



## THE CONSTRUCTION CONTRACT

### What's included in the construction contract?

- We pull all required building permits.
- We provide Construction of the Home, Renovation, or Addition.
- Log-in access to Builder Trend software. This is an online project management software that creates a web site for each project. As the the client you have online access to the schedule (with deadlines for Client decisions), selection guidelines, and "to-do" lists.
- Two people are assigned to each project - A Project Manager and A Site Supervisor
- The Project Manager is your main point of contact. It's his or her job to oversee the Site Supervisor, coordinate the project schedule, drive BuilderTrend, manage the budget, assist in selections, and handle any problems that may arise.
- The Site Supervisor is in charge of making sure the site is kept clean and orderly, managing subcontractors, coordinating inspections, on-site trouble shooting and quality control.

### How long does construction take?

- Allow 4-6 weeks for the local building department to review the drawings and issue a building permit.
- Add additional time if you need get a variance, rezoning, or need to appear before a special committee such as the historic preservation committee, your homeowners association, or an appearance commission prior to getting a building permit
- Of course every project is different, but our typical construction process takes between 2-3 months for a bathroom renovation and 6-9 months for a large renovation.

### How much does construction cost?

- Construction cost can vary greatly! But most of our projects cost between \$175-\$225 per square foot.
- Renovations tend to be more difficult to predict the cost of than new construction or additions.
- Complex or Historic details can add additional cost to the project.
- The size of the project can greatly effect the cost. For example smaller jobs cost more per sq.ft.
- The cost of your selected finishes, materials, and fixtures can have a big effect on the cost.
- That's why you need a good system to mange the budget.

### How do we get paid?

- We charge \$55 per hour for our site supervisor's time. Their time and estimated costs will be included in each construction estimate that we give you.
- We use a "cost-plus" builder's fee model to charge our clients for our work.
- The costs of all the materials and subcontractors are passed onto you at direct cost. Then we take a flat builder's fee. This fee is locked in at the time that you sign the contract for construction.
- We use the final construction estimate given to you during the preconstruction phase to determine our fee. The typical builder's fee is appoximately 15-25% of the final construction estimate, depending on the size of the project

### Why do you do it this way?

- We do things this way to be completely transparent with the entire process. You know how much you're paying for materials, subcontractors, site supervision, and our fees. We lay all our cards on the table.
- We use a fixed builder's fee because it puts us all on the same page. We don't have an incentive to run the price up on the job.
- It allows you to control the costs. For example if you want to use a less expensive tile than the budget, you just pay the additional cost of the material and our fee stays the same.
- Our goal is to be as honest and transparent as possible during the construction, and to work together to give you the best new home, renovation, or addition that we can!

