



Fabrick
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Status
No response yet

Project ID
PR-040

Total
\$ 396,847.46

Proposal Information

Proposal Name	Client Name	Client Email	Project Type
ADU Estimate Package	Brian DeDe	briandede@gmail.com	ADU
Project Address			
3033 Dale St, San Diego, CA 92104, USA			

Hello Brian DeDe,

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	
Portable Toilet	\$ 1,957.50
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	\$ 1,863.54
Includes delivery, installation, and removal of fencing, ensuring proper placement and secure installation.	
Subtotal	\$ 3,821.04

2.0 - BUSINESS OPERATIONS

Special Inspection	\$ 1,305.00
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Special inspections required for structural integrity, soil compliance, and Title 24 energy compliance, ensuring adherence to regulatory standards.

Interior Design	\$ 1,500.00
Our licensed interior designer will guide you through the design process and tailor your finish package to your vision.	
Subtotal	\$ 2,805.00

3.0 - LAND & SITE IMPROVEMENT

Trenching & Surface Repair	\$ 3,154.11
Excavate and trench for all utility lines, including sewer, gas, water, and electrical connections, ensuring proper depth, slope, and code compliance per project requirements.	
Demolition	\$ 10,150.00
Carefully demolish existing ceiling joists within the garage, remove the garage door, existing doors and windows, portions of the existing stucco, and the concrete slab where the new carport foundation will be installed. All demolition activities shall follow the approved plans and specifications, with proper debris removal and disposal in full compliance with safety, environmental, and local regulatory standards.	
Subtotal	\$ 13,304.11

4.0 - FOUNDATION

Foundation - Labor & Material	\$ 35,517.75
Construct new continuous footings and a 4-inch reinforced concrete slab foundation at the new carport location. Work to include all necessary excavation, formwork, placement of reinforcement, and concrete finishing, performed in accordance with the structural plans and all applicable building codes.	
Pad Footings	\$ 7,830.00
Construct six (6) new individual pad footings as specified in the structural plans. Work to include all required excavation, formwork, reinforcement placement, and concrete pour, performed in accordance with applicable building codes and engineering specifications.	
Subtotal	\$ 43,347.75

5.0 - FRAMING

Framing Labor & Materials	\$ 63,310.42
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.	
Subtotal	\$ 63,310.42

6.0 - ROUGH PLUMBING

Sewer Connection - Labor & Material	\$ 1,347.63
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Install and connect new PVC sewer line to existing sewer lateral, ensuring proper alignment, secure integration, and code compliance.

Water Connection - Material & Labor \$ 1,559.55

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 \$ 1,870.50

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

Rough Plumbing - Material & Labor \$ 30,073.00

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.

Electric Water Heater \$ 2,610.00

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

Subtotal	\$ 37,562.18
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7.0 - FINISH PLUMBING

Plumbing Fixture Installation \$ 3,045.00

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	
Bathtub	\$ 400.00

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

Brand: Kohler

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	\$ 4,845.00
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8.0 - ROUGH ELECTRICAL

Electrical Connection - Labor & Material	\$ 2,610.00
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Install and connect new service, ensuring secure connections and compliance with electrical codes and standards.

Rough Electrical - Material & Labor	\$ 26,100.00
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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	\$ 3,770.00
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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.

Electrical Meter	\$ 5,075.00
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Install a new electrical meter, ensuring proper connections, secure mounting, and compliance with utility and code requirements.

Subtotal	\$ 37,555.00
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9.0 - FINISH ELECTRICAL

Electrical Fixture Installation	\$ 4,440.63
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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.	
Allowance	
Exterior Lights	\$ 350.00
Client to collaborate with our interior designer and approve the exterior lights and design package.	
Allowance	
Flush Mount Lights	\$ 0.00
Client to collaborate with our interior designer and approve flush mount lights and design package.	
Allowance	
LED Can Lights	\$ 510.00
Install recessed LED can lights, ensuring proper placement, wiring, and code compliance.	
Allowance	
Vanity Lights	\$ 55.00
Client to collaborate with our interior designer and approve the vanity lights and design package.	
Allowance	
Dimmers/Switches	\$ 770.00
Client to collaborate with our interior designer and approve the dimmers and design package.	
Allowance	
LED Tube Lights	\$ 595.00
Install recessed LED tube lights, ensuring proper placement, wiring, and code compliance.	
Subtotal	
	\$ 7,220.63

