



# FABRICK

ADUs BUILT WITH INTEGRITY

**ADU ESTIMATE**



## 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.



## 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-035

Total

\$ 845,027.92

## Proposal Information

Proposal Name	Client Name	Client Number	Client Email
ADU Estimate Package	Jenny Poiset	858-945-6772	jpoiset@gmail.com
Project Type	Project Address		
ADU	1212 & 1214 Goshen St San Diego CA 92110		

Hello Jenny Poiset,

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
<b>1.0 - PRELIMINARY WORKS</b>	
Portable Toilet	\$ 2,283.75
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	\$ 1,999.04
Includes delivery, installation, and removal of fencing, ensuring proper placement and secure installation.	
<b>Subtotal</b>	<b>\$ 4,282.79</b>

## 2.0 - BUSINESS OPERATIONS

Special Inspection	\$ 1,522.50
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Special inspections required for structural integrity, soil compliance, and Title 24 energy compliance, ensuring adherence to regulatory standards.

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Interior Design	\$ 1,500.00
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Our licensed interior designer will guide you through the design process and tailor your finish package to your vision.

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<b>Subtotal</b>	<b>\$ 3,022.50</b>
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### 3.0 - LAND & SITE IMPROVEMENT

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Trenching & Surface Repair	\$ 19,704.05
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Excavate and trench for all utility lines, including sewer, water, electrical, and drainage, ensuring proper depth, slope, bedding, and compaction in accordance with the approved drainage plan, local codes, and project requirements.

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Grading	\$ 19,889.59
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Perform grading and building pad preparation, limited to the ADU building pad, ensuring proper leveling and site readiness.

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Demolition	\$ 33,350.00
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Demolish existing garage, shed, concrete patio, and driveway as specified in the plans, ensuring safe execution, proper debris removal and disposal, and full compliance with all safety, environmental, and municipal regulations.

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Soil Haul Away	\$ 7,975.00
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Remove and haul off approximately 30 cubic yards of excess soil from the site, ensuring proper loading, transportation, and disposal at an approved facility in compliance with local regulations and project requirements.

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Erosion Control	\$ 1,812.50
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Install erosion control measures as indicated on plans, ensuring proper placement and compliance with project and environmental requirements.

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<b>Subtotal</b>	<b>\$ 82,731.14</b>
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### 4.0 - FOUNDATION

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Foundation - Labor & Material	\$ 92,883.23
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Construct new continuous footings with stem walls along the west and north sides of the property, and a 5-inch concrete slab foundation, ensuring proper excavation, formwork, reinforcement, and curing in full compliance with structural details, building codes, and project specifications.

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Retaining Wall	\$ 56,767.50
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Install new 5'-8" retaining wall along the south side of the property, ensuring proper excavation, alignment, formwork, and structural reinforcement, in full compliance with approved plans, engineering specifications, and building code requirements for durability and long-term stability.

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Retaining Wall Waterproofing	\$ 3,262.50
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Waterproof retaining wall by preparing the surface, sealing cracks, applying a waterproof membrane (sheet, liquid, or cementitious), installing a drainage system, and backfilling to prevent water infiltration and structural damage.

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<b>Subtotal</b>	<b>\$ 152,913.23</b>
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## 5.0 - FRAMING

Framing Labor & Material \$ 89,070.66

Perform all necessary framing work, including constructing walls, ceilings, structural components, and roof systems. 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.

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<b>Subtotal</b>	<b>\$ 89,070.66</b>
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## 6.0 - ROUGH PLUMBING

Sewer Connection - Labor & Material \$ 5,062.05

Install and connect new PVC sewer line to existing sewer lateral, ensuring proper alignment, secure integration, and code compliance.

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Water Connection - Material & Labor \$ 6,462.61

Install and connect the new water line to the existing main supply, ensuring proper alignment, secure integration, and compliance with plumbing codes.

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Gas Connection - Labor & Material \$ 4,299.75

Install and connect new gas lines to the existing on-site gas supply, ensuring proper sizing, routing, and code compliance.

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Rough Plumbing - Material & Labor \$ 33,962.60

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.

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Shower Valve \$ 196.00

Install Delta MultiChoice shower valve body, ensuring proper alignment, secure connections, and compliance with plumbing standards.

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Electric Water Heater \$ 5,040.00

Supply and install a new electric tankless water heater for on-demand hot water, ensuring proper connections and code compliance.

