



JC ROBLES CONSTRUCTION

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TO
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ESTIMATE	DATE	PO #	TOTAL
EST00186	03/26/2026	ADU on 2129 31st St	USD \$79,640.00

DESCRIPTION	RATE	QTY	AMOUNT
ADU PROPOSAL 31st ST	\$1,845.00	1	\$1,845.00
The following estimate is according to the plans provided			
PREPARATION:			
- 30' linear feet of temporary fence on alley side! - 8 weeks potty rental - Bmp's and silt fence on alley			
SHORING:	\$2,530.00	1	\$2,530.00
- Temporary frame walls to allow existing walls demolition (60 linear ft) - Temporary 6x6 post support to allow steel beam modifications			
DEMOLITION:	\$8,700.00	1	\$8,700.00
- remove existing garage doors (two) - Demo existing wall between large garage and storage rooms - Break concrete and digging for 30 Inft of new foundation (garages doors) - Break concrete on rear exterior pad to located the main sewer line - Break concrete for all necessary plumbing lines on ADU,			

sewer, water and Gas or electrical.

- remove all necessary drywall to new layouts

STEEL BEAM MODIFICATION	\$1,680.00	1	\$1,680.00
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- Cutting existing H steel beam to new layout measurements
- Welding bracket to allow new 8x8 wood post

CONCRETE WORKS	\$3,470.00	1	\$3,470.00
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- Pour concrete on 30 Inft of new foundation
- Pour concrete on new 36x36" footing pad for steel beam
- Pour New concrete on rear patio Pad

ROOFING	\$4,200.00	1	\$4,200.00
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- Roofing modifications to new wood beam installation
- New roofing coating

FRAMING WORKS	\$11,820.00	1	\$11,820.00
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- New 2x4 walls to allow layout according the plan
- New 4x14 Versalam beam across the unit to support the existing roof and allow open space for Rooms
- All new closets and bathroom walls
- All new windows frame
- New entry door frame

PLUMBING	\$9,650.00	1	\$9,650.00
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- New 4" linea across the unit
- New plumbing Sewer and water for Kitchen, bathroom and Laundry area
- Plumbing finishes after rough
- Wc Installations
- water fixtures installations
- Tub installations

ELECTRICAL	\$5,400.00	1	\$5,400.00
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- New Electrical line for bigger sub panel into the unit to allow

electrical stove and dryer

- New electrical rough for lighting and outlets layout

- All new electrical finishes Decora (modern look)

- All lights fixtures installations

DOOR AND WINDOWS

\$5,370.00

1

\$5,370.00

- Installing new 36" entry door (Included)

- Installing 7 new windows double panel glass low E (included)

- 4 interior doors (included)

- (No Closet doors included)

DRYWALL AND MUD TEXTURE

\$6,200.00

1

\$6,200.00

- Installing all necessary 1/2 sheetrock

- Mudding all new Drywall as needed

- New texture semi smooth

TILE

\$3,300.00

1

\$3,300.00

- Tile Prep (Hardibacker on walls)

- Tile bathtub installation (walls)

- Tile floors installation

PRIMER AND PAINT

\$3,890.00

1

\$3,890.00

- Paint preparation (sanding walls and Caulk)

- One Primer Coat

- Two paint coats (different sheens on bathrooms)

FLOORING

\$3,850.00

1

\$3,850.00

- Level all existing floor to allow new LVP flooring

- Installation of New LVP flooring

NEW BASEBOARD AND TRIMS:

\$2,365.00

1

\$2,365.00

- Installation of new 5 1/4" x 9/16" modern baseboard all over

the house

- Installation of New doors casing for new layouts

GENERAL ITEMS	\$1,170.00	1	\$1,170.00
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- Installing new appliances
- Installing bathroom accessories
- Installing door knobs
- Closet doors installation

DUMP TRASH AND CLEAN UP EVERY WEEK	\$4,200.00	1	\$4,200.00
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- Dump all demolition concrete and dirt
- Dump trash and cleaning during all the time of work

TOTAL

USD \$79,640.00

All rough materials and labor included

NO included finish materials (Tub,water fixtures, light fixtures, Toilets Flooring etc)

NO KITCHEN INCLUDED

8 weeks complete the job

3.5 % fee for credit card paymets