REBUILDING YOUR HOME

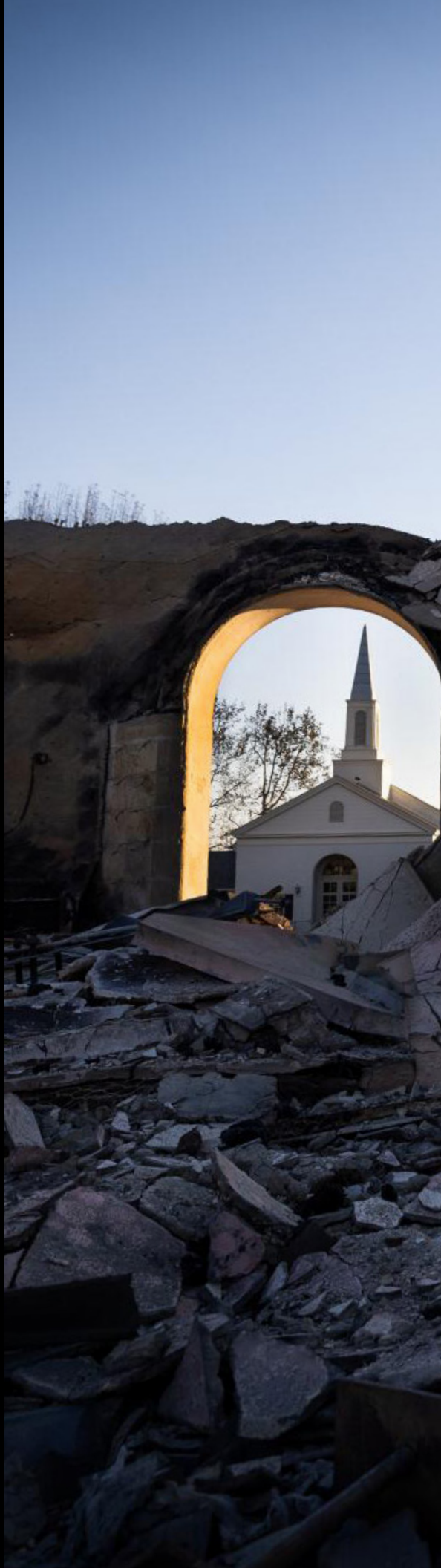
POST-WILDFIRE

This guide is here to help homeowners affected by the Palisades and Eaton fires with the rebuilding process.

Rebuilding after a fire or disaster can be overwhelming, but with a solid plan and the right partners, it's manageable.

Please note that permitting rules for reconstruction in wildfire-affected areas are continually evolving. This document reflects what we know as of January 31, 2025.

THE COOPERATIVE LA



PLEASE STOP, TAKE A BREATH, AND DO NOT RUSH INTO ANYTHING.

We understand your urgency to rebuild and return home. That instinct is natural, and we fully support your desire to move forward.

However, the aftermath of these fires presents significant challenges—many of them invisible at first glance. Toxic debris, hazardous materials, and structural risks remain, requiring proper handling for your safety and the safety of your community. If you enter the site, please wear full Personal Protective Equipment (PPE). The EPA and local authorities are working on debris removal, but the timeline remains uncertain.

Even before this tragedy, home construction was a complex process. Now, rebuilding will be even more difficult due to infrastructure limitations, labor shortages, design and engineering challenges, and contractor availability. Rushing into contracts without fully understanding key risks can lead to costly mistakes and delays.

This document is designed to provide you with essential guidance, practical resources, and critical insights to help you navigate the realities of post-fire reconstruction. Our goal is to equip you with the knowledge to make informed decisions and rebuild with confidence.

You're not alone in this process. Take the time to plan, ask the right questions, and move forward wisely.

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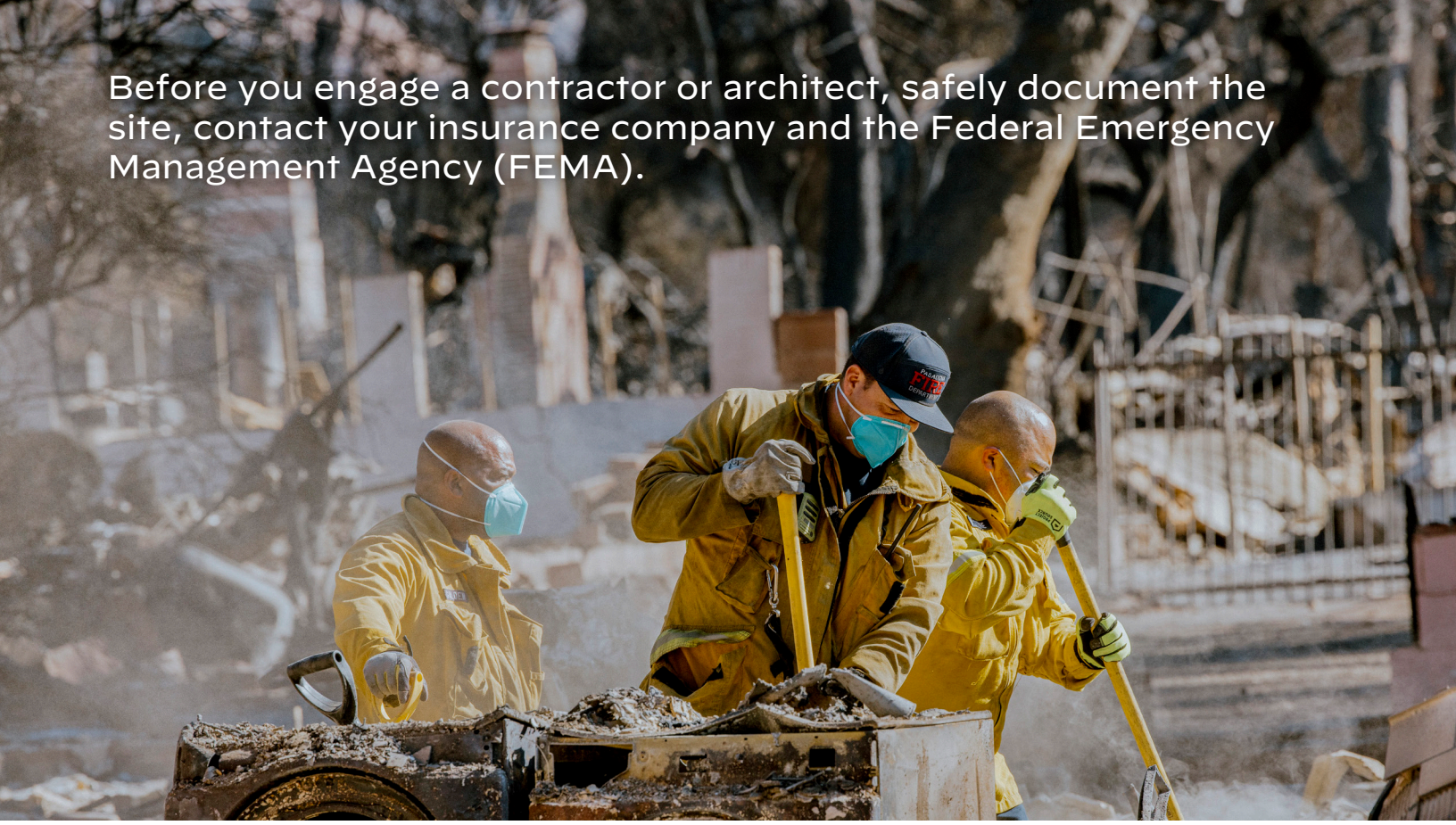


