

# ESTIMATE



**Prepared For**

City of Hallandale Beach  
622 SW 9th St  
Hallandale Beach , FL 33009  
(954) 457-1315

## **Goshen Tiny Homes, LLC**

8785 Stone Harbour Loop  
Bradenton, FL 34212  
Phone: (813) 955-7846  
Email: info@goshentinyhomes.com  
Web: goshentinyhomes.com

Estimate # 11252025HB575

Date 11/25/2025

Business / Tax # 933413825 CRC#1335198

<b>Description</b>	<b>Total</b>
4 x 575sqft SQFT Pre-Designed ADUs	\$699,855.00
1. Construction Documents & Code Compliance	
Included:	
* Architectural Plans	
* Structural Engineering	
* MEP Engineering	
* Permit Submittal Services	
* Interior Design	
* All plans prepared in accordance with current Florida Building Code	
* All materials and assemblies to meet FBC requirements, including:	
* Upgrade to 5/8" drywall where fire code requires	
* Impact-rated exterior doors and windows	
* Wind-load and energy compliance per zone	
2. Foundation & Structural System	
Included:	
* Concrete slab foundation	
* Foundation based on geotechnical report provided by Hallandale Beach CRA	
* 8' Block Walls	
* 2x4 Interior Walls	
* Insulation per FBC Energy Code	
3. Roofing & Exterior Envelope	
Included:	
* Gable roof system with matching pitch to primary residence	
* Timberline architectural shingles	
* Flat interior ceilings	
* 2x6 fascia	

- \* Gutters
- \* Stucco / Hardie Board / Board & Batten (per design)
- \* 3068 Impact-Rated Entry Door
- \* Impact-Rated Vinyl Windows
- \* Exterior Trim, Behr/Sherwin-Williams Paint

#### 4. Interior Construction & Finishes

##### Included:

- \* 1/2" or 5/8" Drywall (finish as selected)
- \* Luxury Vinyl Flooring
- \* Shaker Interior Doors
- \* 1x4 Baseboards & Trim
- \* Recessed Can Lighting
- \* Electrical Outlets per Code
- \* Interior Paint

#### 5. Kitchen Package

##### Included:

Quartz or Granite Countertops

Cabinets with Shaker Style Doors (13 pcs of Kitchen Cabinets, 2 Bathroom Cabinets, Solid Wood)

Kitchen Cabinets Include Lower Cabinets, Upper Cabinets, Countertops, and Backsplash

31" Single Basin Under-Mount Stainless Steel Kitchen Sink

Single-Hole Pull-Down Kitchen Faucet (Various Color Options Available)

Subway Tile 3" x 6" Backsplash in Kitchen

4'x8' Tile Shower with Subway Tile

Decor Plugs and Switches

#### 6. Bathroom Package

##### Included:

- \* 24" Vanity w/ Quartz Top
- \* 24" Mirror
- \* Progress 2-Light Fixture
- \* Posi-Temp Shower Trim (finish options)
- \* Subway-Tile 4'x8' Shower
- \* Widespread Faucet
- \* Towel Bar & Moen Voss Toilet Paper Holder
- \* American Standard Two-Piece Toilet
- \* Exhaust Fan

#### 7. Appliances (All GE or Equivalent)

##### Included:

- \* 19.2 cu. ft. Top-Freezer Refrigerator
- \* Free-Standing Electric Range
- \* Over-the-Range Microwave
- \* 18" Dishwasher
- \* Unitized Washer/Dryer

#### 8. Mechanical / Electrical / Plumbing

##### Included:

- \* Mini Split AC Systems (indoor units + 4 exterior condenser units)
- \* Tankless Water Heaters

- \* New 125 Amp Electrical Panel
- \* (4) New Electrical Meters
- \* All plumbing rough-in & finish
- \* All electrical rough-in & finish

## 9. Utility Connections

Included:

- \* Complete water, sewer, and electrical connections
- \* Trenching, bedding, conduit, backfill, compaction
- \* Tie-in to city utilities
- \* Meter installation & coordination
- \* All hookup labor and materials

## 10. Site Work & Site Requirements

Included:

- \* Full site grading
- \* Civil engineering requirements for drainage & grading
- \* All Jobsite safety measures required by City
- \* Sidewalk from property to street
- \* Placement and detailing of mechanical units
- \* Final site cleanup

## 11. Landscaping

Included:

- \* Removal of conflicting landscaping
- \* New landscaping installation
- \* Full Irrigation System
- \* Restoration of areas disturbed by construction

## 12. Customer Responsibilities

Only one required item:

- \* Boundary & topographic survey (all other items previously listed as customer responsibilities are now included in scope)
- \* Phase 1 environmental report

## 13. Exclusions

- \* Fire sprinkler system (if required, priced separately)
- \* Off-site utility upgrades beyond property boundary

## 14. Upgrades

Required

- \* Gutters

Optional (Unit Pricing to Be Provided)

- \* Additional Cabinets
- \* Ceiling Fans (\$180 per fan)
- \* Screen Doors (\$300 per door)
- \* Other interior/exterior upgrades on request

## 15. Included Building Fees.

All fees are included in this estimate. This includes Permit Fees, Development Fees, Inspection fees and all other building related fees.

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All Utilities & Hookups x 4	\$31,888.00
Water-ADU	
Sewer-ADU	
Electrical-ADU	
Trenching/Concrete Removal & Replacement	

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<b>Subtotal</b>	\$731,743.00
<b>Discount</b>	\$15,000.00
<b>Total</b>	<b>\$716,743.00</b>

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### **Payment Schedule**

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due @ design deposit (2%)	\$14,334.86
due @ approved floor plan (2%)	\$14,334.86
due @ permit submittal (2.8%)	\$20,068.80
due @ permit approval (13.6%)	\$97,477.05
due @ foundation completion (22%)	\$157,683.46
due @ rough framing completion (22.12%)	\$158,543.55
due @ drywall Install (19.23%)	\$137,829.68
due @ completion (16.25%)	\$116,470.74