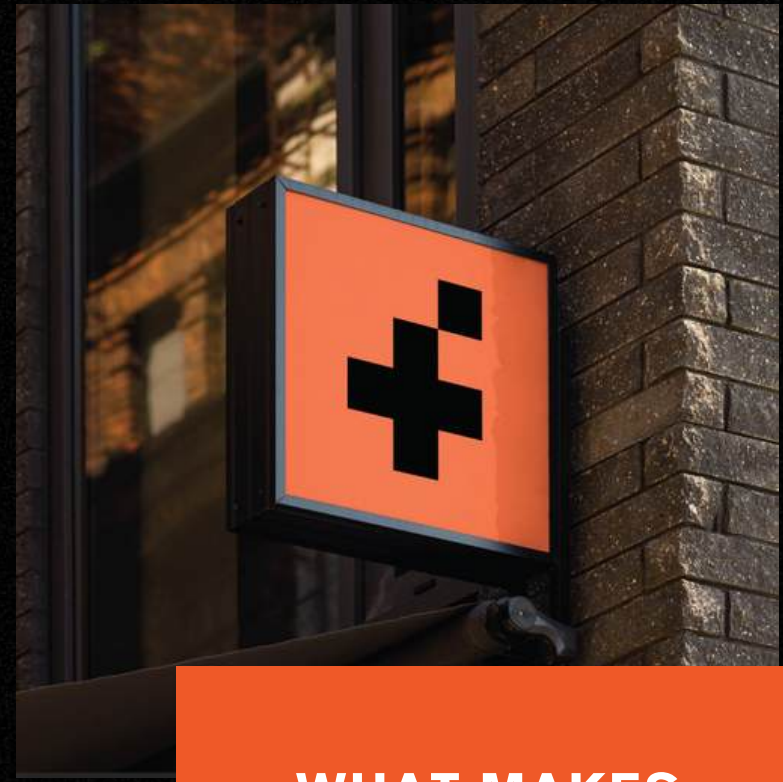




FABRICK

ADUs BUILT WITH INTEGRITY

COMMERCIAL KITCHEN



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



Albatross St



Wilbur Ave



Maryland St





Fabrick

info@fabrickgroup.com

(619) 586-6100

2811 Dickens St, Ste B203, San Diego, CA 92106

Status

No response yet

Project ID

PR-056

Total

\$ 963,564.13

Proposal Information

Proposal Name	Client Name	Client Number	Client Email
N Ave (2525) proposal	Jen Nation	6194344281	jen@olivewoodgardens.org
Project Type	Project Address		
Commercial	2525 N Ave, National City, CA 91950, USA		

Hello Jen Nation,

At Fabrick, we specialize in ground-up construction and take pride in delivering high-quality projects with a strong focus on professionalism, efficiency, and attention to detail.

Our experience navigating local regulations, coordinating trades, and managing complex construction scopes allows us to provide a smooth and well-organized building process from start to finish. We use advanced estimating and project management systems to help ensure accuracy, transparency, and clear communication every step of the way.

Our team is led by owners who value integrity, accountability, and long-term relationships. Combined with a skilled group of tradespeople who take real pride in their work, our goal is not only to build a successful project, but to provide an exceptional experience throughout the process.

We're genuinely excited about the opportunity to bring your commercial kitchen project to life and would be honored to be part of it.

Thank you for considering Fabrick.

The Fabrick Team

Estimate

Name	Amount
1.0 - PRELIMINARY WORKS	
Portable Toilet	\$ 2,205.00
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	\$ 2,291.64
Includes delivery, installation, and removal of fencing, ensuring proper placement and secure installation.	
Subtotal	\$ 4,496.64

2.0 - BUSINESS OPERATIONS

Special Inspection	\$ 1,260.00
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Provide required special inspections and testing for structural integrity, geotechnical/soil compliance, and Title 24 energy compliance as required by the AHJ, ensuring full adherence to applicable codes and regulatory standards.

Interior Design \$ 1,000.00

Our licensed interior designer will guide you through the design process and curate a finish package tailored to your vision.

Subtotal **\$ 2,260.00**

3.0 - LAND & SITE IMPROVEMENT

Lot Clearing \$ 1,750.00

Lot clearing includes the removal of all vegetation, brush, and trash within the disturbance limits as specified in the plans.

Trenching & Surface Repair \$ 11,629.45

Excavate and trench for all utility lines, including sewer, gas, water, and electrical connections, ensuring proper depth, slope, and code compliance per project requirements.

Over-Excavation & Subgrade Prep \$ 25,900.00

Remove expansive/unsuitable soils and perform slab subgrade preparation per geotechnical report, including approximately 3 feet of over-excavation, removal and export of unsuitable material, subgrade preparation, import and placement of compacted fill/base.