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<b>Subtotal</b>	<b>\$ 55,023.01</b>
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## 7.0 - FINISH PLUMBING

Plumbing Fixture Installation \$ 4,138.30

Install all plumbing fixtures as specified in the plans, ensuring proper placement, secure connections, and compliance with plumbing codes and standards for optimal functionality.

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Allowance  
Bathroom Faucet \$ 300.00

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

**Brand: Kohler**

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Allowance

Bathroom Sink \$ 375.00

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

Allowance  
Kitchen Faucet \$ 400.00

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

**Brand: Kohler**

Allowance  
Kitchen Sink \$ 500.00

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

Allowance  
Shower Trim Kit \$ 420.00

Client to collaborate with our interior designer and approve the shower trim kit and design package.

**Brand: Kohler**

Allowance  
Toilet \$ 1,050.00

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

Allowance  
Shower Pan \$ 800.00

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

**Brand: Delta**

Allowance  
Drain Kit \$ 130.00

Installation of the drain kit, ensuring proper alignment, secure connections, and compliance with plumbing standards for optimal performance.

Allowance  
Garbage Disposal \$ 400.00

Source and install garbage disposal, ensuring proper fitting, wiring, and plumbing connections.

**Brand: InSinkErator**

**Subtotal \$ 8,513.30**

## 8.0 - ROUGH ELECTRICAL

Electrical Connection - Labor & Material \$ 6,145.68

Install and connect new service, ensuring secure connections and compliance with electrical codes and standards.

Rough Electrical - Material & Labor \$ 43,050.82

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 \$ 5,510.00

Supply and install sub-panel for both units with associated breakers to distribute power across the ADU. Includes wiring, installation, and connection of standard and GFCI/AFCI breakers as required.

Electrical Meter	\$ 7,250.00
Install a two new electrical meters, ensuring proper connections, secure mounting, and compliance with utility and code requirements.	
<b>Subtotal</b>	<b>\$ 61,956.50</b>

## 9.0 - FINISH ELECTRICAL

Electrical Fixture Installation	\$ 7,687.65
Install all light fixtures as specified in the plans, ensuring proper alignment, secure mounting, and compliance with electrical codes and standards.	

Allowance	
Exterior Lights	\$ 350.00
Client to collaborate with our interior designer and approve the exterior lights and design package.	

Allowance	
LED Can Lights	\$ 1,350.00
Install recessed LED can lights, ensuring proper placement, wiring, and code compliance.	

Allowance	
Wall Mounted Lights	\$ 375.00
Client to collaborate with our interior designer and approve the wall mounted lights and design package.	

Allowance	
Switches/Dimmers	\$ 1,665.00
Client to collaborate with our interior designer and approve the dimmers and design package.	

Allowance	
Vanity Lights	\$ 165.00
Client to collaborate with our interior designer and approve the vanity lights and design package.	

<b>Subtotal</b>	<b>\$ 11,592.65</b>
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## 10.0 - ROOFING

Shingles	\$ 14,790.00
Install Class A shingles as specified, ensuring proper alignment, secure fastening, and adherence to manufacturer guidelines and building codes for optimal durability and fire resistance.	

Roof Sheathing	\$ 3,016.00
Install roof sheathing as per project specifications, ensuring proper alignment, secure fastening, and compliance with building codes to provide a solid substrate for roofing materials.	

Roof Vents	\$ 978.75
Install intake vents on the roof, ensuring proper placement and secure installation to promote adequate attic ventilation and airflow in compliance with building codes.	

<b>Subtotal</b>	<b>\$ 18,784.75</b>
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## 11.0 - HVAC

Mini-Split \$ 23,780.00

Install mini-split HVAC system, connecting each indoor unit to a single outdoor compressor via refrigerant lines. Includes securing units, running insulated lines through walls, wiring for power and control, and ensuring proper drainage.

Qty: Two systems with 3 minisplits each

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Allowance  
Bathroom Exhaust Fan \$ 450.00

Client to collaborate with our interior designer and approve the bathroom exhaust fan and design package.

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<b>Subtotal</b>	<b>\$ 24,230.00</b>
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## 12.0 - INSULATION

Insulation - Labor & Material \$ 6,150.12

Install insulation in all walls, ceilings, and per plans, ensuring full coverage to meet energy and code requirements.

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<b>Subtotal</b>	<b>\$ 6,150.12</b>
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## 13.0 - DRYWALL

Drywall & Texture - Labor & Material \$ 43,050.82

Install drywall sheets, ensuring proper hanging and secure fastening to the framing. Complete finishing with taping, mudding, sanding for a smooth surface, and applying a light skip trowel texture for a professional finish.

