and approve quartz countertop and design package.	

Countertops Installation	\$ 1,041.49
--------------------------	-------------

Includes labor and installation of countertops, ensuring precise measurements, secure fitting, and a polished, high-quality finish per project specifications.

Subtotal	\$ 3,696.90
----------	-------------

22.0 - FINISHES

Allowance	
Bathroom Accesory Kit	\$ 120.00

Install bathroom accessories, including towel bars and toilet paper holders, ensuring proper placement, secure fastening, and a clean, professional finish.

Allowance	
House Numbers	\$ 40.00

Client to collaborate with our interior designer and approve the house numbers and design package.

Allowance	
Door Bell	\$ 35.00

Client to collaborate with our interior designer and approve the doorbell and design package.

Base Material	\$ 4,350.00
---------------	-------------

This estimate includes miscellaneous materials necessary for the successful completion of the project. These may include fasteners, adhesives, sealants, protective coverings, patching supplies, basic hardware, and utility items. These items ensure quality and proper execution of the renovation work.

Subtotal	\$ 4,545.00
----------	-------------

23.0 - EXTERIOR SIDING

Stucco	\$ 7,576.25
--------	-------------

Install standard textured cement plaster stucco over metal lath on the ADU's exterior walls, ensuring proper surface preparation, precise application, and a high-quality finish that meets industry standards.

Subtotal	\$ 7,576.25
----------	-------------

24.0 - EXTERIOR WORKS

Concrete Parking Area	\$ 25,020.00
-----------------------	--------------

Install concrete parking area south of the ADU, ensuring proper grading, reinforcement, and a durable finish.
- Qty:1,251 sq ft

Concrete Landing	\$ 919.30
------------------	-----------

Construct a new concrete landing outside each entry doorway, ensuring proper grading, reinforcement, and a durable finish in compliance with building codes.

Subtotal	\$ 25,939.30
----------	--------------

25.0 - CLEAN UP

Trash

\$ 4,640.00

Manage and remove construction debris and waste throughout the project, ensuring a clean, organized, and compliant worksite.

ADU Cleanup

\$ 507.50

Conduct a thorough final cleaning of the ADU before handover, ensuring all areas are spotless and move-in ready for client occupancy.

Subtotal	\$ 5,147.50
----------	-------------

A Allowances

Name	Quantity	Unit price	Amount
Bathroom Faucet	1 each	\$ 100.00	\$ 100.00
Client to collaborate with our interior designer and approve the bathroom faucet and design package. - Brand: Kohler			
Bathroom Sink	1 each	\$ 125.00	\$ 125.00
Client to collaborate with our interior designer and approve the bathroom sink and design package.			
Kitchen Faucet	1 each	\$ 200.00	\$ 200.00
Client to collaborate with our interior designer and approve the kitchen faucet and design package. - Brand: Kohler			
Kitchen Sink	1 each	\$ 250.00	\$ 250.00
Client to collaborate with our interior designer and approve the kitchen sink and design package.			
Shower Trim Kit	1 each	\$ 210.00	\$ 210.00
Client to collaborate with our interior designer and approve the shower trim kit and design package. - Brand: Kohler			
Toilet	1 each	\$ 250.00	\$ 250.00
Client to collaborate with our interior designer and approve the toilet and design package.			
Drain Kit	1 each	\$ 65.00	\$ 65.00
Installation of the drain kit, ensuring proper alignment, secure connections, and compliance with plumbing standards for optimal performance.			
Garbage Disposal	1 each	\$ 200.00	\$ 200.00
Source and install garbage disposal, ensuring proper fitting, wiring, and plumbing connections. - Brand: InSinkErator			
Ceiling Fans	2 each	\$ 250.00	\$ 500.00
Client to collaborate with our interior designer and approve ceiling fans and design package.			
Exterior Lights	2 each	\$ 70.00	\$ 140.00
Client to collaborate with our interior designer and approve the exterior lights and design package.			