Subtotal **\$ 39,279.45**

4.0 - FOUNDATION

Foundation - Labor & Material \$ 158,407.20

Construct new continuous footings and a 4-inch slab foundation, [include pad footings and other items if applicable], ensuring proper excavation, reinforcement, and compliance with structural and building codes.

Steel Column Fabrication & Installation \$ 40,800.00

Provide and install HSS 5x5x3/8 structural steel column per approved plans, including fabrication, base plate, primer finish, required anchors and connection hardware, field welding, placement, and complete installation.

Subtotal **\$ 199,207.20**

5.0 - FRAMING

Framing - Labor & Materials \$ 101,840.13

Provide all necessary lumber, wood members, and related materials, and perform all required framing labor. This includes constructing walls, ceilings, structural components, and roof systems. All framing will be completed with precision and high craftsmanship, ensuring structural integrity, full compliance with project plans, and adherence to all applicable building codes.

Subtotal **\$ 101,840.13**

6.0 - ROUGH PLUMBING

Sewer Connection - Labor & Material	\$ 4,200.00
Install and connect new PVC sewer line to existing sewer lateral, ensuring proper alignment, secure integration, and code compliance.	
Water Connection - Labor & Materials	\$ 6,010.55
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	\$ 4,325.44
Install and connect new gas lines to the existing on-site gas supply, ensuring proper sizing, routing, and code compliance.	
Rough Plumbing - Labor & Materials	\$ 63,367.19
Install underground and rough-in plumbing for the commercial kitchen per Sheet P001 pipe schedule/materials, including all required piping, fittings, supports, and connections—complete and code-compliant:	
<ul style="list-style-type: none"> • Domestic water: Type L copper (lead-free); PEX where permitted; Sch. 80 PVC exterior/below-grade where allowed. • DWV / vent / roof drains: No-hub cast iron where required; Sch. 40 ABS/PVC where permitted. • Indirect waste / condensate: DWV copper with soldered fittings. • Gas piping (if applicable): Per P001 schedule. 	
Includes rough-in labor, testing/inspection coordination, and final fixture/equipment hookups as scheduled.	
Allowance	
Electric Water Heater - 80 gal - [WH-1]	\$ 7,000.00
Furnish and install A.O. Smith model DRE-80 commercial electric water heater, including all necessary accessories, placement, utility connections, and startup per manufacturer requirements.	
Allowance	
Expansion Tank - [ET-1]	\$ 65.00
Provide and install 2.1-gallon expansion tank per approved plans and manufacturer specifications, including required fittings, mounting/support, and final testing for proper operation.	
Allowance	
750-Gallon Precast Grease Interceptor - [GI-1]	\$ 12,000.00
Provide and install one 750-gallon traffic-rated precast concrete gravity grease interceptor, Jensen model JP750-EE-G or approved equal, including furnishing the unit, excavation, base preparation, setting, connection to inlet and outlet piping, backfill, and final grading as required for a complete installation. Jensen's published product data for its 750-gallon JP interceptor shows it as a traffic-rated precast unit with a 750-gallon capacity, roughly 11,500–12,200 lb shipping weight depending on access configuration, and typical accommodation for 4-inch or 6-inch piping.	
Allowance	
Grease Interceptor Sample box - [SB-1]	\$ 500.00
Sample box Jensen model EV200 or similar	
Grease Interceptor Installation	\$ 6,750.00
Excavate and prepare trench, install required piping/components, make all connections, place required bedding, backfill and compact, and perform required testing/inspection sign-offs per approved plans and code.	
Subtotal	\$ 104,218.18

7.0 - FINISH PLUMBING

Commercial Kitchen Fixture Installation

\$ 6,311.25

Install commercial kitchen plumbing fixtures (e.g., sinks, pre-rinse units, & faucets), including set in place/secure mounting, water and waste connections, required valves/fittings, and testing for proper operation per plans and code.

Allowance
Toilets - [WC-1] \$ 792.00

Provide and install Cadet pressure-assisted 2-piece elongated toilet (1.1 GPF, single flush, white) with Cadet elongated antimicrobial soft-close seat (white), including setting/anchoring, wax ring and supply connection, trim/caulk as required, and testing for proper flush performance and leak-free operation per plans and code.

Allowance
Bathroom Sink - [L-1] \$ 1,760.00

Provide and install Kohler K-2861-0 wall-mount 1-bowl sink (white, 4" centers), including secure mounting/blocking, required faucet/drain connections, sealant as needed, and testing for proper drainage and leak-free operation per plans and code.

Allowance
Bathroom Faucet - [L-1] \$ 756.00

Provide and install Sloan Optima ETF-600 sensor-activated touch-free commercial faucet, including secure mounting, required supply connections (and power/battery as specified), adjustment/calibration, and testing for proper operation and leak-free performance per plans and code.

