HOMEOWNER-SIDE BUDGET FEASIBILITY REVIEW

Preliminary Rebuild Budget Report

Single-Family Residence Fire Rebuild · RSMeans 2026 Q1 Pricing · Los Angeles Region

$2,304,074	$2,157,300	~$147K	~$647/sf
Mid ROM Estimate	Insurance Budget	Estimated Gap (Mid)	All-In (Mid)

PROJECT SNAPSHOT

Building Type	Custom 2-Story SFR, Wood Frame	**Baseline Area**	3,563 SF (documented prior area)
Prior Program	5 bed / 4 bath / 1 primary suite	**Desired Program**	5 bed / 4+ bath / 2 primary suites / garage / pool
Footprint (unverified)	2,258 sf exist. / 2,483 sf allowed	**Height (unverified)**	28 ft exist. / 30.8 ft allowed (EO1)
Story Count	2 stories / 10-ft floor-to-floor	**Location**	Pacific Palisades — Hillside / Canyon
RSMeans Data	2026 Q1 — Los Angeles, CA	**Budget Basis**	Insurance — all-inclusive

BUDGET SCENARIOS AT A GLANCE

Scenario	Low	Mid (ROM)	High	vs. Insurance Budget
Baseline — 3,563 SF	**$2,050,000**	**$2,304,074**	~$2,771,000	Gap ~$147K (Mid)
Maximized — ~4,200 SF	—	**$2,706,977**	—	Gap ~$550K (Mid)

Prepared by: Owner-Side Advisor

Report Date: May 22, 2026 · For Planning Purposes Only

1. Executive Summary — Direct Budget Answer

BOTTOM LINE: The working insurance budget of approximately $2.157M is tight for this project.

A carefully controlled 3,563 sf baseline rebuild may approach feasibility if scope, finishes, glazing, pool, decks, site work, and allowances are tightly managed. Our all-in ROM estimate for the baseline scenario is approximately **$2,304,074** — a gap of approximately $146,774 above the insurance target.

A larger / maximized-area scenario and the full desired wish list are expected to exceed the current budget unless meaningful scope tradeoffs are made.

2. Project Summary

Property	
Prior Documented Living Area	3,563 sf — used as baseline, not as maximum
Working Budget Target	Approximately $2,157,300 (insurance-based, all-inclusive)
Prior Program	5 bedrooms, 4 bathrooms, one primary suite
Desired Program	5 bed / 4+ bath / two primary suites / caregiver en-suite / two offices / gym / great room / attached 2-car garage / pool / large windows / canyon views / indoor-outdoor living
Draft Footprint (unverified)	2,258 sf existing / 2,483 sf allowed (110% EO1) — must be verified
Draft Height (unverified)	28 ft existing / 30.8 ft allowed (110% EO1) — must be verified
RSMeans Data Release	Year 2026, Quarter 1 — Los Angeles, CA Location Factor Applied
Report Date	May 22, 2026

3. Scenario 1 — Baseline 3,563 SF Rebuild

3.1 All-In Budget Breakdown

The following ROM estimate is based on RSMeans 2026 Q1 unit pricing with Los Angeles location factors applied, adjusted for the specific program requirements in the owner brief.

Cost Category	Low	Mid (ROM)	High
RSMeans All-In Total — 3,563 SF (incl. pool, site work, garage, GC 15% + Arch 5% + User 1.5%)	$1,820,000	$2,046,824	$2,250,000
Fire Resilience Upgrades (Class A roof, ignition barriers, exterior assemblies)	$30,000	$50,000	$90,000
Large Glazing / Canyon & Ocean Windows (upgraded beyond base spec)	$30,000	$55,000	$120,000
Decks, Patios, Balconies, Railings, Waterproofing	$40,000	$70,000	$130,000
Pool — Already Included in RSMeans Model ($48,404)	—	Included above	—

