

Las Vegas ADU/Casita Information Packet



GVS Design Build is a premier building and specialty construction firm serving Southern Nevada. We offer a comprehensive range of general contracting and design-build services to private individuals, commercial clients, investors, and real estate developers. With a reputation for exceptional quality and strict adherence to quality control measures, GVS Construction has established itself as a trusted partner for a wide variety of construction projects. Our team of experienced professionals is dedicated to delivering innovative solutions and exceeding our clients' expectations on every job.

In this packet you will find information on:

- 1. 6 Benefits of Adding an ADU/Casita to Your Property**
- 2. What Types of ADUs (Accessory Dwelling Units) Does GVS Offer?**
- 3. What Does it Cost to Build an ADU?**
 - a. Additional Pricing Factors**
 - b. Current Building Materials Costs?**
- 4. ADU/Casita Building Checklist**
- 5. Frequently Asked Questions**



6 Benefits of Adding an ADU/Casita to Your Property

1. Rental Unit to Earn Passive Income

Is an ADU/Casita a worthwhile investment? The answer is a resounding yes! In fact, the primary reason homeowners build an ADU is because they bring in a considerable amount of extra income. ADUs typically have their own entrance, kitchen, bathroom and bedroom so they can be rented out as separate living spaces. This allows homeowners to earn extra cash flow by renting the ADU to either long-term tenants or as a short-term rental. The ability to generate this new rental income stream makes building an ADU an attractive investment for many homeowners.

2. Increased Property Value

Another popular reason for building an ADU/Casita unit is that it will increase the value of your property. You don't need to break the bank to increase your property's resale value. Building an ADU/Casita will do just that according to sources like The Nest and the National Association of Realtors report. The majority of potential homeowners are willing to pay more for properties with ADUs attached as they offer increased flexibility, privacy, and lower monthly living expenses.

3. Family & Guests Visiting from Out of Town

An ADU/Casita provides the perfect solution for homeowners who frequently host family and friends but lack enough space in the main house. ADUs offer separate, private living quarters that allow guests to have their own comfortable sleeping space and areas to spend time alone during their visit. Homeowners, in turn, retain the privacy in their main home while guests utilize the ADU. The separated living spaces prevent overcrowding and disruptions.

4. Low-cost Housing for Senior Family Members & Caretakers

ADUs/Casitas, or mother-in-law suites as they are sometimes called in the US, can be a wonderful way to give parents and grandparents extra space while still staying close by.

Building an ADU/Casita for aging parents can help keep your loved ones closer to home and allow you to be involved in their daily life. This will save money over the long run, as assisted living costs can swell upwards of \$7000 a month, while building an ADU typically ranges between just 10-20% of that cost. This is a great option to give senior family members the opportunity to still live independently while also being able to keep an eye on them should they need any assistance.



5. Adult Children & College Graduates

New research suggests that many "young Millennials" will be living with their parents after college. The study, carried out by TD Ameritrade and dubbed the "Boomerang Generation", shows 50% of people under 30 plan to move back in with mom and dad once they graduate from college. With the average student graduating with \$37,172 in debt, and housing and rental prices skyrocketing, it's not easy for adult children to find a place they can afford.

An ADU/Casita provides an affordable way for homeowners to give their young adult children an independent living space while still residing on the same property. The separate unit allows the children some independence, but with the convenience and support of still being close to the main home during this transitional period towards full self-sufficiency.

6. The Ultimate Home Office of Workout Space



For those living in urban areas and working from home, an ADU/Casita can serve as an ideal dedicated home office space. The separate structure provides privacy, removing any disturbances and distractions you would encounter in the main home.

It also is the perfect space for a small gym, which can be designed and tailored specifically to your workout regime.

Both eliminate the need to commute, saving valuable time. No more sitting in traffic during rush hour or waiting for equipment to open up during peak hours.

What Types of ADUs Does GVS Offer?

GVS Design & Build offers two separate ADU (Accessory Dwelling Unit) programs to meet the diverse needs of homeowners.