Allowance
Hand Sink- [HS-1] \$ 1,332.00

Provide and install Bunpeony 17" wall-mount stainless steel commercial hand sink with side and rear splash, including secure wall blocking/anchoring, required water supply and drain connections, sealant at splash/back as needed, and testing for leak-free operation per plans and code.

Allowance
Hand Faucet - [HS-1] \$ 198.00

Provide and install chrome-finish faucet per approved plans and manufacturer specifications, including secure mounting, required supply connections/shutoff valves as needed, and testing for leak-free operation and proper function.

Allowance
Kitchen Sink - [KS-1] \$ 1,421.00

Provide and install Koolmore 90" three-compartment stainless steel commercial sink (18-gauge) with (3) 18" x 18" x 14" bowls and (2) drainboards, including delivery, set/level, secure anchoring, required water and waste connections, and testing for proper drainage and leak-free operation per plans and code.

Allowance
Kitchen Faucet - [KS-1] \$ 236.00

Provide and install 47" H commercial wall-mount triple-handle pull-down kitchen faucet with pre-rinse sprayer in polished chrome, including secure mounting, required supply connections, backflow protection as required, and testing for leak-free operation and proper spray function per plans and code.

Allowance
Kitchen Sink - [KS-2] \$ 876.00

Provide and install 48" freestanding stainless steel commercial sink with drainboard (2-compartment), including set/level, secure anchoring, required water and waste connections, and testing per plans and code.

Note: Plans call for a 1-compartment sink with drainboard matching the specified dimensions was not available, so a 2-compartment unit is carried as an approved-equal pending final confirmation.

Allowance	
Kitchen Faucet - [KS-2]	\$ 236.00
Provide and install 47" H commercial wall-mount triple-handle pull-down kitchen faucet with pre-rinse sprayer in polished chrome, including secure mounting, required supply connections, backflow protection as required, and testing for leak-free operation and proper spray function per plans and code.	
Allowance	
Kitchen Sink - [KS-3]	\$ 2,428.00
Provide and install Precision Satin Polished stainless steel undermount kitchen sink (37" x 18", 0-hole, 50/50 double bowl), including secure undermount attachment/support, sealant, drain assemblies as specified, and final testing for proper drainage and leak-free operation per plans and code.	
Allowance	
Kitchen Faucet - [KS-3]	\$ 728.00
Provide and install KOHLER Crue semi-professional single-handle pull-down kitchen faucet in Vibrant Stainless, including mounting, required supply connections/shutoff valves as needed, and testing for leak-free operation and proper function per plans and code.	
Allowance	
Mop Sink - [MP-1]	\$ 750.00
Provide and install NSF-rated 304 stainless steel floor mop sink (24" x 24" x 13"), including setting/anchoring, drain connection, sealant as required, and testing for proper drainage and leak-free operation per plans and code.	
Allowance	
Faucet for Mop Sink - [MP-1]	\$ 284.00
Provide and install MOEN commercial 2-handle wall-mount service faucet in chrome, including secure mounting, required rough-in/supply connections, shutoff(s) as specified, and testing for leaks and proper operation per plans and code.	
Allowance	
Pot Filler	\$ 172.00
Provide and install IVIGA commercial wall-mounted pot filler faucet with double-joint swing nozzle and single-handle control in polished chrome, including secure mounting, required rough-in/supply connection, shutoff as specified, and testing for leaks and proper operation per plans and code.	
Allowance	
Pre-Rinse Sink - [S-1]	\$ 289.00
Provide and install Karl home 35.8" stainless steel double-bowl commercial kitchen sink with shelves, including delivery, placement/leveling, required supports, and all necessary plumbing connections and testing per approved plans and code.	
Allowance	
Pre Rinse Faucet - [S-1]	\$ 532.00
Provide and install a T&S pre-rinse unit per approved plans and manufacturer specifications, including mounting, required supply connections, shutoff valves, and testing for proper operation.	
Allowance	
Water Filter	\$ 610.00
Provide and install Krowne HydroSift water filtration system for foodservice use per approved plans and manufacturer specifications, including all required fittings, shutoff valves, mounting, and final startup/testing. System is bacteriostatic and helps reduce limescale and chlorine/chloramine, improving taste and odor.	
Allowance	

Drain Kit - [FD-1/FS -1]

\$ 392.00

Provide and install Jones Stephens 2" x 3" PVC shower/floor drain with brass tailpiece and 4" round brushed nickel strainer, including all required connections, waterproofing interface coordination, and testing for proper drainage per approved plans and code.

Subtotal

\$ 20,103.25

8.0 - ROUGH ELECTRICAL

Electrical Connection - Labor & Material

\$ 14,181.00

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

Electrical Service

\$ 7,250.00

Install a new 400-amp meter/main service per approved plans and utility requirements, including secure mounting, proper grounding/bonding, and all required connections—code- and utility-compliant and ready for inspection and utility set.