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Resilient Furring Channels \$ 3,190.00

Install resilient channels as part of the one-hour acoustical and fire-rated ceiling assembly, ensuring proper spacing, secure attachment, and compliance with manufacturer specifications and project plans.

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<b>Subtotal</b>	<b>\$ 46,240.82</b>
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## 14.0 - CARPENTRY

Trim Carpentry Materials & Labor \$ 6,150.12

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

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<b>Subtotal</b>	<b>\$ 6,150.12</b>
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## 15.0 - GLASS

Allowance  
Shower Glass Door \$ 2,600.00

Client to collaborate with our interior designer and approve shower glass doors and design package.

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Allowance

Bathroom Vanity Mirror \$ 450.00

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

**Subtotal \$ 3,050.00**

## 16.0 - WINDOWS

Allowance  
Windows \$ 7,600.00

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: TBD**

Window Installation \$ 4,821.25

Install new construction windows per plan specifications, ensuring proper alignment, secure fastening, and code compliance for optimal performance and energy efficiency.

**Subtotal \$ 12,421.25**

## 17.0 - DOORS

Allowance  
Interior Doors \$ 3,600.00

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

Allowance  
Front Door \$ 900.00

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

Allowance  
Exterior Door \$ 300.00

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

Allowance  
Pocket Door \$ 650.00

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  
Closet Door \$ 1,200.00

Client to collaborate with our interior designer and approve closet doors and design package.

Allowance  
Front Door Hardware \$ 500.00

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

Allowance	
Interior Door Hardware	\$ 900.00
Client to collaborate with our interior designer and approve interior door hardware and design package.	
Allowance	
Exterior Door Hardware	\$ 60.00
Client to collaborate with our interior designer and approve exterior door hardware and design package.	
Doors Installation	\$ 5,075.00
Install all interior and exterior doors, ensuring proper alignment, secure fastening, and smooth operation in compliance with project specifications and building codes.	
Garage Door	\$ 2,682.50
Install a two-car garage door and motor with all necessary hardware, tracks, and springs, ensuring proper functionality and alignment.	
<b>Subtotal</b>	<b>\$ 16,617.50</b>

## 18.0 - PAINT

Paint - Labor	\$ 24,600.47
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.	
Paint - Materials	\$ 8,482.92
Supply premium-quality Behr interior and exterior paint materials, including primers, sealers, and finish coats. All products will be selected based on their durability, coverage, and long-term performance, and will be applied in accordance with manufacturer specifications and project requirements.	
<b>Subtotal</b>	<b>\$ 33,083.39</b>

## 19.0 - FLOORING & TILE

Allowance	
Vinyl Material	\$ 7,598.79
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	\$ 7,345.50
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	\$ 419.60
Client to collaborate with our interior designer and approve bathroom floor tile and design package.	
Allowance	
Pan & Niche Tile	\$ 265.90

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

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Allowance  
Shower Walls Tile \$ 361.25

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

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Bathroom Tile Labor \$ 9,750.00

Perform professional bathroom tile installation, ensuring precise alignment, secure adhesion, and a high-quality finish for durability and aesthetic appeal.

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Allowance  
Backsplash Tile \$ 429.12

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

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Backsplash Tile - Labor \$ 1,296.30

Perform professional backsplash tile installation with precise alignment, secure adhesion, and a high-quality finish for durability and aesthetic appeal.

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Waterproofing - Shower \$ 1,160.00

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

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<b>Subtotal</b>	<b>\$ 28,626.46</b>
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## 20.0 - APPLIANCES

Appliances Installation \$ 1,015.00

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.

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<b>Subtotal</b>	<b>\$ 1,015.00</b>
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## 21.0 - CABINETS

Cabinets - Uppers & Lower \$ 9,449.65

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.

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Pantry Cabinets \$ 2,352.92

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

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Cabinets Installation \$ 6,859.08

Install cabinets with careful assembly, precise alignment, and secure fastening, ensuring a clean, functional, and professional finish.

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Cabinets Hardware \$ 435.00

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

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**Subtotal**

**\$ 19,096.65**

## 22.0 - COUNTERTOPS

Countertops

**\$ 3,480.00**

Client to collaborate with our interior designer and approve quartz countertop and design package.

Countertops Installation

**\$ 2,030.00**

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

**Subtotal**

**\$ 5,510.00**

## 23.0 - FINISHES

Allowance

Bathroom Accesory Kit

**\$ 360.00**

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

Allowance

House Numbers

**\$ 160.00**

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

Allowance

Door Bell

**\$ 70.00**

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

Base Material

**\$ 12,600.00**

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**

**\$ 13,190.00**

## 24.0 - EXTERIOR SIDING

Hardie Board Siding Installation

**\$ 37,126.26**

Includes installation of Hardie board siding, ensuring proper alignment, secure fastening, and a durable, high-quality finish.