- **The ValueADU Program:** This program provides a pre-designed value-priced option under 600 square feet featuring exceptional craftsmanship, style, and attention to detail. These well-appointed ADUs are designed to be functional, and comfortable. They are built efficiently with a full bathroom, small kitchen, full closet, and laundry hookups.

- **The ExpressADU Program:** For those seeking a more customized solution, this program allows you to work with a design professional to create the perfect ADU tailored to your specific requirements.

Whether you're looking for an affordable, functional ADU or a fully customized living space, GVS has the right solution to meet your needs.

What Does it Cost to Build an ADU?

Accessory Dwelling Units (ADUs) are a versatile and cost-effective housing solution, ranging from 300 to 1200 square feet and costing between \$120,000 to \$350,000. A typical Casita or ADU includes one bedroom, one bathroom, a living room, a kitchenette, and a small laundry area. To accommodate aging parents ADA considerations are often required such as a curb-less shower and grab bars. In our initial meeting, we will explore your specific needs to design a tailored space that suits your intended use.

Additional Pricing Factors

- **Number of Stories** – The cost to design, build, and develop an ADU/Casita with two or more stories will add to your overall cost.
- **Finishes & Fixtures** – The quality of fixtures and finishes will affect your overall budget. Adding high-end granite countertops or hardwood flooring comes at an additional cost.
- **Utility connections** – Electric, water and sewer providers contract directly with the property owner.
 - GVS will acquire utility estimates and include a placeholder in our estimates to inform you of the potential costs of utilities. In creating a placeholder budget for utilities in the estimate gives you the ability to add those fees into your loan package. These structures require 50-70 amps of power from your main panel. If you don't have the available amps in your main panel a panel upgrade may be necessary.
- **HOA requirements** – GVS Design Build will produce all required documents and meet with your HOA upon request.



Current Building Materials Costs?

When building an ADU/Casita, material costs can significantly impact your overall budget. Key factors to consider include the type of building materials, their quality, and regional pricing variations. For instance, high-end appliances require a larger investment.

Working closely with your builder to understand material options and their associated costs is crucial for managing your ADU/Casita project within your desired budget. By carefully evaluating material selections upfront, you can make informed decisions to achieve the perfect ADU/Casita while maintaining financial prudence.





ADU/Casita Building Checklist

You have control and influence over the project when building an ADU/Casita with GVS Design Build. The following checklist will help you navigate the home building process with confidence.

- ✓ Create Budget
- ✓ Determine the size and initial details of what you wish to build.
- ✓ GVS completes the estimate to meet your budget objectives.
- ✓ Submit an estimate to your lender for your pre-approval.
- ✓ Work with your GVS designer to get your ideas and desires on paper.
- ✓ GVS submits your approved plans to the engineering disciplines for review.
- ✓ GVS submits your approved plans to your HOA for review.
- ✓ GVS submits the plan set with engineering detail to the building department for plan review.
- ✓ GVS obtains approved permits and secures dust control signs.
- ✓ Construction starts site work and construction.
- ✓ Secure the certificate of occupancy.

GVS keeps all architecture and design in-house and all costs are included in the final estimate. You are assigned a designer who will collaborate with you and your family to layout and design the ADU/Casita you have always wanted. Using 3D design and virtual walk- thru allows us to catch any potential changes prior to beginning construction.



Frequently Asked Questions

Q What is the problem with Traditional Project Delivery?

Construction projects often face challenges with the traditional Design-Bid-Build approach, where the owner manages separate contracts for the designer and contractor. This can lead to an adversarial relationship, with the parties blaming each other for cost overruns and schedule changes, resulting in litigation and delays that further increase project costs.