Rough Electrical - Labor & Materials

\$ 46,878.79

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

\$ 2,175.00

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

Subtotal

\$ 70,484.79

9.0 - FINISH ELECTRICAL

Electrical Fixture Installation

\$ 9,052.46

Install all light fixtures as specified in the plans, ensuring proper alignment, secure mounting, and compliance with electrical codes and standards.

Allowance

LED Can Lights - [FX -1 , FX -1E, FX -2, FX -5]

\$ 5,010.00

Provide and install Lithonia Lighting Contractor Select 6 in. recessed LED can light (model LW6), including housing, trim, LED module, junction box connections, and all required wiring, supports, and fastening. Coordinate layout and ceiling integration, and test for proper operation in accordance with approved plans and applicable electrical codes.

Allowance

LED Can Lights - [FX -2]

\$ 60.00

Provide and install recessed LED can light fixtures (final selection by client), including housing, trim, LED module, junction box connections, and all required wiring, supports, and fastening. Coordinate layout and ceiling integration, and test for proper operation in accordance with approved plans and applicable electrical codes.

Allowance

Wall sconce - [FX -5]

\$ 1,000.00

Provide and install AFX Watson 5 in. black outdoor hardwired lantern sconce with integrated LED, including mounting hardware, weatherproof junction box connections, and all required wiring, supports, sealants, and fastening. Coordinate installation with exterior finishes, and test for proper operation in accordance with approved plans and applicable electrical codes.

Allowance	
Vanity Lights - [FX -4]	\$ 210.00
Provide and install Commercial Electric 4 ft. commercial integrated LED white strip light fixture (120–277V, selectable 3000/4000/6000 lumens, 3500K/4000K/5000K), including fixture housing, mounting hardware, and all required wiring, supports, and connections. Coordinate layout and installation with ceiling structure, and test for proper operation in accordance with approved plans and applicable electrical codes.	

Allowance	
Emergency Lighting - [ES]	\$ 594.00
Provide and install Lithonia Lighting Contractor Select LQM Series 120/277V integrated LED exit sign with white/red illumination and backup battery, including mounting hardware, junction box connections, and all required wiring, supports, and fastening. Coordinate placement per life safety plans, and test for proper operation, illumination, and emergency function in accordance with approved plans and applicable electrical codes.	

Allowance	
Switches/Dimmers	\$ 1,155.00
Client to collaborate with our interior designer and approve the dimmers and design package.	

Subtotal	\$ 17,081.46
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10.0 - EQUIPMENT

Allowance	
Prefabricated Walk-In Cooler	\$ 12,500.00
Provide and install a prefabricated 6' x 6' indoor walk-in cooler, including insulated wall/ceiling panels, door assembly, refrigeration system, delivery, on-site assembly, and startup/commissioning per manufacturer specifications.	

Subtotal	\$ 12,500.00
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11.0 - ROOFING

Shingles	\$ 29,400.00
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	\$ 1,512.00
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.	

Gutter and Downspouts	\$ 5,781.05
Install aluminum gutters and downspouts per plan specifications, ensuring proper alignment, secure fastening, and efficient water drainage.	

Subtotal	\$ 36,693.05
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12.0 - HVAC

Allowance	
Bathroom Exhaust Fan - [EF-1 & EF-2]	\$ 300.00
Client to collaborate with our interior designer and approve the bathroom exhaust fan and design package.	

Storage Fan - [EF - 3] \$ 580.00

Install whole house fan, ensuring proper placement, secure mounting, and efficient ventilation in compliance with building codes.

Kitchen Hood & Installation \$ 44,000.00

Install 11' CaptiveAire grease hood — Model 5424 ND-2-PSP-F — per approved plans and manufacturer specifications, including required supports/hangers, proper clearances, and coordination of necessary connections.

Heat Pump & Fancoil HVAC System \$ 21,000.00

Provide and install complete split heat pump system including outdoor unit, indoor fan coil, refrigerant piping, condensate drain, electrical connections, and controls. System to be fully operational, tested, and commissioned per plans and manufacturer requirements.

Subtotal \$ 65,880.00

13.0 - INSULATION

Insulation - Labor & Material \$ 11,719.70

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

Subtotal \$ 11,719.70

14.0 - DRYWALL

Drywall & Texture - Labor & Material \$ 35,159.09

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.