Site Work — Already Included in RSMeans Model ($12,214)	—	Included above	—
Outdoor Kitchen / Entertaining Area	$8,000	$15,000	$30,000
Low-Voltage, Smart Home, EV Charging, Security	$15,000	$30,000	$50,000
Fire Suppression / Sprinkler System (not in RSMeans model)	$15,000	$25,000	$40,000
Subtotal (RSMeans All-In + New Scope Additions)	**$2,050,000**	**$2,291,824**	**$2,740,000**
Contingency (5% on new scope additions only — $245,000 base)	~$9,800	$12,250	~$15,500
TOTAL ALL-IN ROM ESTIMATE	**~$2,050,000**	**$2,304,074**	**~$2,771,000**
Effective All-In $/SF (3,563 sf)	**~$575/sf**	**~$647/sf**	**~$778/sf**

3.2 Budget Comparison vs. Insurance Target

Item	Amount	Notes
Working Insurance Budget	**$2,157,300**	All-inclusive target
ROM Mid Estimate (Baseline Scenario)	**$2,304,074**	Mid-point ROM
Estimated Budget Gap (Mid)	**$146,774**	Above insurance target
ROM Low Estimate	~$2,050,000	If scope tightly controlled
ROM High Estimate	~$2,771,000	Full wish list, premium finishes

4. Scenario 2 — Larger / Maximized-Area Rebuild

This scenario represents a budgeting exercise, not a confirmed permitting approval. The maximum lawful and practical buildable area must be verified with the architect, surveyor, expeditor, and LADBS before any pricing is relied upon.

Item	Baseline (3,563 sf)	Maximized (~4,200 sf)
Living Area	3,563 sf	~4,200 sf (estimated)
Added Square Footage vs. Baseline	—	~637 sf
All-In ROM Estimate (Mid)	**$2,304,074**	**$2,706,977**
Effective $/SF (All-In)	~$647/sf	~$645/sf
Gap vs. Insurance Budget	**$146,774**	**$549,677**
Permitting Path	EO1 like-for-like	EO1 + possible EO8 / zoning / garage / basement

Note: The maximized scenario carries additional soft costs, structural complexity, geotechnical risk, and schedule risk beyond the baseline. These are included in the 5% complexity premium applied above.

5. Desired Program — Budget Treatment by Item

The table below shows how each item in the desired program is treated in the budget and what the budget sensitivity risk is.

Program Item	Status in Budget	Risk Level	Notes
5 Bedrooms	Included in base	**Low**	Covered in RSMeans model
4+ Bathrooms	Included in base	**Low**	4 full baths in base model
Two Primary Suites	Included in base	**Low–Med**	Plumbing/finish cost manageable
Caregiver En-Suite Bedroom	Included in base	**Low**	Separate entrance adds modest cost
Two Offices	Included in base	**Low**	Standard finish rooms
Gym / Bonus Room	Included if within SF envelope	**Low–Med**	Depends on size and finish level
Large Great Room / Open Plan	Included in base	**Medium**	Open plan increases structure cost
Attached Two-Car Garage	Included as line item	**Medium**	Was detached; structural tie-in adds cost
Pool — Retain / Modify	Included as allowance	**High**	Condition unknown; rebuild is significantly more expensive
Large Windows / Canyon Views	Included as upgrade allowance	**High**	Largest single variable after base construction
Decks / Patios / Balconies	Included as allowance	**High**	Canyon site adds structural complexity
10-ft Ceiling Heights	Included in base (10-ft story height)	**Low–Med**	Increases wall framing and HVAC runs
Double-Height Entry / Skylights	Partial allowance	**Medium**	Skylights and void space add cost
Fire Resilience Upgrades	Included as separate line item	**Medium**	Code floor included; upgrades are additional
Low-Voltage / Smart / EV	Included as allowance	**Low–Med**	Controllable allowance item
Indoor/Outdoor Living	Included in decks/patios line	**High**	Canyon-side structure adds cost
Bar / Entertaining Area	Allowance within kitchen scope	**Low**	Depends on specification
Warm Modern Finishes	Allowance in base	**Medium**	Premium materials escalate quickly

6. Biggest Cost Risks

The following items represent the highest potential for budget overrun and should be addressed early in the design process.