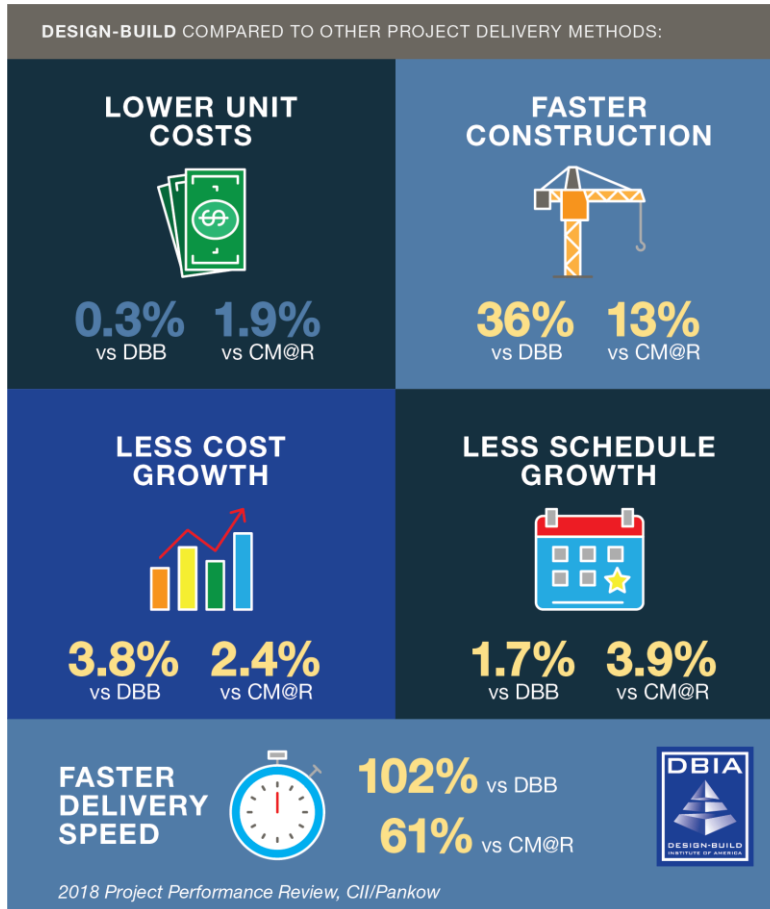
Q What is the Design Build Method?

Design-build is a revolutionary project delivery method that streamlines the construction process. Having a single entity responsible for both design and construction, design-build eliminates the traditional divide between these two critical phases. This unified approach fosters greater collaboration, allowing the designer and contractor to work together from the start, to recommend innovative solutions tailored to the owner's schedule and budget.

Any changes are addressed collaboratively, leading to problem-solving instead of finger-pointing. Ultimately, design-build delivers projects faster, more cost-effectively, and with higher quality, making it the superior choice for owners seeking a seamless construction experience.

The Construction Manager at Risk (CMR or CMAR) model offers a better solution. In this approach, the owner engages a construction manager early in the process, who works collaboratively with the designer to manage the project.


This helps to identify and mitigate risks, streamline the construction process, and foster a cooperative environment between all stakeholders. By aligning the interests of the designer and contractor, the CMR model can help to avoid the costly conflicts that often arise in traditional construction projects.



Construction Manager at Risk (CM@R or CMAR)

Q What type of contract do we use?

GVS offers a fixed-price contract model for construction projects, which provides a clear and straightforward approach for clients. In a fixed-price contract, the agreed-upon price remains unchanged throughout the project, regardless of any changes in time, materials, or labor required. This type of contract is ideal when the project requirements are well-defined, and the deadline is set.



To ensure the success of this model, GVS places a strong emphasis on the estimating process. Allowances are set for finishes, and if the owner exceeds these allowances, they are made aware of the additional costs well in advance. This transparency and predictability allow clients to better manage their budgets and expectations, making the fixed-price contract an attractive option for construction projects.

How does GVS manage customer communications?

Buildertrend is a comprehensive project management platform designed to streamline communication and collaboration throughout the entire project lifecycle. It provides a customer portal where clients can access a wide range of features, including:

- Project timeline and scheduling management
- Document storage and sharing
- Direct communication with the project team via text, email, and in-app messaging
- Real-time project activity tracking
- Visibility into payment schedules and other financial details

By integrating **Buildertrend**, our team can ensure seamless coordination with clients, keeping them informed and engaged every step of the way. This leads to improved transparency, efficiency, and ultimately, the successful delivery of the project.

What lenders does GVS work with?

GVS works closely with a variety of lenders to provide flexible financing options for our customers. We understand that each lender has unique programs and requirements, so we evaluate them thoroughly to ensure they are a good fit for our business and can seamlessly integrate with our processes. By leveraging our established lender relationships, we can offer our customers the freedom to choose the financing solution that works best for their needs.

