

Scope of Work

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1. Project Introduction

1.1 Project Purpose: New Vacation Rental & Event Venue Construction

This project outlines the new construction of a multi-functional property designed to serve two primary, synergistic purposes: a high-end vacation rental destination and a boutique venue for intimate events. The development will take place at one location (Temecula Wine Country) however operate at two distinct locations, each with a unique focus tailored to its market.

Primary Goal

The core objective is to create an intimate wedding and events destination that also generates consistent, high-value revenue through luxury short-term rentals. The construction will deliver the foundational structures required to support this dual-use model.

Site-Specific Development

The project scope encompasses construction at two separate properties, with specific structures planned for each to meet distinct market demands:

- **Temecula Wine Country Property, CA:** This location will be developed to host small, boutique weddings alongside art and food-focused events. The new construction will complement the existing open-air cantina and catering kitchen.
- **Casper Ranch Property, NorCal:** This site will be tailored primarily for luxury short-term rentals and corporate conference-style events and retreats.

Planned Structures

The construction detailed in this proposal includes the following key buildings designed to meet the client's vision:

Structure Type	Description	Quantity
Event Pavilion	A dedicated structure designed for hosting ceremonies, receptions, and other gatherings.	1
Short-Term Rental Units	Luxury one-bedroom suites, designed to a high standard for guest accommodation.	4
Honeymoon Suite	A unique, high-end bungalow or yurt-style structure intended as a premium offering.	1 (Budget Dependent)

This construction initiative is designed to establish a premier destination that capitalizes on the growing market demand for unique, experience-focused travel and events.

1.2 Client Objectives

This project is guided by a clear set of client objectives focused on creating a premier, multi-purpose destination. The construction plan is designed to meet the following key business, experiential, and functional goals.

Business and Financial Goals

The primary financial objective is the establishment of a **year-round passive income** stream. The construction must support this by delivering durable, low-maintenance structures suitable for continuous operation as high-end vacation rentals. A critical priority is the timely completion of the project to ensure the site is fully **operational before a fixed event date**, which is essential for capturing initial revenue and establishing market presence.

Guest Experience and Atmosphere

The client's vision is to create an **elevated aesthetic** that blends minimalist luxury with rustic charm. This atmosphere must appeal to a high-end clientele seeking a premium and exclusive experience. Key experiential goals include:

- An **immersive guest retreat** that transports visitors from daily life into the serene environment of wine country.
- A wedding venue that feels **exclusive and private**, providing a secluded and intimate setting for celebrations.
- Guest accommodations that prioritize comfort, tranquility, and a sense of detachment.

Functional and Operational Requirements

To support the desired guest experience and ensure smooth operations, the following functional features are considered essential priorities for the construction phase:

Feature	Requirement	Rationale
Event Pavilion	Must be equipped with integrated lighting, sound system infrastructure, and effective weather protection.	To guarantee functionality and comfort for events throughout the year, regardless of season or weather.
Rental Units	Each unit must be sited to ensure privacy and noise separation , with dedicated parking for each.	To provide a peaceful and undisturbed experience for lodging guests.

Bridal Suite	A dedicated suite, complete with a private dressing area and restroom, must be located in close proximity to the ceremony site.	To offer convenience, comfort, and a touch of luxury for the bridal party on the event day.
Service Access	A separate access point for vendors and maintenance staff must be established, hidden from primary guest view.	To maintain the aesthetic integrity and exclusive atmosphere of the venue by separating operational activities from the guest experience.

2. Detailed Scope of Work

2.1 Site Preparation & Foundation

This phase covers all necessary work to prepare the site for new construction and to install the foundational systems for all planned structures, including the Event Pavilion and multiple rental units. The approach outlined below is designed to ensure stability, longevity, and compliance with all local building requirements.

Site Grading and Soil Compaction

Building upon the preliminary grading work already completed, this scope includes the final preparation of the building pads.

- **Soil Compaction:** The existing soil will be professionally compacted to create a dense and stable base, minimizing the risk of future settling. This follows the recommendations outlined in the project's geotechnical survey.
- **Gravel Application:** A layer of engineered gravel will be laid and compacted over the prepared soil. This enhances drainage away from the foundations and provides a solid, level surface for construction.

Foundation Construction

The foundation type for each structure will be selected based on final engineering assessments to optimize for site conditions, cost, and insurance requirements. The primary proposed methods are:

Foundation Type	Proposed Application	Rationale
Stilt Foundation	The primary method for most structures, including	Elevates structures to improve ventilation, allows

	rental units.	for easy access to utilities (plumbing, electrical) for future maintenance, and adapts well to minor variations in terrain.
Slab-on-Grade	To be used for select structures where site conditions and engineering analysis determine it to be the most effective option.	Provides a cost-effective, durable, and low-maintenance base suitable for specific building footprints and functions.