BEFORE YOU BEGIN, COVER THE BASICS

1.1 DISASTER RECOVERY CENTERS - HOW TO GET IMMEDIATE HELP

The City and County, State, and FEMA have opened two 'Disaster Recovery Centers' for Angelenos impacted by the fires. One Recovery Center is aimed at supporting those affected by the Eaton fires, the other for those affected by the Palisades fire. Recovery Centers are great 'one stop shops' that can help with the following:

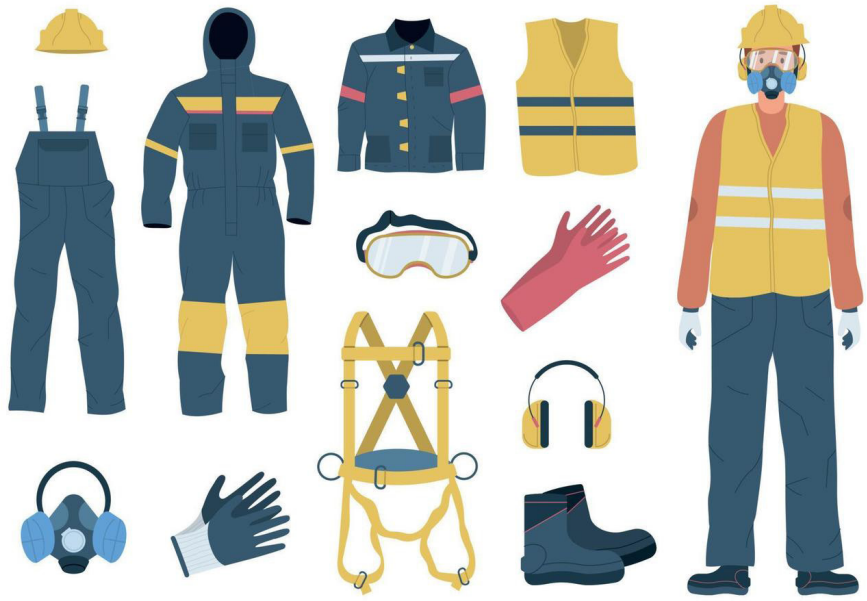
- Lost vital records (birth certificates, death certificates, driver's licenses, social security documentation)
- Disaster relief for people with homes and businesses lost or damaged by the fire.
- They will provide referrals for mental health counseling and other services.

As of January 31, 2025, the two Recovery Centers are:

UCLA Research Park
10850 Pico Blvd.
Los Angeles, CA 90064
Hours of Operation: 9 am - 8 pm, 7 days a week

Altadena Disaster Recovery Center
540 W Woodbury Rd.
Altadena, CA 91001
Hours of Operation: 9 am - 8 pm, 7 days a week

1.2 WEAR PERSONAL PROTECTIVE EQUIPMENT (PPE) WHEN REVISITING YOUR HOME FOR THE FIRST TIME.



EXAMPLES OF PERSONAL PROTECTIVE EQUIPMENT (PPE)

When you return home, be sure to wear Personal Protective Equipment (PPE).

PPE includes clothing and gear designed to protect you from health and safety risks. It's essential when handling fire debris, as it can contain hazardous materials like asbestos, lead, soot, ash, and chemicals from burned items. Exposure to these substances can cause respiratory problems, skin irritation, and long-term health issues.

Wearing PPE—such as respirators, gloves, goggles, Tyvek suits, and sturdy boots—helps protect you from these dangers.

For more details, please refer to the flyer from LA County's Department of Public Health. LINK

1.3 INSURANCE CONSIDERATIONS AND COLLECTING FUNDS TO REBUILD

Before contacting your insurance company, thoroughly document the site. This evidence is essential for your claim.

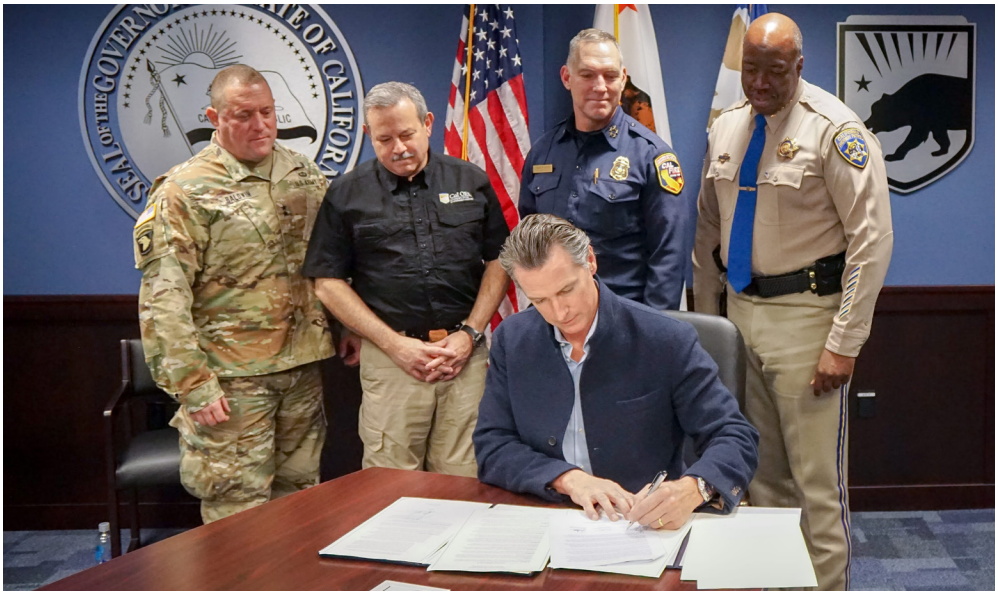
Next, reach out to your insurer to review your coverage, policy limits, and next steps. Understanding how they calculate losses is key.

For example, some policies use Actual Cash Value (ACV), which reflects the property's market value at the time of loss, factoring in depreciation—essentially, what your home was worth the day before the fire. Others offer Replacement Cost Value (RCV), covering the cost to rebuild. Every policy has a limit—the maximum amount the insurer will pay. These funds will form the foundation of your construction budget, so it's crucial to determine the exact amount.

