

Project “Charmel”

Client: Jane Doe

Property: XXXXXXXX Charmel Lane, Pacific Palisades, CA 90272

Indication of interest due by 5:00pm, August 12th, 2025.

Property Overview

The property at XXXXXXXX Charmel Lane was a 5,000 sq ft modern, single-story home featuring 5 bedrooms, 5 bathrooms, and premium outdoor amenities including an ocean-facing pool and spa, courtyard, and detached studio/office. The property was destroyed in the 2025 wildfire. **Client would like to rebuild.**

Aerial Site Image Post-Fire



Homeowner Rebuild Vision

Goal: Rebuild a home closely modeled on the prior structure (+/-10% size)

Design Aesthetic: Modern architecture with indoor/outdoor flow

Budget: \$800 per sq ft

Target Completion: 18 months from permit approval

Fire Hardening: Incorporate advanced fire-resistant materials and construction techniques

Desired Enhancements:

- Improve energy efficiency and sustainability
- Smart home upgrades (lighting, climate control, security)
- Enhanced window glazing for fire resistance and thermal performance

Architect & Builder Selection Criteria

Architect Criteria:

- Experience with Pacific Palisades hillside properties
- Proficiency in recreating designs from photo documentation
- Familiarity with LA City fast-track rebuild permitting
- Prior experience with fire-hardened design techniques

Builder Criteria:

- Licensed, bonded, and insured with an extensive portfolio
- Fire rebuild and LA building code expertise
- Proven timeline adherence and transparent communication
- Collaboration with Pali Builds concierge team

Builder Outreach List

1. C & C Partners Design/Build Firm Inc

- Phone: 310-322-0803
- Website: <https://candcpartners.com/>
- Email: info@candcpartners.com
- Specialty: 35+ years in luxury custom homes. Recognized by NAHB, top-tier BuildZoom score.

2. Drexel Construction Management LLC

- Phone: 323-454-2232
- Website: <https://drexelluxuryhomes.com/>
- Email: info@drexelluxuryhomes.com
- Specialty: Completed ~400 luxury projects. Specializes in client-focused service and complex hillside homes.

3. Preferred Home Builders Inc

- Phone: 818-312-6622
- Website: www.friendlycontractor.com
- Email: info@friendlycontractor.com
- Specialty: Comprehensive home builds and renovations with transparent operations.

4. Leishman General Contractors

- Phone: 310-826-1001
- Website: <https://leishmaninc.com/>

- Email: david@leishmaninc.com
- Specialty: Custom high-end residential projects, significant experience in Brentwood and Pacific Palisades.

5. Farrar Dean Construction Inc

- Phone: 909-725-8897
- Email: deanfarrarconstructioninc@gmail.com
- Specialty: Custom home construction with personalized project management.

6. Jensen Const Inc

- Phone: 818-468-6480
- Website: <https://jensenconstinc.com/>
- Email: erik@jensenconstinc.com
- Specialty: Full-service general contracting, known for precise workmanship.

7. Vivid Homes Inc

- Phone: 818-518-9800
- Website: <https://vividhomesinc.com/>
- Email: office@vividhomesinc.com
- Specialty: Luxury homes with modern design elements and detailed craftsmanship.

8. Ortam Construction Inc

- Phone: 818-888-8050
- Website: <https://www.ortamconstruction.com/>
- Email: oran@ortamconstruction.com, info@ortamconstruction.com
- Specialty: Residential and commercial projects, known for structural expertise.

9. Dolan Design & Build LLC

- Phone: 310-606-9916
- Website: <https://www.dolanbuilds.com/>
- Email: ted@dolanbuilds.com
- Specialty: Modern and sustainable residential projects.

10. Vallernaud Construction Inc

- Phone: 424-210-5083
- Website: <https://www.vci.la/>
- Email: webinfo@vallernaudconstruction.com
- Specialty: Boutique luxury construction with meticulous design execution.

Builder FAQs & Site Info

- Soil Report: Preliminary tests indicate stable soil composition suitable for single-story rebuilds. No contamination detected.
- Site Survey: Confirms lot dimensions, grading, and utility locations. Easements and setbacks unchanged.

Project Timeline

Month 1: Architect Selection

- **Month 3:** Design Finalization
- **Month 6:** Permitting
- **Month 7:** Builder Selection
- **Month 8:** Construction Start (Site Prep, Grading)
- **Month 9:** Foundation and Underground Utilities
- **Month 10:** Framing Starts
- **Month 12:**
 - Framing Completion
 - Roof Installation
 - Rough Plumbing, HVAC, Electrical Installation
- **Month 14:** Inspections Milestone (Foundation, Framing, Rough MEP)
- **Month 15:** Fixtures & Finishes Install (Cabinetry, Tile, Flooring)
- **Month 16:**
 - Interior Painting & Trim
 - Landscaping Begins
- **Month 17:** Final Fixtures, Touch-ups, Smart Home Integration
- **Month 18:** Move-in Ready / Certificate of Occupancy

Next Steps

1. Finalize architect shortlist and begin interviews
2. Issue RFP to preferred builders
3. Schedule permitting strategy meeting with LA City planning
4. Develop material procurement plan emphasizing fire-hardening

Contact: info@palibuilds.com | www.palibuilds.com

Request for Proposal (RFP) for Builders

Project:  Charmel Lane Rebuild

Scope: Rebuild of a ~5,000 sq ft modern residence with pool, spa, and detached studio. Includes fire-hardening materials and smart home integrations.

Proposal Requirements:

- Company overview and relevant experience
- Preliminary project approach and timeline
- Construction methodology for fire hardening
- Itemized cost estimate per sq ft
- References from past clients
- Licensing, bonding, and insurance documentation

Submission Deadline: TBD

Contact: info@palibuilds.com

Appendix

A. Sample Soil Report

- Soil Type: Sandy loam with clay layers
- Stability: High
- Toxicity: None detected
- Recommendations: Standard foundation reinforcement, optional geo-piers

B. Sample Site Survey

- Total Lot Size: 16,500 sq ft
- Topography: Gentle slope, prior grading confirmed
- Utility Access: Water, gas, sewer, electricity locations verified
- Setbacks: Front - 20ft, Rear - 25ft, Sides - 10ft

Appendix - Pre-Fire Home Photos