LED Can Lights	6 each	\$ 30.00	\$ 180.00
Install recessed LED can lights, ensuring proper placement, wiring, and code compliance.			
Vanity Lights	1 each	\$ 55.00	\$ 55.00
Client to collaborate with our interior designer and approve the vanity lights and design package.			
Dimmers	2 each	\$ 55.00	\$ 110.00
Client to collaborate with our interior designer and approve the dimmers and design package.			
Bathroom Exhaust Fan	1 each	\$ 150.00	\$ 150.00
Client to collaborate with our interior designer and approve the bathroom exhaust fan and design package.			
Bathroom Vanity Mirror	1 each	\$ 150.00	\$ 150.00
Client to collaborate with our interior designer and approve the vanity mirror and design package.			
Windows	3 each	\$ 500.00	\$ 1,500.00
Install new construction windows as specified in the plans, ensuring proper alignment, secure fastening, and compliance with building codes for optimal performance and energy efficiency. - Color: White (interior and exterior) - Brand: JeldWen NOTE: We are still waiting for the window quote from vendor			
Front Door	1 each	\$ 450.00	\$ 450.00
Client to collaborate with our interior designer and approve the front door and design package.			
Pocket Door	2 each	\$ 350.00	\$ 700.00
Client to collaborate with our interior designer and approve the pocket door and design package.			
Pocket Door Frame	2 each	\$ 375.00	\$ 750.00
Supply and install a heavy-duty metal pocket door frame with integrated hardware for smooth, reliable operation and long-lasting durability.			
Bi-Fold Closet Door	2 each	\$ 275.00	\$ 550.00
Client to collaborate with our interior designer and approve bi-fold closet doors and design package.			
Closet Door	1 each	\$ 450.00	\$ 450.00
Client to collaborate with our interior designer and approve closet doors and design package.			
Front Door Hardware	1 each	\$ 250.00	\$ 250.00
Client to collaborate with our interior designer and approve the front door hardware and design package.			
French Doors	2 each	\$ 1,200.00	\$ 2,400.00
Client to collaborate with our interior designer and approve french doors and design package. - Color: White (interior and exterior) - Brand: Masonite			
Vinyl Material	480.46 s.f.	\$ 3.50	\$ 1,681.61

Client to collaborate with our interior designer and approve vinyl material and design package.

The materials for the LVP flooring scope of work include Luxury Vinyl Plank (LVP) flooring, underlayment, transition strips, and necessary adhesives or fasteners for installation.

Bathroom Floor Tile	40.5 s.f.	\$ 4.00	\$ 162.00
---------------------	-----------	---------	-----------

Client to collaborate with our interior designer and approve bathroom floor tile and design package.

Pan & Niche Tile	5 s.f.	\$ 12.00	\$ 60.00
------------------	--------	----------	----------

Client to collaborate with our interior designer and approve pan & niche tile and design package.

Shower Walls Tile	115 s.f.	\$ 2.50	\$ 287.50
-------------------	----------	---------	-----------

Client to collaborate with our interior designer and approve the shower wall tile and design package.

Backsplash Tile	15.43 s.f.	\$ 12.00	\$ 185.16
-----------------	------------	----------	-----------

Client to collaborate with our interior designer and approve the backsplash tile and design package.

Bathroom Accesory Kit	1 each	\$ 120.00	\$ 120.00
-----------------------	--------	-----------	-----------

Install bathroom accessories, including towel bars and toilet paper holders, ensuring proper placement, secure fastening, and a clean, professional finish.

House Numbers	4 each	\$ 10.00	\$ 40.00
---------------	--------	----------	----------

Client to collaborate with our interior designer and approve the house numbers and design package.

Door Bell	1 each	\$ 35.00	\$ 35.00
-----------	--------	----------	----------

Client to collaborate with our interior designer and approve the doorbell and design package.

		Subtotal	\$ 12,306.27
--	--	----------	--------------

Summary			
Total		\$ 210,298.58	

Exclusions & Assumptions:

- Landscape work is not included but can be added upon client request.
- Appliances are not included but can be added upon client request.
- Utility meters are not included.
- Any potential changes or upgrades required by SDG&E are not included.
- Right-of-Way (ROW) work is not included.
- Electric temporary power pole is not included.