1. Glazing and Large Windows

Large windows are the single largest variable after the base structure. Floor-to-ceiling canyon and ocean-facing glass, aluminum curtain wall systems, multi-slide doors, and fire-rated glazing can easily range from $60,000 to $200,000+ depending on specification. The base RSMeans model includes a standard window allowance only.

2. Pool — Unknown Condition

The existing pool was destroyed in the fire. Retaining and modifying an existing pool structure is budgeted as an allowance, but if the shell is damaged beyond repair, a full new pool could add $100,000–$200,000 to the project. Pool location change also has structural and site cost implications.

3. Decks and Canyon-Side Structure

Canyon-facing decks and balconies with caisson foundations are among the most expensive site elements for hillside homes. The existing deck system used deep caissons that may or may not be reusable. Budget sensitivity here is $50,000–$200,000 depending on condition and scope.

4. Site Work — Geotechnical and Drainage

Pacific Palisades hillside sites carry elevated geotechnical risk. Grading, drainage, retaining walls, utility reconnection, fire debris removal, and slope stabilization can be substantial. The budget includes a site work allowance, but actual cost depends on geotechnical findings.

5. Fire Resilience Upgrades

Code-required fire resilience items are included in the base estimate. However, upgrading to a higher-resilience standard (non-combustible cladding, tempered glass, ember-resistant vents, Class A assemblies throughout) adds meaningful cost and is likely appropriate for this location.

6. Attached Garage

Converting the prior detached garage to an attached garage involves structural integration, fire separation, and potentially more complex permitting. This is included as a line item but carries moderate execution risk.

7. Soft Costs — Architect, Engineering, Permits

The RSMeans model includes architect and soft cost percentages (approximately 6.5%). However, for a custom canyon home in Pacific Palisades with fire rebuild complexity, soft costs could exceed the model assumption. Early architect and expeditor engagement is strongly recommended.

8. Material and Labor Market Conditions

Fire rebuild demand in the Pacific Palisades area is elevated due to the January 2025 wildfires. Labor and material costs in this market may be above the RSMeans regional average, particularly for skilled trades, glazing, and custom millwork.

7. Scope Tradeoff and Value-Engineering Options

If the project exceeds budget, the following items offer the most meaningful cost reduction without compromising the core program.

Option	Estimated Savings	Tradeoff
Reduce glazing specification	**$30,000–$80,000**	Narrower canyon views; reduced indoor-outdoor connection
Pool — defer to Phase 2	**$60,000–$120,000**	No pool at move-in; can be added later
Simplify or reduce deck/balcony scope	**$40,000–$100,000**	Less outdoor living space
Reduce cabinetry/millwork	**$20,000–$50,000**	Less custom character in kitchens and

specification		baths
Select standard doors/windows vs. custom	**$15,000–$40,000**	More production-grade appearance
Omit gym/bonus room finish package	**$10,000–$25,000**	Shell space only; finish later
Reduce appliance allowance	**$10,000–$30,000**	Mid-range vs. premium appliance package
Omit bar/entertaining build-out	**$10,000–$20,000**	Open space instead of built-in bar

The best way to protect the budget is to separate the wish list into core scope and alternates before design development. This allows the owner to make scope decisions before the design becomes too expensive to revise.

8. Buildable Area — Items to Verify

Before relying on any larger-home budget, the owner should verify the prior footprint, prior height, and available rebuild envelope with the architect, surveyor, expeditor, and LADBS. The current brief references 2,258 sf existing footprint, 2,483 sf allowed footprint, 28 ft existing height, and 30.8 ft allowed height. These numbers should be verified before design or pricing decisions are treated as reliable.