Our goal is to provide a hassle-free experience, guiding you through the available options to find the right lender for your project.



Q How to create a project budget?

You will need to contact a lender and learn what type of construction loan suits your needs. With your borrowing ability identified, you will be able to arrive at your budget. Our objective is to design your ADU/Casita with as many features as you desire at or below your budget.

Q How long will my project take to complete?

The average time to build an ADU/Casita typically ranges from 6 to 9 months, from the initial engagement to the final completion. As an established builder with a good reputation, GVS works closely with the local building jurisdictions. While we have no direct control over their workflows and timings, our familiarity with the building department requirements and personal relationships help to navigate the process more efficiently. This allows us to move projects through the building department in a timely manner, ensuring a smooth and streamlined construction experience for our clients.

Q Change Orders?

Once the plan is approved and the permit is issued, we want to avoid changes to the plan. Changes to the plan are expensive and slows the progress of the project as plan revisions must go back to the building department for review and approval. Most change orders are requested by the owner of a project. GVS will detail the cost of each requested change. Change orders are due upon issuance.





Q What kind of delays can occur?


GVS Construction understands the challenges of managing construction projects and the impact that delays and blockers can have on timely completion. Delays, such as unexpected weather conditions, can push the project timeline back, requiring the rescheduling of subcontractors. Blockers, on the other hand, are tasks that must be completed before the next phase can begin, like passing an inspection or waiting for concrete to cure. While these issues are unavoidable in the construction industry, GVS is dedicated to mitigating their impact through meticulous planning and project management. By anticipating potential delays and blockers, GVS ensures that projects stay on track and are delivered on time, helping clients avoid costly delays and disruptions.

Q Site utilities?

Connecting utilities to a new ADU/Casita can be a complex and often overlooked process. GVS simplifies this to determine the costs upfront. The key factors that impact utility connection costs are the distance from the utility source to the ADU/Casita's connection point, as well as the required electrical amperage for the property. Our team ensures you have a clear understanding of these variables, allowing you to budget accurately and avoid unexpected expenses during construction. By handling the coordination with utility companies, GVS takes the guesswork out of this critical aspect of the building process.

Q How long has GVS been in business?

GVS is a versatile construction company that has evolved over the past decade. Established in 2012 as a solar and remodeling contractor, the company expanded into custom home building in 2019. When the pandemic hit in 2020, GVS took the opportunity to reevaluate its operations and build a new office and design studio. In mid-2021, the company refocused its efforts on custom home building, property development, and commercial projects, leveraging its expertise across multiple sectors of the construction industry.



Q Do you have projects I can visit and/or speak with?

We are happy to share information on our current projects and can schedule a walk-thru of those projects at your convenience.

Q What licenses do you have? Are you insured?

GVS is fully licensed, insured, and bonded.

Q Do you use sub-contractors?

GVS keeps several services in-house. Sub-contractors are used for specific trades such as electrical, plumbing and fire sprinklers.

Q What differentiates GVS from other ADU/Casita builders?

GVS is a comprehensive design-build company that streamlines the ADU/Casita experience. Our one-stop-shop approach brings together every step of the process, from initial design to final construction, all under one roof. Unique to our offering is our 3D design and virtual walk-through studio, which allows clients to visualize their ADU/Casita before a single brick is laid. By consolidating the entire ADU/Casita journey, GVS delivers a seamless experience that saves time and ensures quality craftsmanship.

Q Do you perform quality assurance inspections during construction?

In addition to building department inspections GVS utilizes a third-party inspection service as a secondary layer of quality assurance.

Q When does construction begin?

Timelines are established and sitework begins as soon as the building permit is issued.



Q How do I select finishes and fixtures for my ADU/Casita?

GVS has established relationships with flooring, countertop, cabinet, and paint suppliers. We will share a list of our vendor showrooms to visit and make your selections.

Q Should I be concerned with supply chain issues?