Finally, consider the cost of re-insuring your home. California's Department

of Insurance has issued an Emergency Order requiring insurers to provide two automatic renewals (at least 24 months) for homes lost in wildfires. If your insurer does not comply, contact the Department of Insurance to file a complaint. LINK

1.4 EMERGENCY EXECUTIVE ORDERS AFFECTING BUILDING PERMITTING



The State of California and City of Los Angeles have issued Emergency Executive Orders waiving many local permitting and zoning rules for wildfire victims.

These orders aim to help residents quickly rebuild their homes. More changes may come, so check with local officials before starting your rebuild to take full advantage of these waivers. Also, confirm which authorities have jurisdiction over your property. Below is a summary of the orders as of January 31, 2025.

Governor Gavin Newsom's Executive Orders:

- **January 12, 2025:** Governor Newsom signed an executive order to streamline the reconstruction of homes and businesses destroyed by the Southern California firestorms. This order suspends certain requirements under the California Environmental Quality Act (CEQA) and the California Coastal Act for rebuilding efforts, aiming to reduce bureaucratic delays. The suspension applies to properties that are rebuilt in substantially the same location and do not exceed 110% of the original footprint and height. LINK

- **January 15, 2025:** To facilitate prompt cleanup of properties devastated by the fires, the Governor issued an executive order expediting debris removal in affected areas, including Altadena. LINK.

Mayor Karen Bass's Executive Orders:

- **January 14, 2025:** Mayor Bass issued an executive order to expedite the rebuilding of homes and businesses lost to the fires. The order mandates city departments to complete project reviews within 30 days of receiving a complete application and waives discretionary hearings under zoning rules

to accelerate reconstruction efforts. The order applies to properties that are rebuilt in substantially the same location and do not exceed 110% of the original footprint and height. LINK.

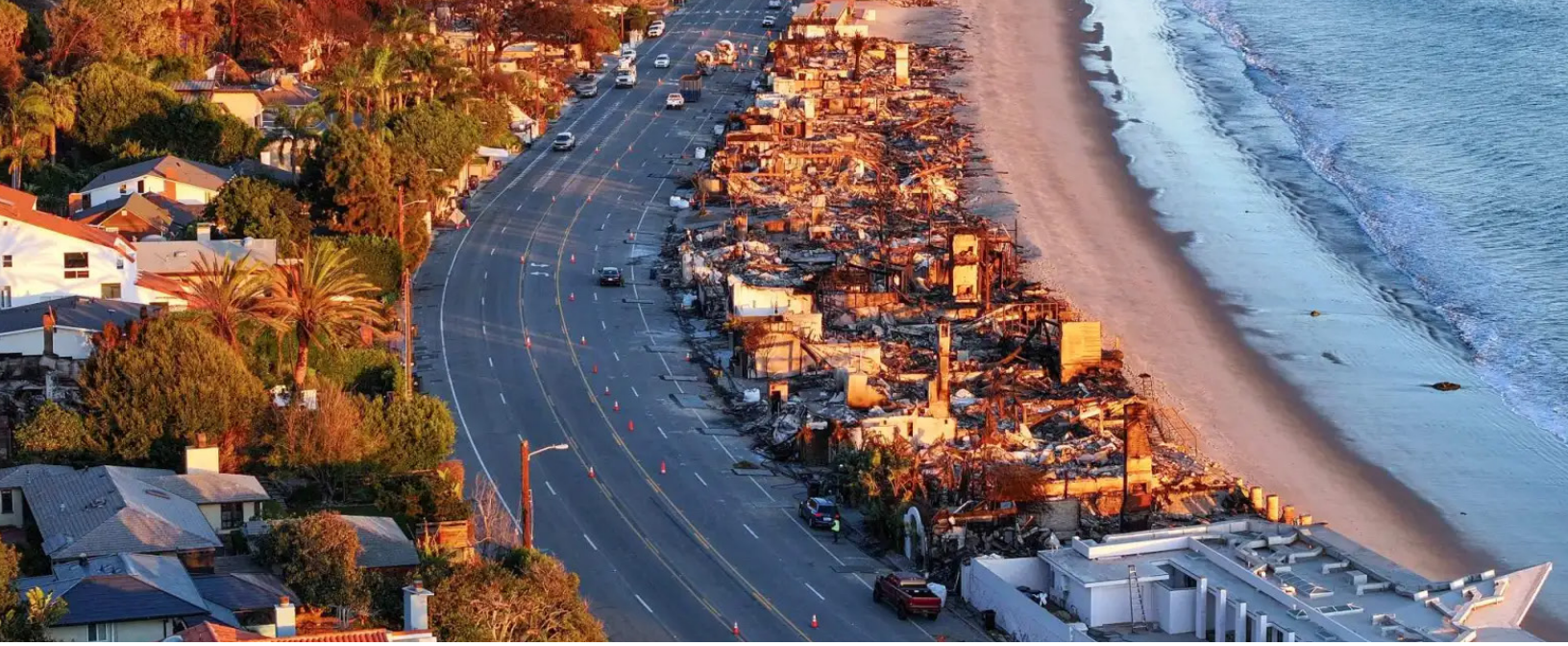
Additional Executive/Emergency Orders and Recovery Legislation as of 1/31/2025:

- **January 9, 2025:** Insurance Commissioner Ricardo Lara issued a mandatory one-year moratorium preventing insurance companies from canceling or non-renewing homeowners' insurance policies in areas affected by the Palisades and Eaton fires. This moratorium is effective until January 7, 2026, providing temporary relief and stability for affected homeowners. LINK

- **January 23, 2025:** Governor Gavin Newsom signed legislation allocating $2.5 billion for wildfire recovery in the Los Angeles area. The relief package includes funding for disaster response, rebuilding homes, and supporting affected school districts. LINK

- **January 24, 2025:** President Trump issued Executive Order Emergency Measures to Improve Disaster Response in Certain Areas. This directs EPA to complete its hazardous materials mission responding to the Los Angeles, California Wildfires as soon as practical. EPA's work removing hazardous materials is Phase 1 of the federal cleanup response. This work, conducted at no cost to residents, is a mandatory process to ensure the safety of residents and the workers who will — after the hazardous material is gone — conduct the Phase 2 debris removal in the burn footprints, and to prevent these materials from being released into the environment. Phase 2 is debris removal and will be coordinated by FEMA. Once Phase 1 has been completed at a property, Phase 2 will begin automatically. LINK

- **January 28, 2025:** The Los Angeles County Board of Supervisors is proposing suspending certain state housing laws - including SB35 - in Altadena to prevent the acceleration of higher-density housing developments during the post-fire rebuilding phase. This order only applies to Altadena and unincorporated cities in LA County. It does not affect the Pacific Palisades neighborhood. We expect the state to issue further guidance ignoring or validating the County's actions. LINK



UNDERSTAND THE RE-BUILD REALITIES

2.1 A LIST OF KEY ISSUES TO ADDRESS AT THE START

First, this is not a doomsday message—it's an honest and transparent outlook on the next 12–36 months.