Subtotal \$ 35,159.09

15.0 - CARPENTRY

Trim Carpentry - Labor & Materials \$ 7,031.82

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

Subtotal \$ 7,031.82

16.0 - GLASS

Allowance
Bathroom Vanity Mirror \$ 300.00

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

Subtotal \$ 300.00

17.0 - WINDOWS

Allowance	
Windows	\$ 7,200.00
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: Solar Industries	
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Window Installation	\$ 5,220.00
Install new construction windows per plan specifications, ensuring proper alignment, secure fastening, and code compliance for optimal performance and energy efficiency.	
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Subtotal	\$ 12,420.00

18.0 - DOORS

Allowance	
Interior Doors	\$ 3,250.00
Client to collaborate with our interior designer and approve the interior doors and design package.	
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Allowance	
Exterior Door	\$ 3,600.00
Client to collaborate with our interior designer and approve the front door and design package.	
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Allowance	
Exterior Door	\$ 1,950.00
Client to collaborate with our interior designer and approve the exterior doors and design package.	
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Allowance	
Bi-Fold Closet Door	\$ 4,200.00
Client to collaborate with our interior designer and approve bi-fold closet doors and design package.	
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Allowance	
Closet Door	\$ 2,360.00
Client to collaborate with our interior designer and approve closet doors and design package.	
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Allowance	
Coler Door	\$ 1,600.00
Client to collaborate with our interior designer and approve french doors and design package.	
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Allowance	
Front Door Hardware	\$ 1,750.00
Client to collaborate with our interior designer and approve the front door hardware and design package.	
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Allowance	
Interior Door Hardware	\$ 375.00
Client to collaborate with our interior designer and approve interior door hardware and design package.	
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Allowance	
Exterior Door Hardware	\$ 180.00
Client to collaborate with our interior designer and approve exterior door hardware and design package.	
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Allowance	
Bi-Fold Door System	\$ 1,400.00
Supply two 12' bi-fold door system in the retail area per approved plans, including field verification of opening, proper flashing/weatherproofing as required, plumb/level installation, secure fastening, hardware adjustment, and final testing for smooth operation—installed per manufacturer requirements and applicable building codes.	
Doors Installation	\$ 7,177.50
Install all interior and exterior doors, ensuring proper alignment, secure fastening, and smooth operation in compliance with project specifications and building codes.	
Subtotal	\$ 27,842.50

19.0 - PAINT

Paint - Labor	\$ 21,095.46
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	\$ 11,719.70
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.	
Subtotal	\$ 32,815.16

20.0 - FLOORING & TILE

Allowance	
Bathroom Floor Tile	\$ 908.40
Client to collaborate with our interior designer and approve bathroom floor tile and design package.	
Allowance	
Bathroom Walls Tile	\$ 2,798.00
Client to collaborate with our interior designer and approve the bathroom wall tile and design package.	
Bathroom Tile Labor	\$ 8,700.00
Install bathroom tile per approved plans/design package, including proper substrate prep, waterproofing as required, layout and setting with precise alignment, grout and sealant at changes of plane, and a clean, durable finished appearance.	
Concrete Seal	\$ 15,743.30
Provide labor and materials to prepare and seal concrete slab with a heavy-duty commercial epoxy floor coating system, including surface preparation, primer, epoxy application, and slip-resistant finish suitable for industrial kitchen use.	
Fiber Reinforced Plastic (FRP)	\$ 14,649.45
Supply and install interlocking PVC wall panels with concealed fasteners. Panels are moisture-resistant, mold-resistant, and designed for durable wall protection in high-moisture areas. Installation to include required trims and fasteners.	
Subtotal	\$ 42,799.15

21.0 - CABINETS

Cabinets - Uppers & Loweres \$ 5,342.09

Supply and install pre-fabricated cabinets per approved cabinet plans, including layout verification, leveling/shimming for plumb and square alignment, secure fastening to framing, and final adjustments for a clean, high-quality finished appearance.

Shelving \$ 9,081.93

Provide and install NSF-rated stainless steel kitchen shelving, including all required brackets, anchors/fasteners, and secure mounting per plans and code requirements.

Cabinets Installation \$ 3,698.37

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

Cabinets Hardware \$ 1,087.50

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

Subtotal **\$ 19,209.89**

22.0 - COUNTERTOPS

Countertops \$ 3,480.00

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

Island Countertop \$ 1,305.00

Client to collaborate with our interior designer and approve quartz island 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 **\$ 6,815.00**

23.0 - FINISHES

Allowance
Bathroom Accesory Kit \$ 500.00

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

Bathroom Grab Bars \$ 900.00

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.

Base Material \$ 14,065.00

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

\$ 15,465.00

24.0 - SIDING

Stucco

\$ 9,635.05

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

Hardie Board Siding Installation

\$ 11,645.10

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

Hardie Board Siding

\$ 16,938.32

Source and purchase James Hardie (Hardie Board) siding per approved plans/specifications, including verification of correct product type/profile and quantities, and coordinate timely delivery to site.

