

**CONSTRUCTION STEPS AND FEES 2024**

for San Diego Viejo - MILA - Milagro Verde



Stage	Description	Responsible	Cost	Time	Notes
Schematic design	Pre design and Schematic Design	Others/Architect	Variable	Variable	The owner must choose a designer
	Review of schematic design - new construction and remodels with areas greater than 50 sqm - Architectural Review Committee	Gran Pacifica Resort S.A.	USD \$250+VAT (15%)	15 working days after receiving complete information	Send to Architectural Review Committee - Thelma.Vanegas@ecidevelopment.com
	Review of Schematic design for extensions, remodels, complementary structures, exterior work by the Architectural Review Committee		USD \$50+VAT (15%)		
Design development/ Construction Documents and drawings	Soil Survey	Others	Variable	Variable	For new constructions and remodels above 50sqm
	Topographic survey	Others			Suggested for new constructions and remodels above 50sqm
	Architectural design	Others			For all new constructions and remodels
	Structural design	Others			
	Plumbing design	Others			
	Electrical design	Others			
	Mechanical design (if applies)	Others			For new constructions and remodels above 50sqm
Construction	Construction Permit	Alcaldía de Villa El Carmen	2.1% of the construction budget	8 to 15 working days	Alcaldía de Villa El Carmen has its own requirements
	Send construction drawings and a copy /scan of the Construction Permit to Gran Pacifica Resort	Owner			PDF / DWG format files - no printed plans required
	Liability bond	Gran Pacifica Resort S.A.	USD \$2500	A week before construction begins.	It is returned upon completion of construction. And if there is damage to the infrastructure, the owner must guarantee the repair.
	Aesthetic supervision for new constructions and remodels with areas above 50sqm	Gran Pacifica Resort S.A.	USD \$750+IVA	A week before construction begins.	To guarantee compliance with what was approved by the Architectural Review Committee (ARC)
	Aesthetic supervision of remodeling with areas less than 50 sqm, expansion and exterior works	Gran Pacifica Resort S.A.	USD \$50+IVA	A week before construction begins.	To guarantee compliance with what was approved by the Architectural Review Committee (ARC)
	Construction supervision	Others		During construction period	The quality of the building is the responsibility of the owner and the appointed contractor.
	Water meter *	Gran Pacifica Resort S.A.	USD \$150+IVA	8 /15 working days	
	Electrical meter *	Gran Pacifica Resort S.A.	USD \$450+IVA	8 /15 working days	Concrete base by the owner on Lots that apply.

*Fees are subject to review*

*All constructions must be approved by the architectural Review Committee.*

*To begin the review process, the owner must be up to date with POF and municipal taxes payments.*