

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:			
<ul style="list-style-type: none">- 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
<ul style="list-style-type: none">- 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
<ul style="list-style-type: none">- remove existing garage doors (two)- Demo existing wall between large garage and storage rooms- Break concrete and digging for 30 lft 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

- 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

- 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

- Roofing modifications to new wood beam installation
- New roofing coating

FRAMING WORKS \$11,820.00 1 \$11,820.00

- 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

- 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

- 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