Even before this tragedy, LA faced a shortage of quality General Contractors and Subcontractors in the residential sector. The demand for home builders will far exceed supply, allowing inexperienced players to enter the market with unrealistic promises. This will likely result in mismanaged projects, delays, lawsuits, and unnecessary stress.

That's why we urge you to STOP, TAKE A BREATH, AND AVOID RUSHING INTO DECISIONS.

With careful planning and the right team, you can avoid many future headaches. In the following pages, we outline key issues to help you protect yourself from hidden risks and set your project up for success. Addressing these concerns early will allow you to move forward with clarity.

Here are the critical issues to consider at the start of your rebuilding project:

- Current Construction Costs & Financing Your Rebuild
- Coordinating Hazardous Material Inspections and Removal with local, state, and national authorities
- Schedule Considerations and Navigating the Permitting Process
- Legal Issues and Avoiding Contract Disputes
- Assembling the Right Design & Construction Team
- A List of Design Professionals Who Can Help

2.2 CONSTRUCTION COSTS & FINANCING YOUR REBUILD

According to the State of California's Construction Cost Index (CCCI), construction costs have risen 27% statewide since 2021. In Los Angeles, some estimates suggest an increase of nearly 40%, primarily due to inflationary pressures from the 2020 COVID-19 pandemic.

We bring this up because if your insurance policy uses a Replacement Cost Value (RCV) based on pre-2021 data, your claim payment may not fully cover the cost of rebuilding in 2025.

This may seem like a technical detail, but it's crucial to investigate now to avoid unexpected financial gaps later.

If you're moving forward, we recommend obtaining a Rough Order of Magnitude (ROM) cost estimate for your rebuild. You can use the table below to help estimate your potential construction budget. These numbers should be treated only as an estimate. Investigate pricing further by soliciting at least three bids for reconstruction services.

Construction Costs: Jan-25	
City	Price per SF
The Pacific Palisades and Surrounding Neighborhoods	$650 - $1,200
Altadena and Surrounding Neighborhoods	$350 - $900

Please also consider a contingency budget, as prices are expected to rise further due to supply and demand. Costs for materials like lumber, concrete, and carpentry will likely increase across the LA market, with plywood and wood framing prices potentially climbing nationwide.

2.3 COORDINATING HAZARDOUS MATERIAL INSPECTIONS AND REMOVAL WITH LOCAL, STATE, AND NATIONAL AUTHORITIES

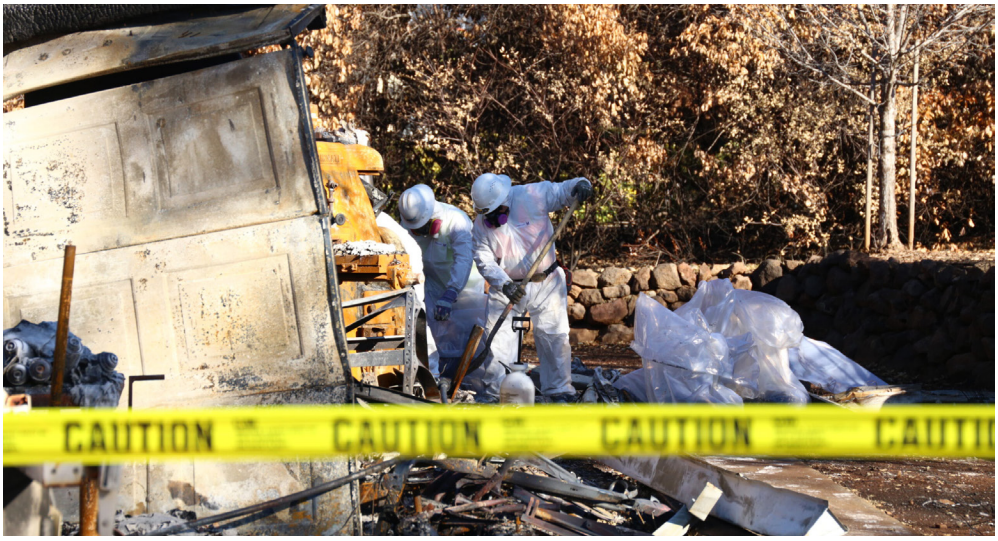
The first critical step in rebuilding is coordinating household hazardous material testing, fire debris removal, and cleanup with the County of Los Angeles, California Department of Toxic Substances (DTSC), the Environmental Protection Agency (EPA), and Army Corp of Engineers. The four government entities are working together to create a single streamlined Government-Run Cleanup Program for local residents affected by the Palisades and Eaton fires.

In California, wildfire debris removal follows state protocols to ensure public safety and environmental protection. That means the Clean-up Program will features two phases:

- Phase 1: Household Hazardous Material Removal
- Phase 2: Remaining Fire Debris Removal

Phase 1 - Household Hazardous Waste Removal

Phase 1 is the removal of all 'Household Hazardous Material' from sites either damaged or destroyed by the wildfires. Examples of household hazardous waste material are auto and household batteries, pesticides and other chemicals, paints



and thinners, asbestos siding and E-waste (ex. Televisions and computer screens). Many of these materials are toxic. Please do not touch them without wearing PPE.

Phase 1 is being led by the County of Los Angeles utilizing staff from the EPA and DTSC. This phase is mandatory, free to the public, and already in progress. You don't need to sign up for anything. If your property was damaged or destroyed, it must pass a Phase 1 hazardous debris inspection and be cleared by the EPA before Phase 2 (fire debris removal) can begin.

EPA teams began assessing burned properties on January 16th. They began collecting hazardous materials from burned properties on January 28th. However at this time there is no confirmed timeline for completion of Phase 1. This is due to factors like the size of the affected area, the number of properties, accessibility, and weather conditions. For reference, Phase 1 of the 2018 Camp Fire in Paradise, California, took about three months to complete.

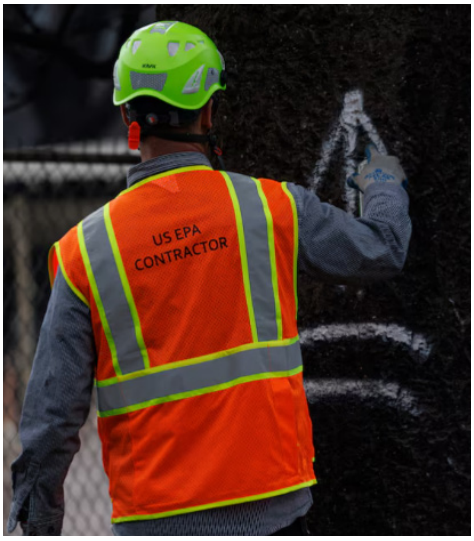
Once the EPA provides a timeline, we will update this document accordingly. To check online if your parcel has completed the Phase 1 process, please visit the EPA website here: LINK. A 'Completion' sign with the EPA or DTSC logo should be placed on your property once Phase 1 is complete. See this LINK for an example.