10.0 - ROOFING

Shingles	\$ 2,610.00
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	\$ 1,682.00
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.	
Rolled Roof	\$ 9,135.00
Install 4-ply built up rolled roof as specified, ensuring proper alignment, secure fastening, and compliance with manufacturer guidelines and building codes for optimal durability and fire resistance.	
Gutter and Downspouts	\$ 1,690.34
Install aluminum gutters and downspouts per plan specifications, ensuring proper alignment, secure fastening, and efficient water drainage.	
Roof Caps	\$ 1,885.00
Install new galvanized metal roof caps as specified in the plans, ensuring proper alignment, secure fastening, and weatherproof sealing for long-term durability and compliance with roofing standards.	

Roof Drains	\$ 217.50
Install two (2) roof drains as indicated on the approved plans, including all necessary fittings, piping connections, and sealing to ensure proper drainage and compliance with plumbing and building code requirements.	
Subtotal	\$ 17,219.84

11.0 - HVAC

Mini-Split	\$ 10,440.00
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: One condenser with two minisplits	

Allowance	
Bathroom Exhaust Fan	\$ 150.00
Client to collaborate with our interior designer and approve the bathroom exhaust fan and design package.	
Subtotal	\$ 10,590.00

12.0 - INSULATION

Insulation - Labor & Material	\$ 3,480.00
Install insulation in all walls, ceilings, and per plans, ensuring full coverage to meet energy and code requirements.	
Subtotal	\$ 3,480.00

13.0 - DRYWALL

Drywall & Texture - Labor & Material	\$ 23,562.50
Install drywall sheets in new ADU, and existing garage, 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.	
Resilient Channels	\$ 2,175.00
Install resilient channels as indicated on the approved plans, ensuring proper spacing, secure fastening, and compliance with soundproofing and fire-resistance requirements.	
Subtotal	\$ 25,737.50

14.0 - CARPENTRY

Trim Carpentry Materials & Labor	\$ 4,080.00
Measure, cut, and install trim, including baseboards and casing, ensuring precise fit, clean edges, and accurate alignment for a polished, professional finish.	
Subtotal	\$ 4,080.00

15.0 - 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

16.0 - WINDOWS

Allowance	
Windows	\$ 3,600.00
Install new vinyl windows, ensuring proper alignment, secure fastening, and compliance with building codes for optimal performance and energy efficiency.	
Color: White (interior and exterior)	
Brand: Jeld Wen	
Window Installation	\$ 2,030.00
Install new construction windows per plan specifications, ensuring proper alignment, secure fastening, and code compliance for optimal performance and energy efficiency.	
Subtotal	\$ 5,630.00

17.0 - DOORS

Allowance	
Interior Doors	\$ 700.00
Client to collaborate with our interior designer and approve the interior doors and design package.	
Allowance	
Front Door	\$ 450.00
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	
Bi-Fold Closet Door	\$ 250.00
Client to collaborate with our interior designer and approve bi-fold closet doors and design package.	
Allowance	
Closet Door	\$ 800.00
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.	

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

Bathroom Tile Labor	\$ 5,437.50
Perform professional bathroom tile installation, ensuring precise alignment, secure adhesion, and a high-quality finish for durability and aesthetic appeal.	

Allowance	
Backsplash Tile	\$ 289.50
Client to collaborate with our interior designer and approve the backsplash tile and design package.	

Backsplash Tile - Labor	\$ 1,049.44
Perform professional backsplash tile installation with precise alignment, secure adhesion, and a high-quality finish for durability and aesthetic appeal.	

Subtotal	\$ 13,844.45
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20.0 - APPLIANCES

Appliances Installation	\$ 725.00
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	\$ 725.00
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21.0 - CABINETS

Cabinets - Uppers & Lower	\$ 7,005.70
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	\$ 4,136.85
Install cabinets with careful assembly, precise alignment, and secure fastening, ensuring a clean, functional, and professional finish.	

Cabinets Hardware	\$ 217.50
Client to collaborate with our interior designer and approve the cabinets hardware and design package.	

Subtotal	\$ 11,360.05
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22.0 - COUNTERTOPS

Countertops	\$ 2,610.00
Client to collaborate with our interior designer and approve quartz countertop and design package.	

Countertops Installation	\$ 1,522.50
Includes labor and installation of countertops, ensuring precise measurements, secure fitting, and a polished, high-quality finish per project specifications.	

