



Lotus Construction Group
1326 Monte Vista Ave. Suite 1
Upland, CA 91786
CSL# 801827

Design Build Analysis Proposal

This proposal was generated on September 19, 2022

Between the Owner:	Client 1234 Main St. Claremont, CA 91711
Between the Contractor:	Lotus Construction Group, Inc. 1326 Monte Vista Ave. Suite 1 Upland, CA 91786 909 . 931 . 0440 CSL# 801827
For the Project:	Mother-in-law Suite / Junior ADU Extend Front and or Back of house Primary Suite Jack and Jill Bath Studio Space / ADU and Finish style Sauna

Design Build Analysis

Summary:

Develop options and written scope of work for the conversion of the garage into a Mother-in-law suite while addressing the parking requirements. Develop options and written scope of work to align the front of the house with the primary suite and create the desired rooflines. Develop options and written scope of work to update and expand the primary suite with a larger bathroom and closet, incorporating the adjacent bedroom. Develop options and written scope of work for a Jack and Jill Bathroom between the office and expanded guest room. Develop options and written scope of work for the a backyard studio and sauna with outdoor shower.

City Research:

1-2 hours

Review setbacks and lot coverage, on line, voice call or meet with city as required.

Programming Meeting:

1 hour

This meeting will allow the designer to gain a clearer understanding of the projects and the owners' wishes for these projects.



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Measure and Documentation of Existing Conditions:

6-8 hours

Scan in 3 dimensional digital format and photograph the entire home, measure and document front, side and rear yards.

+/- 1,500 Sq. Ft. Spaces Scanned

Convert Scan into 3 dimensional digital format model for the entire home.

10-12 hours

Compile files into single model, create exterior model and set up Design sheets. *(Hours can be reduced with access to copies of original drawings)*

Design Drawings:

Mother-In-Law Suite 10-12 hours

Develop options via plans and written scope of work for the Mother-In-Law Suite and address parking requirements as well as associated spaces.

Extension of the Front and or Back of the Home 8-10 hours

Develop options via plans, elevations and written scope of work to extend either or both the front and back of the home and address the desired roof and elevation as well as associated spaces.

Primary Suite Remodel 10-12 hours

Develop options via plans and written scope of work to remodel and extend the primary suite to include the adjacent bedroom as well as associated spaces.

Bathroom Addition 6-8 hours

Develop options via plans and written scope of work for the addition of a Jack and Jill Bathroom between the guest room and office as well as associated spaces.

Studio and Sauna 6-8 hours

Develop options via plans and written scope of work for the backyard studio and well as sauna with outdoor shower and associated spaces.

Client Meeting:

4 hours

Present and review the basic plan and determine direction from owners for revisions as needed to proceed to cost analysis estimation, two meetings of two hours each.



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Design Revisions:

4-6 hours

Revise design and scope of work based on client meeting to proceed to cost analysis estimation.

Preliminary Cost Analysis Estimate and Client Meeting:

8 hours (*Fees waived upon execution of construction contract*)

Generate cost analysis estimate, review any revisions and cost analysis estimate for the Mother-In-Law Suite and address parking requirements.

6 hours (*Fees waived upon execution of construction contract*)

Generate cost analysis estimate, review any revisions and cost analysis estimate to extend either or both the front and back of the home and address the desired roof and elevation.

8 hours (*Fees waived upon execution of construction contract*)

Generate cost analysis estimate, review any revisions and cost analysis estimate for the remodel and extend the primary suite to include the adjacent bedroom.

6 hours (*Fees waived upon execution of construction contract*)

Generate cost analysis estimate, review any revisions and cost analysis estimate for the addition of a Jack and Jill Bathroom between the guest room and office.

8 hours (*Fees waived upon execution of construction contract*)

Generate cost analysis estimate, review any revisions and cost analysis estimate for the backyard studio and well as sauna with outdoor shower.

Note: Further revisions to the scope of work, design and estimate will be billed hourly and will be reviewed by owners for their consent prior to commencing any additional work.

Billing Rates:

\$125.00 / hr for programming, measure / documentation of existing conditions, design services and estimation services

\$0.15 / sq ft for scan conversion

Range of Hours: 102-119
\$12,975.00 - \$15,100.00

The proposal presented here is valid for 30 days.



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Owner's Responsibilities:

- ◆ Provide full information about the objectives, schedule, constraints and existing conditions of the project. The designer may rely on the accuracy and completeness of the owners' information.
- ◆ Establish a budget with reasonable contingencies that meet project requirements.
- ◆ Provide decisions and furnish required information as expeditiously as necessary for the orderly progress of the project.
- ◆ Please visit the following website mentioned during the initial consultation.
<https://www.remodeling.hw.net/cost-vs-value/2022/pacific/>