All foundation work will include the procurement of necessary city permits, with designs adhering strictly to the specifications provided by the structural engineer and architectural plans.

2.2 Structural Framing & Enclosure

This phase details the construction of the physical structures, including framing, roofing, and exterior enclosures. The materials and methods selected are designed to achieve the client's desired rustic-modern aesthetic while ensuring durability, guest comfort, and structural integrity.

Framing and Exterior Finishes

A consistent architectural style will be maintained across all primary structures to create a cohesive and visually appealing venue. The Honeymoon Suite, designed as a unique feature, will utilize specialized materials.

Structure Type	Framing & Siding Details	Roofing
Event Pavilion	An open-beam wood frame construction will be used to create a spacious and airy atmosphere. The design will incorporate large glass panels to maximize natural light and views.	Metal roofing will be installed to provide a durable, low-maintenance, and weather-resistant covering that complements the rustic-modern aesthetic.
Short-Term Rental Units	These unique accommodations will be constructed as an eco-friendly tented Yurt . The structures will utilize a	The yurts will feature their own integrated, high-performance roof system as part of its specialized

	sustainably sourced wood lattice frame and durable weather-resistant fabric shells	eco-friendly design.
Honeymoon Suite	This unique accommodation will be constructed as an eco-friendly tented yurt . The structure will utilize a sustainably sourced wood lattice frame and a durable, weather-resistant fabric shell.	The yurt will feature its own integrated, high-performance roof system as part of its specialized, eco-friendly design.

Insulation and Weatherproofing

To ensure year-round comfort for guests and energy efficiency, a comprehensive insulation and weatherproofing system will be installed in all enclosed structures (Rental Units and Honeymoon Suite).

- **Insulation: Non-toxic, eco-friendly insulation** will be installed throughout all exterior walls and roof cavities. This material is selected for its high thermal performance and its contribution to superior indoor air quality by avoiding the release of harmful chemicals.
- **Weatherproofing:** A full weatherproofing system will be applied to the building envelope. This includes professional sealing of all joints, openings, and penetrations to prevent air and moisture infiltration, enhancing the structure's durability and energy performance.

Windows and Doors

All windows and doors will be professionally installed to ensure a perfect fit and seal, contributing to the overall energy efficiency and security of the buildings.

- **Windows: Energy-efficient double-pane windows** will be installed in all rental units. These windows feature an insulating gas-filled gap and low-emissivity coatings to minimize heat transfer, reduce energy costs, and protect interiors from UV damage.
- **Exterior Doors: Fully weather-sealed exterior doors** will be fitted to all units, providing a secure and draft-free barrier against the elements.

2.3 Utility Installation (Power & Water)

This phase outlines the installation of essential power and water services to all new structures, including the Event Pavilion and rental units. The work encompasses trenching, conduit installation, and connection to primary utility sources, ensuring a reliable and compliant infrastructure. All installations will be performed up to the designated point of service, where the local utility provider assumes responsibility.

Power Distribution

Electrical service will be extended from the existing ranch infrastructure to the new building sites. Our team will manage the complete installation process to provide safe and reliable power to each structure.

- **Trenching and Conduit Installation:** We will excavate trenches and install industry-standard, grey Schedule 40 PVC conduits from the main power source to each building. The conduits will be bedded in sand to protect them from rocks and ensure stability, with warning tape placed above them as required by safety regulations.
- **Subcontracted Connections:** Final connections from the existing ranch infrastructure will be performed by a licensed electrician to ensure compliance with all electrical codes and permit requirements. This approach guarantees that all wiring and connections are safely executed and pass mandatory inspections.

Water Supply and Distribution

A self-sufficient water system will be established to service the entire development, drawing from a newly drilled onsite well.

Component	Description	Responsibility
Well Drilling & Pump Installation	A new private water well will be drilled and outfitted with a pump system by a specialized subcontractor.	Subcontractor
Water Storage	Onsite storage tanks will be installed to ensure a consistent and pressurized water supply for all facilities.	Contractor
Water Line Installation	We will install all necessary underground water lines from the storage tanks to each new structure, ensuring a complete and functional plumbing supply system.	Contractor

All utility work will be coordinated to align with the overall project schedule, with inspections scheduled as required before any trench backfilling occurs. This ensures that the foundational utility systems are robust, compliant, and ready to support the venue's long-term operational needs.

The total cost of this estimate with labor, materials and permits included is \$918,000

The proposed scope of work and estimate was prepared by Spenser Craig with R H E Contracting

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