Phase 2 - Fire Debris Removal and Clearing your Site. Will you Opt-in or Opt-out of the Government Cleanup Programs?

Once the EPA and DTSC confirm that your property has completed the Phase 1 program, Phase 2 can begin. At this stage, you can either participate in the free Government-Run Clean-Up Program or opt out and hire a private contractor to complete the required work at your own expense. More details are provided below.

- Opt-In to Government-Run Program – Have the U.S. Army Corps of Engineers clear your site for free
- Opt-Out and Self-Certify – Hire an approved contractor at your own expense to remove the remaining fire debris, following all required regulations.

The deadline to decide is **March 31, 2025**. No property owner can obtain a Phase 2 permit without first receiving Phase 1 clearance from the EPA and/or DTSC.



Regarding opting-in, out, and securing your right of re-entry, please fill in your personal and property information either online in the County of Los Angeles Right of Entry Portal (see link below), or complete the Opt-In or Opt-Out hard copy forms (also below).

- County of Los Angeles Right of Entry Portal
- Opt-In to the Government-Run Debris Removal Program
- Opt-Out of Debris Removal on Private Property

If you decide to Opt-out of the Government-Run program and want to self certify the cleanup process with an approved contractor then the link below gives a detailed breakdown of all of the steps that should be taken. These steps are protocols created by the California Office of Emergency Services (CalOES).

- CalOES Wildfire Debris Removal Guide

To simplify the self-certification process, hiring a contractor specializing in demolition and hazardous material removal could help streamline the process. To comply with state protocols, the contractor must complete all debris removal procedures in accordance with CalOES protocols. The procedures are listed below.

- A Full Site Assessment
- Asbestos Assessment and Removal
- Structural Debris Removal
- Soil Testing and Contaminated Soil Removal
- Hazardous Tree Assessment and Removal
- Soil Erosion Control
- Final Walk-thru With a State Supervisor

Again, the contractor must follow state-mandated work practices, safety standards, and disposal regulations. Before engaging a contractor, apply for a Fire Debris Removal Permit on LA County's EPIC LA Permitting Website. Verify the contractor can complete all necessary CalOES debris removal procedures/ requirements and check license numbers.

The list of Contractors on the next page can provide many of these services. This list is for reference only and does not serve as an endorsement of their quality.

VENDOR LIST OF CONTRACTORS WITH DEMOLITION AND DEBRIS REMOVAL EXPERTISE				
Company Name	Website	Contact Person	Email	Phone
AMPCO Contracting	www.ampcocontracting.com	Alan Lopez	alopez@AmpcoContracting.com	949-955-2255
ECC Constructors LLC	www.ecc.net	Matthew Long	Calfires@ecc.net	650-347-1555
ECG	www.ecgcorp.net	Darrin McElroy	darrin@ecgcorp.net	562-438-7999
ERRG	www.errg.com	Dan Lohr	Dan.Lohr@errg.com	925-839-2266
Force Demolition	www.forcedemolitioninc.com	Duane Pate	dpate@forcedemolitioninc.com	909-489-2500
GGG Demolition	www.gggdemo.com	Mindy Peek	mindy@gggdemo.com	714-699-9350
Griffith Company	griffithcompany.net	John Gutierrez	Jogutierrez@griffithcompany.net	714-267-6475
LDR Golden	www.ldrgoldeninc.com	Steve McLain	smclain@ldrgolden.com	949-441-9922
Sukut Construction	www.sukut.com	Eddie Juarez	estimating@sukut.com	714-540-5351

2.4 SCHEDULE AND PERMITTING CONSIDERATIONS: HOW LONG WILL THIS TAKE?

We know your biggest question is: How long will this take? As of January 31, 2025, there is no set timeline, as the government has not released a schedule for the duration of Phases 1 and 2.

However, after the 2018 Paradise Fire (Camp Fire), the Government-run program took about three months to complete Phase 1 and then another two years to complete Phase 2 for all affected properties. During which the EPA and DTSC inspected and cleared over 13,000 properties of hazardous materials. We expect a similar time-frame for recent wildfire victims unless the federal government implements an expedited process.

It is important to note that both phases of work are going on concurrently. The agencies are not waiting for one phase to be completely finished across the entire region before the second phase begins. Phase 2 is being triggered on a parcel by parcel basis.

It's also important to know which jurisdiction your property falls under, as this affects how quickly you can obtain rebuilding permits. The Mayor of Los Angeles has ordered expedited permitting for homes lost in the wildfires, but this only applies to the Palisades and not areas affected by the Eaton Fires (Altadena, Sierra Madre, Pasadena, etc.).

Understanding city-specific regulations and securing permits early will help prevent unnecessary delays. Below is a list of helpful links to get started:

Pacific Palisades (City of Los Angeles):
- LA Department of Building and Safety (LADBS): www.dbs.lacity.gov/
- Los Angeles City Planning: www.planning.lacity.org/

Unincorporated Los Angeles County (ex. Altadena):
- Los Angeles County Department of Public Works - Building and Safety: https://pw.lacounty.gov/building-and-safety/homeowner
- EPIC LA: https://epicla.lacounty.gov/energov_prod/SelfService/#/home

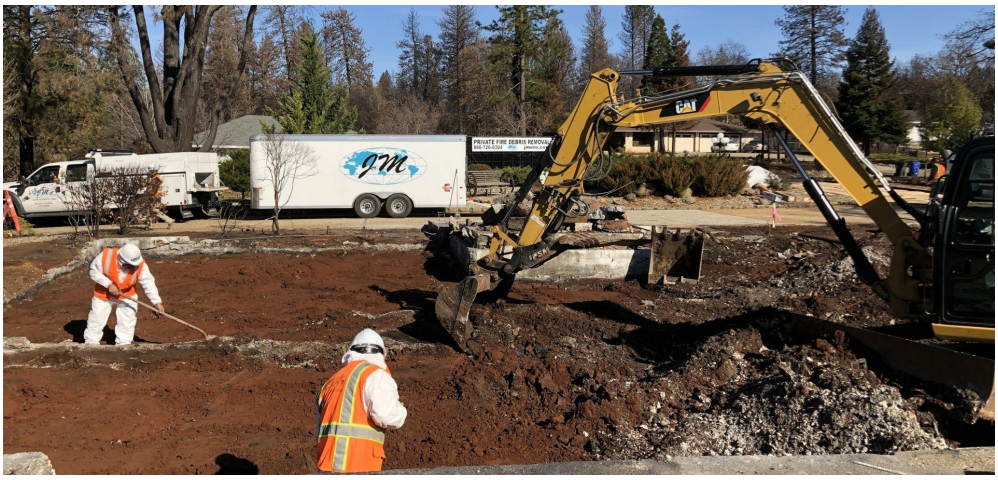
City of Pasadena:
- Emergency Recovery Consultations: www.cityofpasadena.net/planning/recovery-virtual-consultations/