Hardie Board Siding

**\$ 39,778.14**

Source and purchase Hardie Board siding, ensuring correct specifications, high quality, and timely delivery in alignment with project requirements.

Brick Veneer - Labor & Material

**\$ 9,604.95**

Source and install brick veneer siding on stem wall, ensuring proper alignment, secure fastening, and a durable, high-quality finish in compliance with building standards.

**Subtotal**

**\$ 86,509.35**

## 25.0 - INTERIOR WORKS

Allowance	
Grab Bars	\$ 450.00

Install grab bars as indicated on the plans, ensuring proper placement, secure anchoring to structural backing, and compliance with ADA and building code requirements for safety and accessibility.

**Subtotal**

**\$ 450.00**

## 26.0 - EXTERIOR WORKS

CMU Retaining Wall	\$ 6,992.48
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Install CMU retaining wall as indicated on plans, ensuring proper alignment, secure construction, and a durable, high-quality finish in compliance with structural and building codes.

Wood Gates	\$ 4,930.00
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Supply and install three cedar gates as specified in plans, ensuring secure installation, proper alignment, and a durable, high-quality finish.

Wood Fence - Material	\$ 2,606.52
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Source and purchase cedar fence material as specified in plans, ensuring proper specifications, high quality, and timely delivery in alignment with project requirements.

Fence Installation	\$ 3,909.78
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Install cedar wooden fence, ensuring secure installation, proper alignment, and a durable, high-quality finish.

Concrete Walkway & Steps	\$ 4,788.48
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Install concrete walkway as specified in the plans, ensuring proper grading, reinforcement, and a durable finish.

Concrete Landing & Stairs	\$ 4,954.72
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Construct a new concrete landing and steps outside entryway for ADU #1 as specified in plans, ensuring proper grading, reinforcement, and a durable finish in compliance with building codes.

Metal Guardrail & Handrail	\$ 3,867.15
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Install a custom metal guardrail with handrail in front landing for ADU #1 as specified in plans, ensuring secure fastening, proper alignment, and a high-quality finish in compliance with safety and building standards.

Area Drain	\$ 1,392.00
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Install an area drains and drain pipe as specified in plans, ensuring proper alignment, and compliance with code requirements for efficient water management.

Driveway	\$ 10,625.60
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Install new concrete driveway, ensuring proper slope for drainage, accurate grading, and a smooth, durable finish in accordance with approved plans and city specifications.

**Subtotal**

**\$ 44,066.73**

## 27.0 - LANDSCAPING

Tree Removal \$ 1,595.00

Remove large tree located on Goshen St side, ensuring safe extraction, proper disposal, and compliance with environmental regulations.

**Subtotal** **\$ 1,595.00**

## 28.0 - CLEAN UP

Trash \$ 8,120.00

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

ADU Cleanup \$ 1,015.00

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

**Subtotal** **\$ 9,135.00**

### **A** Allowances

Name	Quantity	Unit price	Amount
Bathroom Faucet	3 each	\$ 100.00	\$ 300.00
Client to collaborate with our interior designer and approve the bathroom faucet and design package. Brand: Kohler			
Bathroom Sink	3 each	\$ 125.00	\$ 375.00
Client to collaborate with our interior designer and approve the bathroom sink and design package.			
Kitchen Faucet	2 each	\$ 200.00	\$ 400.00
Client to collaborate with our interior designer and approve the kitchen faucet and design package. Brand: Kohler			
Kitchen Sink	2 each	\$ 250.00	\$ 500.00
Client to collaborate with our interior designer and approve the kitchen sink and design package.			
Shower Trim Kit	2 each	\$ 210.00	\$ 420.00
Client to collaborate with our interior designer and approve the shower trim kit and design package. Brand: Kohler			
Toilet	3 each	\$ 350.00	\$ 1,050.00
Client to collaborate with our interior designer and approve the toilet and design package.			
Shower Pan	2 each	\$ 400.00	\$ 800.00

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

**Brand: Delta**

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Drain Kit	2 each	\$ 65.00	\$ 130.00
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Installation of the drain kit, ensuring proper alignment, secure connections, and compliance with plumbing standards for optimal performance.

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Garbage Disposal	2 each	\$ 200.00	\$ 400.00
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Source and install garbage disposal, ensuring proper fitting, wiring, and plumbing connections.