Metal Fascia & Soffit

\$ 3,625.00

Install metal fascia and soffit per approved plans, including all trims, fasteners, and required ventilation components—providing a durable, weather-resistant finished appearance.

Stucco Interior

\$ 7,953.83

Install standard textured cement plaster stucco over metal lath at interior retail areas per approved plans/specs, including proper substrate preparation, lath installation, scratch/brown/finish coats as required, and a uniform, high-quality finish in accordance with industry standards and applicable codes.

Subtotal

\$ 49,797.30

25.0 - EXTERIOR WORKS

Concrete Pads

\$ 18,829.12

Construct concrete pads at the perimeter of the structure per approved plans, including subgrade prep and grading for drainage, reinforcement as specified, concrete placement/finish, and proper curing—completed in compliance with applicable building codes.

Subtotal

\$ 18,829.12

26.0 - LANDSCAPING

Cap Irrigation

\$ 181.25

Cap existing irrigation system, ensuring secure sealing and proper functionality of the remaining system.

Subtotal

\$ 181.25

27.0 - 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

Perform final cleaning of the kitchen prior to handover, including wiping/sanitizing all surfaces, cleaning cabinets, counters, appliances (exterior), sink/faucet, floors, and removing construction dust—leaving the space spotless and ready for use.

Subtotal **\$ 9,135.00**

A Allowances

Name	Quantity	Unit price	Amount
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Electric Water Heater - 80 gal - [WH-1]	1 each	\$ 7,000.00	\$ 7,000.00
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Furnish and install A.O. Smith model DRE-80 commercial electric water heater, including all necessary accessories, placement, utility connections, and startup per manufacturer requirements.

Expansion Tank - [ET-1]	1 unit	\$ 65.00	\$ 65.00
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Provide and install 2.1-gallon expansion tank per approved plans and manufacturer specifications, including required fittings, mounting/support, and final testing for proper operation.

750-Gallon Precast Grease Interceptor - [GI-1]	1 unit	\$ 12,000.00	\$ 12,000.00
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Provide and install one 750-gallon traffic-rated precast concrete gravity grease interceptor, Jensen model JP750-EE-G or approved equal, including furnishing the unit, excavation, base preparation, setting, connection to inlet and outlet piping, backfill, and final grading as required for a complete installation. Jensen's published product data for its 750-gallon JP interceptor shows it as a traffic-rated precast unit with a 750-gallon capacity, roughly 11,500–12,200 lb shipping weight depending on access configuration, and typical accommodation for 4-inch or 6-inch piping.

Grease Interceptor Sample box - [SB-1]	1 unit	\$ 500.00	\$ 500.00
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Sample box Jensen model EV200 or similar

Toilets - [WC-1]	2 unit	\$ 396.00	\$ 792.00
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Provide and install Cadet pressure-assisted 2-piece elongated toilet (1.1 GPF, single flush, white) with Cadet elongated antimicrobial soft-close seat (white), including setting/anchoring, wax ring and supply connection, trim/caulk as required, and testing for proper flush performance and leak-free operation per plans and code.

Bathroom Sink - [L-1]	2 unit	\$ 880.00	\$ 1,760.00
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Provide and install Kohler K-2861-0 wall-mount 1-bowl sink (white, 4" centers), including secure mounting/blocking, required faucet/drain connections, sealant as needed, and testing for proper drainage and leak-free operation per plans and code.

Bathroom Faucet - [L-1]	2 unit	\$ 378.00	\$ 756.00
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Provide and install Sloan Optima ETF-600 sensor-activated touch-free commercial faucet, including secure mounting, required supply connections (and power/battery as specified), adjustment/calibration, and testing for proper operation and leak-free performance per plans and code.

Hand Sink- [HS-1]	6 unit	\$ 222.00	\$ 1,332.00
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Provide and install Bunpeony 17" wall-mount stainless steel commercial hand sink with side and rear splash, including secure wall blocking/anchoring, required water supply and drain connections, sealant at splash/back as needed, and testing for leak-free operation per plans and code.

Hand Faucet - [HS-1]	6 unit	\$ 33.00	\$ 198.00
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Provide and install chrome-finish faucet per approved plans and manufacturer specifications, including secure mounting, required supply connections/shutoff valves as needed, and testing for leak-free operation and proper function.

Kitchen Sink - [KS-1]	1 unit	\$ 1,421.00	\$ 1,421.00
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Provide and install Koolmore 90" three-compartment stainless steel commercial sink (18-gauge) with (3) 18" x 18" x 14" bowls and (2) drainboards, including delivery, set/level, secure anchoring, required water and waste connections, and testing for proper drainage and leak-free operation per plans and code.

Kitchen Faucet - [KS-1]	1 unit	\$ 236.00	\$ 236.00
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Provide and install 47" H commercial wall-mount triple-handle pull-down kitchen faucet with pre-rinse sprayer in polished chrome, including secure mounting, required supply connections, backflow protection as required, and testing for leak-free operation and proper spray function per plans and code.