City of Malibu:

- Environmental Sustainability Department: www.malibucity.org/251/Environmental-Sustainability
- Planning Department: www.malibucity.org/355/Planning

City of Sierra Madre:

- Building & Safety Department: www.sierramadreca.gov/cityhall/departments/planning_community_preservation_department/building___safety



Hazardous Material Removal, Demo & Abatement of Site: Unknown
As of January 31, 2025, we don't have a clear timeline. The EPA has not released a schedule for the hazardous material removal process (Phase 1). The Army Corp has not released a full schedule for Fire Debris Removal (Phase 2). Once again since the phases are running concurrently on a parcel-by-parcel basis, each property timeline will vary.

Architecture & Design: 9-18 months
This is the phase where you would hire an architect to draw your building. This phase includes concept design, schematic drawings, design development drawings, construction drawings, and management of design consultants (Engineers and Specialists).

Permitting & Approvals: 1-12 months
Rebuilding a home in fire-affected areas like Pacific Palisades or Altadena typically takes 6 to 12 months for design approvals. This process is handled by your jurisdiction's Department of Building and Safety and Planning Department. Be sure to confirm which city or county approval process applies to your property. Working with experienced architects and permit expediters can help streamline the process.

The City of Los Angeles and State of California are developing an expedited permit review process for those who lost their homes. As of January 31, 2025, the Mayor has stated that rebuilding permits for the Pacific Palisades should be processed within 30 days. However, this order does not apply to Altadena or other unincorporated areas in Los Angeles County. Without expedited review, the permit approval process typically takes 6 to 12 months. Please check regularly with your local jurisdiction because new streamlining procedures are likely to be implemented in the future.

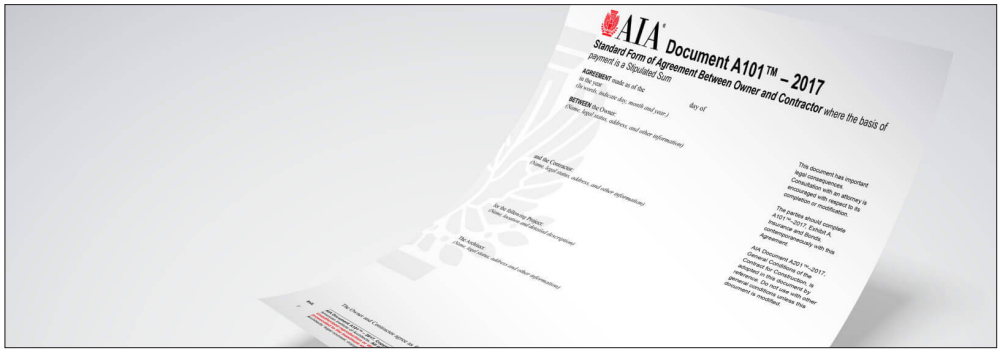
Construction: 12-24 months
The construction timeline for a single-family home in Los Angeles depends on project complexity, material availability, and contractor efficiency. See below typical ranges of schedule.

- Site preparation & foundation (including demolition, grading, and excavation): 2–4 months
- Framing & structural work (including roof installation and rough construction): 4–6 months
- MEP rough-ins (electrical, plumbing, HVAC) & drywall: 2–4 months
- Interior & exterior finishes (flooring, cabinetry, fixtures, landscaping): 4–6 months
- Final inspections & punch list (ensuring compliance before move-in): 2–4 months

In total, construction can take 12–24 months, depending on the project's complexity.

Final Inspections & Move-in: 1-2 months
The final inspections and move-in process typically take 1–2 months. During this phase, the city conducts inspections to verify that the home complies with building codes and safety regulations. Once all requirements are met, a Certificate of Occupancy is issued, allowing the homeowner to officially move in.

2.5 LEGAL RISKS AND HOW TO AVOID CONTRACT DISPUTES WITH DESIGN AND CONSTRUCTION PROFESSIONALS



Construction in California is highly litigious, with disputes often arising from delays, design flaws, safety violations, and contract disagreements. A 2020 report by the California State Bar's Construction Law Section found that construction-related lawsuits account for nearly 15% of all civil litigation in the state. Additionally, 60% of projects in California face at least one significant legal dispute.

In this environment, it's important to recognize that you are entering a "Builders' Market," where architects, engineers, builders, and subcontractors may leverage market conditions in contract negotiations.

The single-family home building market also includes many small contractors, some of whom operate without standard contracts commonly used in commercial development. These jobs often rely on handshake agreements or minimally detailed invoices, which can lead to disputes.

If you plan to manage the home-building process yourself, we strongly recommend using industry-standard contracts like the American Institute of Architects (AIA) Contract Documents or ConsensusDocs to ensure clear terms and protections.

Below are links to helpful base contracts. Be sure to review them carefully with your design and construction team to align on the scope of work and responsibilities for all parties involved.

- **AIA Contract Documents** - LINK
- **Consensus Docs** - LINK

If you choose to use alternative base contracts, please see below our top risks to avoid before executing contracts with your design and construction team:

1. **Vague Scope of Work**
   - Risk: Ambiguous responsibilities can lead to disputes over what is included in the contract.
   - Solution: Clearly define the scope of work, deliverables, milestones, and exclusions.

2. **Inadequate Payment Terms**
   - Risk: Unclear or unfair payment structures can result in cash flow issues or nonpayment disputes.
   - Solution: Specify payment schedules, retainage terms, late fees, and conditions for withholding payment.

3. **Unclear Change Order Procedures**
   - Risk: Unexpected changes can lead to cost overruns and delays
   - Solution: Define a formal change order process requiring written approval before work proceeds.

4. **Unbalanced Risk Allocation**
   - Risk: Shifting too much risk to one party can create unfair liability and lead to contract disputes.
   - Solution: Maintain a balanced risk-sharing approach in terms of indemnification, insurance, and force majeure clauses.

5. **Weak Indemnification Clauses**
   - Risk: Without proper indemnity provisions, you may be held liable for another party's negligence.
   - Solution: Ensure mutual indemnification clauses that clearly outline who is responsible for legal claims.

6. **Insufficient Insurance Requirements**
   - Risk: If a party lacks adequate insurance, damages or claims may not be covered.
   - Solution: Require professional liability, general liability, workers' compensation, and builder's risk insurance.