The construction industry has been grappling with persistent supply chain issues over the past few years. To mitigate these delays, our company is taking a proactive approach by advance ordering the materials and components that are most affected by supply chain disruptions. By securing these critical supplies ahead of time, we can ensure our client's projects stay on track and avoid costly delays. This innovative solution allows construction firms to maintain productivity and meet deadlines, even in the face of ongoing supply chain challenges.

Q Can I add smart home technologies?

GVS offers comprehensive home technology solutions to meet your needs. In addition to our core construction services, we provide a range of optional add-ons, including data cabling, computer and entertainment system closets, security systems, video surveillance, and smart home control integration. If you have a preferred technology provider, we will coordinate directly with them to ensure a seamless installation process. Our goal is to deliver a fully integrated, high-performance home technology infrastructure tailored to your specific requirements.

Q What warranties does GVS provide?

Home warranties and builder warranties are often confused, but they serve distinct purposes for new homeowners.

A **home warranty** covers replacements and repairs on existing home appliances and systems, like refrigerators or air conditioning units. This is typically included by the title company when purchasing a pre-owned property on the secondary market.

In contrast, a **builder warranty** is provided by the construction company for new builds or major renovations. This warranty offers coverage for different components of the home:

- One year: Workmanship and materials like stucco, doors, drywall, and paint
- Two years: HVAC, plumbing, and electrical systems
- Ten years: Major structural defects

Understanding the differences between these two types of warranties is crucial for new homeowners to ensure they have the proper protections in place for their investment.

What are GVS building standards?

Crafting high-performance, energy-efficient homes is our top priority. We meticulously select the finest materials to deliver uncompromising quality and exceptional outcomes for our clients. Our exterior walls feature two-by-six framing, allowing for superior insulation levels. The plywood wrap, rather than foam board, combined with our three-coat stucco system, achieves remarkable R-values for outstanding efficiency. We go the extra mile, over-insulating interior walls and attic spaces, and using only the highest-grade 4,500 PSI concrete to prevent foundation issues.

Our commitment to quality extends to the plumbing, where we install lifetime-warrantied valves, and seal every light switch, outlet, ceiling fan, and vent with silicone to eliminate air leaks and maximize energy savings. With our unwavering focus on excellence, we ensure our clients enjoy the ultimate in comfort, durability, and efficiency.

What are the standard finishes?

GVS offers a comprehensive home construction solution that prioritizes energy efficiency, durability, and premium finishes. By wrapping the entire house in plywood and using a three-coat stucco system, we achieve superior R-values and deeper color penetration, ensuring long-lasting performance and aesthetic appeal.

On the interior, GVS utilizes five-eighths drywall, rectified tile with epoxy grout, solid wood cabinetry, Sherwin-Williams paint, designer vents and returns, and high-quality switches and outlets, providing homeowners with a truly exceptional living experience. With our attention to detail and commitment to quality, GVS delivers a superior construction approach that sets new standards in the industry.

Can I select my own appliances and other items I desire?

Building an ADU/Casita offers unparalleled flexibility. Unlike production builders, we place no restrictions on the appliances, countertops, or other features you choose. Simply provide the details of each item, and we'll handle the installation seamlessly. For example, if the base kitchen package includes a \$200 sink, but you prefer to upgrade to a \$400 sink, we'll credit you the original \$200 allowance and you'll only pay the \$200 difference. With a custom builder, your ADU/Casita becomes a reality, tailored to your unique preferences.

Can I supply materials for my project?

GVS does not allow the homeowner to supply building materials for the project. GVS has established accounts set up with suppliers and has developed relationships with our vendors. GVS assumes responsibility for the correct material and its performance or warranty.

Are there any homeowner's rules or regulations?

GVS will comply with all HOA rules outlined by the HOA and their architectural design standards. We only need the contact information for the HOA to coordinate with them.

What is the COO?

The COO is an official document that is recorded with the county or city and verifies that all work on the home was according to the current building codes and the structure is safe for people to live in. GVS will apply for the Certificate of Occupancy upon the final inspection.



What is the close-out package?

Upon the completion of your ADU/Casita, we will supply you with a close-out package with copies of closing documents and warranties. We also provide you with a complete plan set for your records.





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