Kitchen Sink - [KS-2]	1 unit	\$ 876.00	\$ 876.00
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Provide and install 48" freestanding stainless steel commercial sink with drainboard (2-compartment), including set/level, secure anchoring, required water and waste connections, and testing per plans and code.

Note: Plans call for a 1-compartment sink with drainboard matching the specified dimensions was not available, so a 2-compartment unit is carried as an approved-equal pending final confirmation.

Kitchen Faucet - [KS-2]	1 unit	\$ 236.00	\$ 236.00
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Provide and install 47" H commercial wall-mount triple-handle pull-down kitchen faucet with pre-rinse sprayer in polished chrome, including secure mounting, required supply connections, backflow protection as required, and testing for leak-free operation and proper spray function per plans and code.

Kitchen Sink - [KS-3]	1 unit	\$ 2,428.00	\$ 2,428.00
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Provide and install Precision Satin Polished stainless steel undermount kitchen sink (37" x 18", 0-hole, 50/50 double bowl), including secure undermount attachment/support, sealant, drain assemblies as specified, and final testing for proper drainage and leak-free operation per plans and code.

Kitchen Faucet - [KS-3]	1 unit	\$ 728.00	\$ 728.00
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Provide and install KOHLER Crue semi-professional single-handle pull-down kitchen faucet in Vibrant Stainless, including mounting, required supply connections/shutoff valves as needed, and testing for leak-free operation and proper function per plans and code.

Mop Sink - [MP-1]	2 unit	\$ 375.00	\$ 750.00
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Provide and install NSF-rated 304 stainless steel floor mop sink (24" x 24" x 13"), including setting/anchoring, drain connection, sealant as required, and testing for proper drainage and leak-free operation per plans and code.

Faucet for Mop Sink - [MP-1]	2 unit	\$ 142.00	\$ 284.00
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Provide and install MOEN commercial 2-handle wall-mount service faucet in chrome, including secure mounting, required rough-in/supply connections, shutoff(s) as specified, and testing for leaks and proper operation per plans and code.

Pot Filler	2 unit	\$ 86.00	\$ 172.00
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Provide and install IVIGA commercial wall-mounted pot filler faucet with double-joint swing nozzle and single-handle control in polished chrome, including secure mounting, required rough-in/supply connection, shutoff as specified, and testing for leaks and proper operation per plans and code.

Pre-Rinse Sink - [S-1]	1 unit	\$ 289.00	\$ 289.00
Provide and install Karl home 35.8" stainless steel double-bowl commercial kitchen sink with shelves, including delivery, placement/leveling, required supports, and all necessary plumbing connections and testing per approved plans and code.			
Pre Rinse Faucet - [S-1]	1 unit	\$ 532.00	\$ 532.00
Provide and install a T&S pre-rinse unit per approved plans and manufacturer specifications, including mounting, required supply connections, shutoff valves, and testing for proper operation.			
Water Filter	1 unit	\$ 610.00	\$ 610.00
Provide and install Krowne HydroSift water filtration system for foodservice use per approved plans and manufacturer specifications, including all required fittings, shutoff valves, mounting, and final startup/testing. System is bacteriostatic and helps reduce limescale and chlorine/chloramine, improving taste and odor.			
Drain Kit - [FD-1/FS -1]	7 unit	\$ 56.00	\$ 392.00
Provide and install Jones Stephens 2" x 3" PVC shower/floor drain with brass tailpiece and 4" round brushed nickel strainer, including all required connections, waterproofing interface coordination, and testing for proper drainage per approved plans and code.			
LED Can Lights - [FX -1 , FX -1E, FX -2, FX -5]	30 each	\$ 167.00	\$ 5,010.00
Provide and install Lithonia Lighting Contractor Select 6 in. recessed LED can light (model LW6), including housing, trim, LED module, junction box connections, and all required wiring, supports, and fastening. Coordinate layout and ceiling integration, and test for proper operation in accordance with approved plans and applicable electrical codes.			
LED Can Lights - [FX -2]	2 unit	\$ 30.00	\$ 60.00
Provide and install recessed LED can light fixtures (final selection by client), including housing, trim, LED module, junction box connections, and all required wiring, supports, and fastening. Coordinate layout and ceiling integration, and test for proper operation in accordance with approved plans and applicable electrical codes.			
Wall sconce - [FX -5]	8 each	\$ 125.00	\$ 1,000.00
Provide and install AFX Watson 5 in. black outdoor hardwired lantern sconce with integrated LED, including mounting hardware, weatherproof junction box connections, and all required wiring, supports, sealants, and fastening. Coordinate installation with exterior finishes, and test for proper operation in accordance with approved plans and applicable electrical codes.			
Vanity Lights - [FX -4]	2 each	\$ 105.00	\$ 210.00
Provide and install Commercial Electric 4 ft. commercial integrated LED white strip light fixture (120–277V, selectable 3000/4000/6000 lumens, 3500K/4000K/5000K), including fixture housing, mounting hardware, and all required wiring, supports, and connections. Coordinate layout and installation with ceiling structure, and test for proper operation in accordance with approved plans and applicable electrical codes.			
Emergency Lighting - [ES]	9 unit	\$ 66.00	\$ 594.00
Provide and install Lithonia Lighting Contractor Select LQM Series 120/277V integrated LED exit sign with white/red illumination and backup battery, including mounting hardware, junction box connections, and all required wiring, supports, and fastening. Coordinate placement per life safety plans, and test for proper operation, illumination, and emergency function in accordance with approved plans and applicable electrical codes.			
Switches/Dimmers	21 each	\$ 55.00	\$ 1,155.00
Client to collaborate with our interior designer and approve the dimmers and design package.			
Prefabricated Walk-In Cooler	1 unit	\$ 12,500.00	\$ 12,500.00