Items requiring verification:

- Prior footprint and prior height (verified from permits, assessor records, survey, and LiDAR/photos)
- 110% footprint and height envelope under Executive Order 1 (EO1)
- EO8 pathway and whether it allows additional area beyond EO1
- Zoning-compliant path and any additional development potential
- Basement area — whether it counts toward floor area and what structural/drainage feasibility exists
- Attached garage treatment under EO1 / EO8 and floor area counting rules
- ADU possibility and whether it competes with or complements the main rebuild
- Prior permit records and certificate of occupancy
- Assessor records and any discrepancies with prior plans
- Prior plans — architectural and structural drawings
- Survey and property boundary confirmation
- Google, LiDAR, and photo evidence of prior home footprint and height
- Pool, deck, patio, and caisson documentation
- Canyon / bluff setback and geotechnical risk assessment

9. Contractor Questions

Use these questions when soliciting initial contractor / design-builder responses. They are designed to surface scope gaps and avoid low-price bids that exclude major cost items.

- What is included in your price and what is explicitly excluded?
- Is the attached garage included? Is pool work included?
- Are decks, patios, balconies, railings, and waterproofing included?
- Is site work included — grading, drainage, retaining, and utilities?
- What allowance is included for windows, cabinets, appliances, fixtures, lighting, and finishes?
- Are design fees, engineering, permits, and consultants included?
- What fire-resilience upgrades are included — and which are code minimum vs. recommended upgrades?
- What could cause change orders beyond your quoted scope?
- At what design milestones do you check budget — schematic, design development, permit set?
- What scope should be priced as optional alternates so the owner can make disciplined decisions?
- Who verifies the EO1 / EO8 buildable area, and how do you handle design changes if the envelope shifts?
- What similar Pacific Palisades, hillside, fire rebuild, or custom home projects have you completed?
- What is your estimated timeline from feasibility to permit submittal, permit approval, and move-in?

10. Future Bid Comparison Table

Use this table to compare contractor responses side by side. The goal is to avoid comparing total prices without understanding what each price includes.

Comparison Item	Contractor A	Contractor B	Contractor C
Total Quoted Price			
Assumed Living Area (sf)			
Effective $/SF			
Attached Garage Included?			
Pool Work Included?			
Decks / Patios / Balconies Included?			
Site Work Included?			
Design / Permit / Engineering Included?			
Allowances Clearly Listed?			
Contingency Included?			
Fire Resilience Scope Defined?			
Major Exclusions			

Proposed Schedule			
Key Risks Identified			
Overall Notes			

11. Recommended Next Steps

- Collect prior plans, permit records, survey, assessor records, insurance estimate, and photos.
- Engage an architect and/or expeditor to verify prior footprint and height from available records.
- Confirm whether EO1, EO8, zoning-compliant, basement, attached garage, or ADU paths can increase buildable area.
- Have a contractor or structural engineer review existing pool shell, deck caissons, retaining structures, drainage, and site conditions.
- Define finish level expectations and owner selection allowances before design development begins.
- Separate core scope from optional alternates — glazing, pool, decks, gym, bar, and smart-home are the key decisions.
- Request 2–3 contractor / design-builder ROM responses using the same all-in scope checklist.
- Compare proposals using the bid comparison table above — do not compare total prices without verifying inclusions.
- Update the budget estimate after schematic design, when key structural and layout decisions are made.
- Lock major scope decisions before design development to avoid expensive revisions later.

12. Disclaimer

This report is a preliminary homeowner-side budget feasibility review based on the current project brief, RSMeans 2026 Q1 reference pricing, and reasonable assumptions. It is intended to help the homeowner evaluate budget feasibility, scope priorities, cost risks, and future contractor/design-builder responses.

This report is NOT a contractor bid, construction contract price, architectural opinion, engineering opinion, permit opinion, or guaranteed maximum price.

Final cost will depend on: verified prior footprint and height; permitting path and applicable Executive Orders; site conditions and geotechnical findings; engineering design; design development and owner selections; contractor pricing and market conditions at time of bid; actual condition of existing pool, decks, caissons, utilities, and site infrastructure; and any changes in scope, design, or program requirements.

RSMeans pricing is a reference tool. Actual contractor pricing may vary significantly from RSMeans reference costs, particularly in a high-demand fire rebuild market. The owner should obtain multiple competitive contractor responses before making any financial or design commitments.

Report prepared: May 22, 2026

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