**Brand: InSinkErator**

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Exterior Lights	5 each	\$ 70.00	\$ 350.00
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Client to collaborate with our interior designer and approve the exterior lights and design package.

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LED Can Lights	45 each	\$ 30.00	\$ 1,350.00
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Install recessed LED can lights, ensuring proper placement, wiring, and code compliance.

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Wall Mounted Lights	5 each	\$ 75.00	\$ 375.00
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Client to collaborate with our interior designer and approve the wall mounted lights and design package.

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Switches/Dimmers	37 each	\$ 45.00	\$ 1,665.00
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Client to collaborate with our interior designer and approve the dimmers and design package.

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Vanity Lights	3 each	\$ 55.00	\$ 165.00
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Client to collaborate with our interior designer and approve the vanity lights and design package.

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Bathroom Exhaust Fan	3 each	\$ 150.00	\$ 450.00
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Client to collaborate with our interior designer and approve the bathroom exhaust fan and design package.

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Shower Glass Door	2 each	\$ 1,300.00	\$ 2,600.00
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Client to collaborate with our interior designer and approve shower glass doors and design package.

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Bathroom Vanity Mirror	3 each	\$ 150.00	\$ 450.00
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Client to collaborate with our interior designer and approve the vanity mirror and design package.

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Windows	19 each	\$ 400.00	\$ 7,600.00
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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: TBD**

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Interior Doors	12 each	\$ 300.00	\$ 3,600.00
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Client to collaborate with our interior designer and approve the interior doors and design package.

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Front Door	2 each	\$ 450.00	\$ 900.00
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Client to collaborate with our interior designer and approve the front door and design package.

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Exterior Door	1 each	\$ 300.00	\$ 300.00
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Client to collaborate with our interior designer and approve the exterior doors and design package.

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Pocket Door	2 each	\$ 325.00	\$ 650.00
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Client to collaborate with our interior designer and approve the pocket door and design package.

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Pocket Door Frame	2 each	\$ 375.00	\$ 750.00
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Supply and install a heavy-duty metal pocket door frame with integrated hardware for smooth, reliable operation and long-lasting durability.

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Closet Door	3 each	\$ 400.00	\$ 1,200.00
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Client to collaborate with our interior designer and approve closet doors and design package.

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Front Door Hardware	2 each	\$ 250.00	\$ 500.00
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Client to collaborate with our interior designer and approve the front door hardware and design package.

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Interior Door Hardware	12 each	\$ 75.00	\$ 900.00
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Client to collaborate with our interior designer and approve interior door hardware and design package.

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Exterior Door Hardware	1 each	\$ 60.00	\$ 60.00
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Client to collaborate with our interior designer and approve exterior door hardware and design package.

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Vinyl Material	1688.62 s.f.	\$ 4.50	\$ 7,598.79
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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.

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Bathroom Floor Tile	104.9 s.f.	\$ 4.00	\$ 419.60
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Client to collaborate with our interior designer and approve bathroom floor tile and design package.

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Pan & Niche Tile	26.59 s.f.	\$ 10.00	\$ 265.90
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Client to collaborate with our interior designer and approve pan & niche tile and design package.

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Shower Walls Tile	144.5 s.f.	\$ 2.50	\$ 361.25
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Client to collaborate with our interior designer and approve the shower wall tile and design package.

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Backsplash Tile	35.76 s.f.	\$ 12.00	\$ 429.12
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Client to collaborate with our interior designer and approve the backsplash tile and design package.

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Bathroom Accesory Kit	3 each	\$ 120.00	\$ 360.00
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Install bathroom accessories, including towel bars and toilet paper holders, ensuring proper placement, secure fastening, and a clean, professional finish.

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House Numbers	8 each	\$ 20.00	\$ 160.00
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Client to collaborate with our interior designer and approve the house numbers and design package.

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Door Bell	2 each	\$ 35.00	\$ 70.00
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Client to collaborate with our interior designer and approve the doorbell and design package.

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Grab Bars	1 unit	\$ 450.00	\$ 450.00
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Install grab bars as indicated on the plans, ensuring proper placement, secure anchoring to structural backing, and compliance with ADA and building code requirements for safety and accessibility.

	<b>Subtotal</b>	<b>\$ 38,354.66</b>
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Summary

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<b>Total</b>	<b>\$ 845,027.92</b>
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**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.
- 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.
- Fire suppression system is not included.
- Boundary survey is not included.
- Public improvements are not included.
- Soils report is not included.