Subtotal	\$ 4,132.50
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23.0 - 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	\$ 5,800.00
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	\$ 5,995.00

24.0 - EXTERIOR SIDING

Stucco	\$ 24,244.00
Install standard textured cement plaster stucco over metal lath on the ADU's exterior walls, carport, and a portion of existing garage, ensuring proper surface preparation, precise application, and a high-quality finish that meets industry standards.	
Subtotal	\$ 24,244.00

25.0 - EXTERIOR WORKS

Finish Landing Coating System	\$ 2,607.90
Install a durable, fire-resistant waterproof coating system at the landing, providing long-term protection against water intrusion and enhancing safety in full compliance with manufacturer specifications and building code requirements.	
Trellis	\$ 3,831.84
Build and install a new pergola over the main entryway as specified in the plans. Work to include precise construction, secure installation, and a durable, high-quality finish in accordance with design and structural requirements.	
Concrete Landing	\$ 573.77
Construct a new concrete landing outside each entry doorway, ensuring proper grading, reinforcement, and a durable finish in compliance with building codes.	
Metal Guardrail & Handrail	\$ 6,789.48
Install a custom metal guardrail with handrail, ensuring secure fastening, proper alignment, and a high-quality finish in compliance with safety and building standards.	

	Subtotal	\$ 13,802.99
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26.0 - LANDSCAPING

Tree Removal	\$ 2,175.00
Remove multiple trees located around the existing garage, ensuring safe extraction, proper site protection, and full compliance with environmental and disposal regulations.	

	Subtotal	\$ 2,175.00
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27.0 - CLEAN UP

Trash	\$ 5,800.00
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	\$ 6,307.50
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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.			
Bathtub	1 each	\$ 400.00	\$ 400.00

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

Brand: Kohler

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

Flush Mount Lights	0 each	\$ 0.00	\$ 0.00
Client to collaborate with our interior designer and approve flush mount lights and design package.			

LED Can Lights	17 each	\$ 30.00	\$ 510.00
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/Switches	14 each	\$ 55.00	\$ 770.00
Client to collaborate with our interior designer and approve the dimmers and design package.			

LED Tube Lights	7 unit	\$ 85.00	\$ 595.00
Install recessed LED tube lights, ensuring proper placement, wiring, and code compliance.			

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	8 each	\$ 450.00	\$ 3,600.00
Install new vinyl windows, ensuring proper alignment, secure fastening, and compliance with building codes for optimal performance and energy efficiency.			
Color: White (interior and exterior)			
Brand: Jeld Wen			

Interior Doors	2 each	\$ 350.00	\$ 700.00
Client to collaborate with our interior designer and approve the interior doors and design package.			

Front Door	1 each	\$ 450.00	\$ 450.00
Client to collaborate with our interior designer and approve the front door and design package.			

Exterior Door	1 each	\$ 300.00	\$ 300.00
Client to collaborate with our interior designer and approve the exterior doors and design package.			
Bi-Fold Closet Door	1 each	\$ 250.00	\$ 250.00
Client to collaborate with our interior designer and approve bi-fold closet doors and design package.			
Closet Door	2 each	\$ 400.00	\$ 800.00
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.			
Interior Door Hardware	2 each	\$ 75.00	\$ 150.00
Client to collaborate with our interior designer and approve interior door hardware and design package.			
Exterior Door Hardware	1 each	\$ 60.00	\$ 60.00
Client to collaborate with our interior designer and approve exterior door hardware and design package.			
Vinyl Material	732.94 s.f.	\$ 4.50	\$ 3,298.23
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	38.22 s.f.	\$ 6.00	\$ 229.32
Client to collaborate with our interior designer and approve bathroom floor tile and design package.			
Shower Walls Tile	54.18 s.f.	\$ 6.50	\$ 352.17
Client to collaborate with our interior designer and approve the shower wall tile and design package.			
Backsplash Tile	28.95 s.f.	\$ 10.00	\$ 289.50
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			\$ 15,804.22

Summary		
Total		\$ 396,847.46

Exclusions & Assumptions:

- Boundary survey is not included.
- Landscape work is not included but can be added upon client request.
- Appliances are not included but can be added upon client request.
- Gas meters is 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.
- Exterior concrete flatwork is not included but can be added upon client request.
- Fencing is not included but can be added upon client request.
- New footing throughout in existing garage is not included.