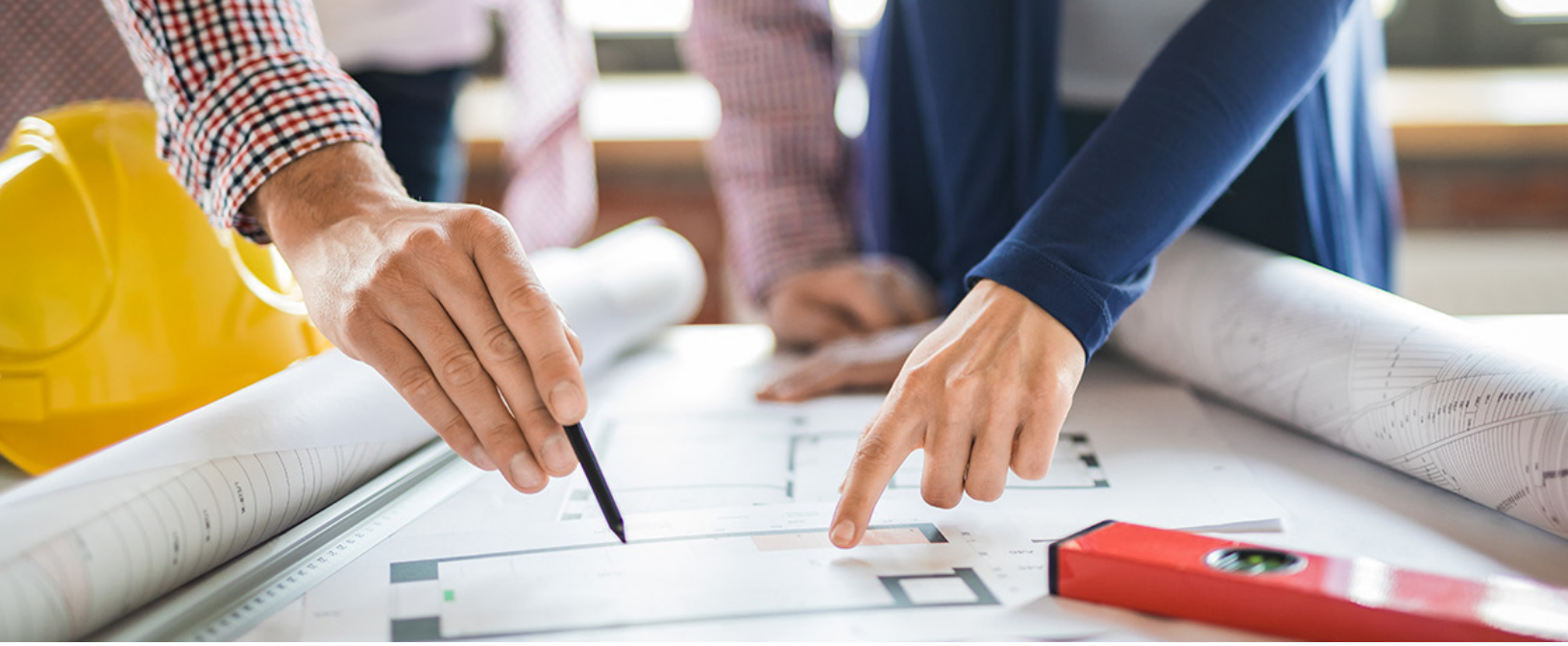
7. **No Clear Dispute Resolution Process**
   - Risk: Without a dispute resolution clause, minor disagreements can escalate to costly litigation.
   - Solution: Include mediation, arbitration, or step-negotiation clauses to resolve issues efficiently.

8. **Poorly Defined Project Schedule and Deadlines**
    - Risk: Without clear timelines, delays can occur without recourse.
    - Solution: Establish milestones, completion dates, and penalties for delays (if applicable).

9. **Unrealistic Performance Guarantees**
    - Risk: Over-promising results without considering external factors can lead to liability issues.
    - Solution: Ensure guarantees and warranties are realistic, measurable, and enforceable.

10. **Lack of Termination and Suspension Clauses**
    - Risk: Without clear exit strategies, contract termination can become a legal nightmare.
    - Solution: Define termination for cause, termination for convenience, and consequences of suspension.

11. **Additional Issues to Plan for**
    - The Design Consultant contracts should be held under the Architect so they are required to coordinate design.
    - The Owner should disclose their budget to the Architect as soon as possible. This will ensure the design and cost per SF is within their budget.
    - The first kick-off meeting should also include noting "must have" design features and a "wish list" if they can afford it.
    - Including timelines in every contract. The Owner should be able to clearly understand whether the team is on schedule either in the preconstruction or construction phase.
    - Project delays related to hazardous material
    - Labor shortages may extend timelines in all areas.
    - Material expected to increase.
    - Material shortages expected in certain areas.
    - Utility issues are unknown at this point and could create delays.
    - Overall subcontractor shortage creating a flood of inexperienced teams entering the market.
    - Budget Overages: Plan for 15-25% contingency.



ASSEMBLING YOUR DESIGN & CONSTRUCTION TEAM

3.1 HOW TO PICK A TEAM THAT'S RIGHT FOR YOU

Rebuilding requires a team of experienced professionals who work well together. Ideally, you'll find a group with a successful track record. We've listed below the traditional roles of a design and construction team.

For any of the roles below, always verify their current licenses and insurance to ensure they can legally work in your area. Request at least three project and client references to assess their work quality and professionalism. If they can't provide references, consider it a red flag.

Trust your instincts—if something feels off, it probably is. Design costs typically range from 9% to 18% of the total project budget.

3.2 ROLES AND RESPONSIBILITIES

A public directory of design and construction professionals is available on the Design for LA website (this is not an endorsement, just a resource). Below is a list of key vendors you may need, depending on your project's size and complexity.

- **Owner's Representative:** If managing this process feels overwhelming, consider hiring a trusted expert with permitting and construction experience to handle the day-to-day. This is the role of an Owner's Representative—your advocate throughout the project. They bring expertise in planning, contract negotiations, budgeting, and scheduling and often have trusted teams they can recommend. They can manage all of the design and construction consultants.

- **Architect:** An architect designs your home, balancing aesthetics and functionality while managing engineers and consultants to meet technical and regulatory requirements. They also guide the project through permitting and approvals to ensure compliance. Before hiring, verify their license number

and confirm they are licensed in California. All 'Design Consultant' contracts should be held under the Architect so they are required to coordinate design.

- **Landscape Architect:** A landscape architect designs outdoor spaces like gardens, patios, and landscapes, ensuring they are both beautiful and functional. They focus on sustainability, environmental factors, and seamless integration with the home to create practical and visually appealing outdoor areas.

- **Structural Engineer:** A structural engineer ensures the stability and safety of a single-family home by designing its foundation, framing, and load-bearing systems. They collaborate with the architect and contractor to make sure the structure can withstand earthquakes and meets all safety standards.

