



## THE PRECONSTRUCTION CONTRACT

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

#### 1. CONCEPT PHASE:

- Documenting the existing home
- Drawing the existing floor plans
- Research to code limitations and zoning restrictions
- One design charrette and brainstorming session with our Architects (2 hours)
- 8-12 page Concept design package sent as a pdf
- A Ballpark Construction Budget
- \$800-1600 Fixed Fee \*approximately 24 hours work

#### 2. DESIGN PHASE:

- All design work needed to fully illustrate the new home, renovation, or addition.
- Free revisions until we arrive at the design that you love!
- 15-20 page pdf design package.
- 3d images of the interior and exterior of your home and video flyovers or walk-thrus as well.
- A Preliminary Construction Estimate
- 4-6% of Ballpark Construction budget is used to determine the Fixed Fee for this phase

#### 3. CONSTRUCTION DOCUMENT PHASE:

- All Construction drawings, details, specifications, code and zoning information, needed to fully document the project for construction, building department review, and permitting.
- 15-20 pages. 22x34 full-sized sheets. Issued as a pdf construction document package.
- All required structural engineering (framing, beam sizes, foundations etc.)
- All Product and fixture selections.
- A Final Construction Estimate.
- 4-6% of Ballpark Construction budget is used to determine the Fixed Fee for this phase

### How long does the design work take?

- Typically it take 2-3 months for us to complete the work in the preconstruction contract.

### How much does the preconstruction contract cost?

- We charge a fixed fee for the work completed under the preconstruction contract.
- We calculate the fixed fee by taking the Ballpark Construction Budget and multiplying it by 8%-12%. (depending on the size and complexity of the project - we use a smaller % fee for large projects and a larger % fee for small projects)
- The contract is a non-binding contract, meaning that you can stop work at any time and simply pay for the work completed to date.
- Example \$200,000 Ballpark Construction Budget would use an 8% fee to calculate the fixed fee  
 $\$200,000 \times 8\% = \$16,000$  fixed fee for preconstruction contract.