Provide and install a prefabricated 6' x 6' indoor walk-in cooler, including insulated wall/ceiling panels, door assembly, refrigeration system, delivery, on-site assembly, and startup/commissioning per manufacturer specifications.

Bathroom Exhaust Fan - [EF-1 & EF-2]	2 each	\$ 150.00	\$ 300.00
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Client to collaborate with our interior designer and approve the bathroom exhaust fan and design package.

Bathroom Vanity Mirror	2 each	\$ 150.00	\$ 300.00
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Client to collaborate with our interior designer and approve the vanity mirror and design package.

Windows	16 each	\$ 450.00	\$ 7,200.00
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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: Solar Industries

Interior Doors	5 each	\$ 650.00	\$ 3,250.00
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Client to collaborate with our interior designer and approve the interior doors and design package.

Exterior Door	6 each	\$ 600.00	\$ 3,600.00
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Client to collaborate with our interior designer and approve the front door and design package.

Exterior Door	3 each	\$ 650.00	\$ 1,950.00
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Client to collaborate with our interior designer and approve the exterior doors and design package.

Bi-Fold Closet Door	2 each	\$ 2,100.00	\$ 4,200.00
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Client to collaborate with our interior designer and approve bi-fold closet doors and design package.

Closet Door	2 each	\$ 1,180.00	\$ 2,360.00
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Client to collaborate with our interior designer and approve closet doors and design package.

Coler Door	1 each	\$ 1,600.00	\$ 1,600.00
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Client to collaborate with our interior designer and approve french doors and design package.

Front Door Hardware	5 each	\$ 350.00	\$ 1,750.00
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Client to collaborate with our interior designer and approve the front door hardware and design package.

Interior Door Hardware	5 each	\$ 75.00	\$ 375.00
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Client to collaborate with our interior designer and approve interior door hardware and design package.

Exterior Door Hardware	3 each	\$ 60.00	\$ 180.00
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Client to collaborate with our interior designer and approve exterior door hardware and design package.

Bi-Fold Door System	2 each	\$ 700.00	\$ 1,400.00
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Supply two 12' bi-fold door system in the retail area per approved plans, including field verification of opening, proper flashing/weatherproofing as required, plumb/level installation, secure fastening, hardware adjustment, and final testing for smooth operation—installed per manufacturer requirements and applicable building codes.

Bathroom Floor Tile	113.55 s.f.	\$ 8.00	\$ 908.40
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Client to collaborate with our interior designer and approve bathroom floor tile and design package.

Bathroom Walls Tile	559.6 s.f.	\$ 5.00	\$ 2,798.00
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Client to collaborate with our interior designer and approve the bathroom wall tile and design package.

Bathroom Accesory Kit	2 each	\$ 250.00	\$ 500.00
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Install bathroom accessories, including towel bars and toilet paper holders, ensuring proper placement, secure fastening, and a clean, professional finish.

Subtotal	\$ 86,557.40
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Summary

Total	\$ 963,564.13
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Exclusions & Assumptions

Unless expressly included in this proposal, the following items are excluded from the scope of work:

- Landscape and hardscape work (can be added if requested)
- Boundary survey
- Kitchen appliances, including small appliances
- Kitchen furniture
- Gas meter
- Any modifications or upgrades required by SDG&E
- Any modifications or upgrades required by the Health Department
- Right-of-Way (ROW) work
- Temporary electrical power pole
- Soils report
- Fire sprinkler system

Please review the proposal and provide us with your response. Fabrick prides itself on attention to detail and project completion upon defined deadlines. Please don't hesitate to contact us with the above-mentioned contact information if you have any questions.