

ESTIMATE



Prepared For

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

Goshen Tiny Homes, LLC

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Bradenton, FL 34212
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Estimate # 11252025HB575

Date 11/25/2025

Business / Tax # 933413825 CRC#1335198

Description	Total
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.

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

Subtotal	\$731,743.00
Discount	\$15,000.00
Total	\$716,743.00

Payment Schedule

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