- **Mechanical, Electrical, and Plumbing (MEP) Engineer:** MEP engineers design and oversee the installation of a home's mechanical, electrical, and plumbing systems, ensuring they operate efficiently and safely. They focus on heating, ventilation, air conditioning (HVAC), electrical wiring, and water distribution, making sure all systems function harmoniously within the home's design. Their expertise ensures comfort, safety, and sustainability in the home.

- **Civil Engineer:** A civil engineer works on the infrastructure surrounding a single-family home, including roads, drainage, and site grading - everything below the earth. They ensure proper water flow, prevent flooding, and design the site layout to optimize usability and accessibility. Their role is crucial in integrating the home with its environment while ensuring the land can support construction.

- **Geotechnical Engineer:** A geotechnical engineer analyzes the soil and subsurface conditions on the construction site to determine its suitability for building. They assess factors such as soil stability, drainage, and seismic risk to ensure the foundation is designed properly. Their work helps prevent future structural issues and ensures the home's foundation is safe and secure.

- **Contractor:** A contractor manages the construction of a single-family home, overseeing day-to-day operations and coordinating labor, materials, and schedules. They are not design consultants. They ensure the project is built according to plans, on time, and within budget, while maintaining quality and safety standards. The contractor works closely with the architects and manages subcontractors to address any issues that arise during construction.

Here are other key things to consider before hiring vendors:

- Does the team or vendor have the experience needed to succeed?
- Does the team or vendor have the capacity to take on your project? Ask about their staff size, who will be dedicated to your project, and how many other projects they plan to take on. Try to include this in your contracts, specifying the PMs or Superintendents assigned and the time allocated to your job.
- Do you have a complete set of bid documents, including Architecture, Design, MEP, Structural, and a Spec Book? If so, make sure to include this in your contract.
- Are you including exterior work in your rebuild (landscaping, hardscaping, pools, lighting, outdoor kitchens, etc.)? These may require additional design vendors.

3.3 THANK YOU TO EVERYONE WHO HELPED ASSEMBLE THIS DOCUMENT AND LET'S GET TO WORK

As we rebuild Los Angeles after the recent wildfires, we sincerely thank the design and construction professionals who have shared their knowledge and resources with us. Your expertise, collaboration, and support have been invaluable in tackling the challenges ahead. Together, we are creating a stronger, more resilient community, and we deeply appreciate your efforts. We'd like to specifically thank:

- Michael C. Legerski, Vista Environmental Consulting
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- Gregorio Varela, Geotechnologies
- Milo Shaw, Reaume Richardson
- Kristen Anderson, Klawiter and Associates

If you have any questions or need clarification on any of the above, please email us at rebuild@thecooperativela.com.

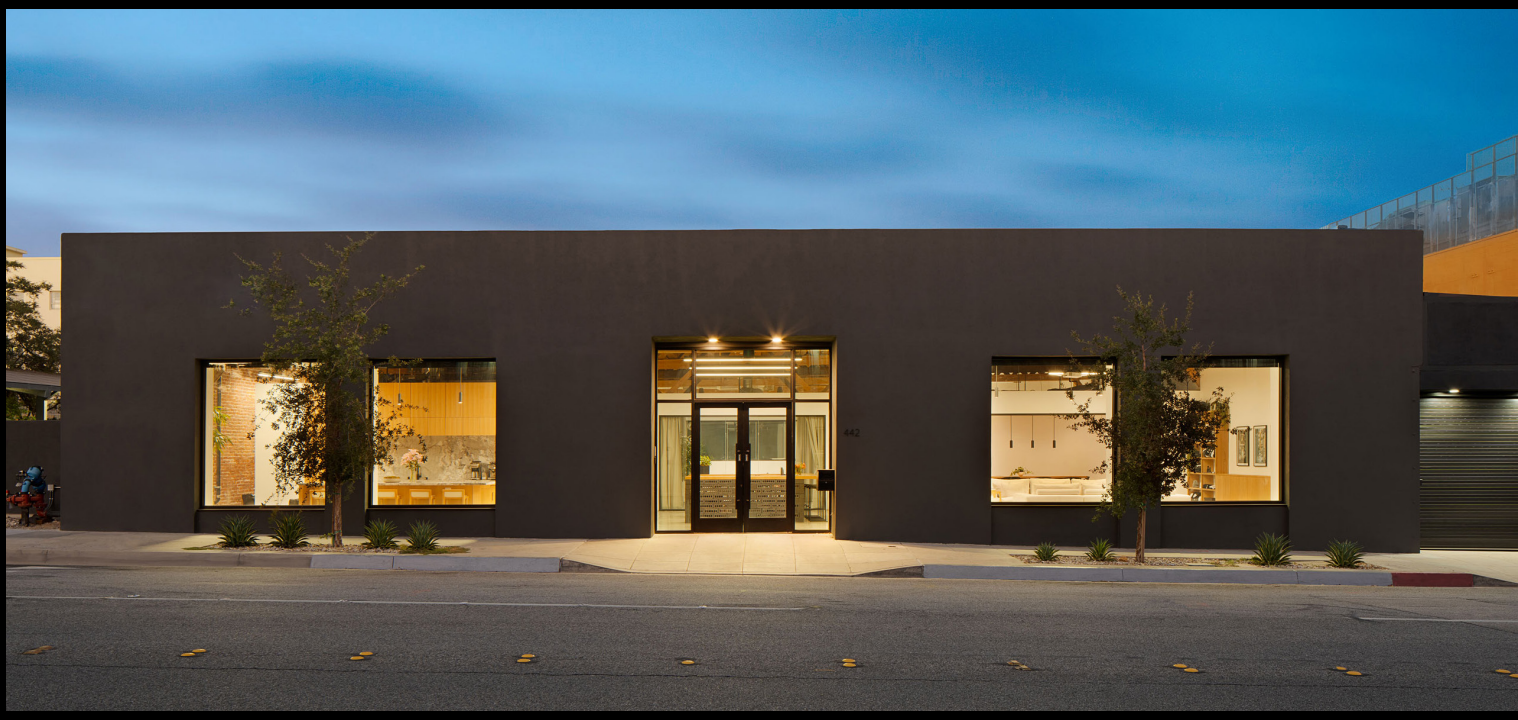
Lastly, rebuilding is never easy. It requires patience, resilience, and the courage to face what has been lost. At times, the weight of starting over can feel overwhelming, but with each step forward, strength is forged.

Time won't erase the pain of what we've lost, but it can help us heal—and if we persevere, grow.

As always, stay safe out there.

The Cooperative LA

CONTACT



THE COOPERATIVE LA

Cooperative LA, LLC
442 S Raymond Ave
Pasadena, CA 91105

QUESTIONS? PLEASE FEEL FREE TO CONTACT US

Rebuild@TheCooperativeLA.com

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