



TRINITY
DESIGN / BUILD

WE LOVE WHAT WE DO

Trinity Design/Build is a full-service design and construction company. We're passionate about what we do. We love the older and historic homes that make up our great neighborhoods and admire the newer homes that contribute to our thriving and vibrant communities. We pride ourselves on being the "old house" experts in town. When we restore, we use this expertise to lovingly bring back the original charm of the home. When we renovate, we respect the good bones of the original homes, while updating it to function better for the way we live today. When we build additions, we build onto and harmonize with the original character of the home while reflecting the time we live in. When we build new, we learn from our vast knowledge of the past and create a new home that honors and contributes to that tradition.

CORE CAPABILITIES

Trinity Design/Build (TDB) can manage every aspect of each project from beginning to end. We start by listening to our clients, to gather information to generate a comprehensive scope of work. We provide expert advice for issues ranging from site planning and zoning, to tax credits and project financing. We prepare detailed plans, specifications, scopes of work and corresponding budgets, making sure they are consistent with our clients' priorities and budget limitations.

WHAT IS DESIGN/BUILD?

We're a design/build firm. At its basic level that means we provide both architectural services and construction services. What it really means is we're all on the same team throughout the process. Our architects and contractors are always working together on your project. We design the building and cost estimate at the same time; it's a back-and-forth process that keeps our designers and contractors realistic and creative at the same time. The process encourages an open dialogue between the clients, architects, and contractors. It's a transparent process that we believe results in the best project possible.

SUSTAINABLE DESIGN

TDB is known for its experience and expertise in "green" building techniques, sustainable design, and energy efficient construction. Every renovation, addition or new construction project is an opportunity to promote a healthier environment and contribute to the built environment in a positive way. On every project, we employ multiple strategies to make our buildings efficient, healthy, and environmentally sensitive.

Our Team



LEE KANE, M. Div, Duke, with seven years working as a Project Manager with Habitat for Humanity, has a wealth of experience managing diverse groups of employees, subcontractors and volunteers. Lee oversees a large and diverse portfolio of historic/green restoration projects and serves in other capacities including business development and employee training. Lee, a licensed general contractor and co-owner of Trinity Design/Build, serves as company President.



JODY BROWN, AIA LEED AP, received his architectural degree from the University of Tennessee in 1992 and has spent the last 21 years working on a variety of different projects ranging from small house additions to high-rise mixed-use developments. Jody has a strong background in historic preservation, urban design, and sustainable design, as well as an extensive portfolio of multi-family and single-family residential design. In 2009, Jody started his own firm (Jody Brown Architecture, pllc.) where he manages his own clients while collaborating closely with Trinity Design/Build on a wide range of projects. Jody prides himself on his ability to successfully communicate with his clients using clear ideas, easy to understand graphics, straight-forward language, and a sense of humor. Jody is the Owner and President of Trinity Architecture (Trinity Design/Build's sister firm).



ALAN SPRUYT, MSPH UNC-Chapel Hill, grew up in one of North Carolina's first generation of homes with a sealed crawlspace and solar water heating and comes from a long line of craftsmen and conservationists. He has first-hand experience in almost every aspect of construction, design, and project management. He studied mechanical engineering, but also has 15 years of experience in public health and economics, working and living in Latin America for much of that time. Alan is Co-owner of Trinity Design/Build.



STEVEN THOMSEN, BS in Marketing, UW LaCrosse, and licensed general contractor, has a diverse background including starting a painting business while in college, working for Habitat for Humanity, and training beekeepers in Kenya. After working as a Project Manager for Trinity Design/Build, he took a 2-year sabbatical to serve as a Project Manager at Strata Solar, overseeing the installation of large-scale solar farms in NC. He also co-founded United Solar Initiative, a Chapel Hill-based non-profit focused on providing electricity to under-served communities around the world. All of these experiences contribute to his abilities as Vice President at Trinity Design/Build.



DAVID CARTER, Building Performance Institute (BPI) Certified Building Analyst, and OSHA Certified has over twenty years of experience working in nearly every aspect of the

construction industry including framing, trim carpentry, cabinetry, roofing, insulation, plumbing, mechanical and electrical. He also has experience with AutoCAD design, project management, and analysis of energy efficiency of construction, most recently working in the insulation sector supervising insulation installation including spray foam. David's wealth of experience and passion are invaluable while serving in the role of a Site Supervisor with Trinity Design/Build.



MATT CHVATAL draws from a wide array of diverse experiences including managing logistics operations and practicing bodywork in an Acupuncture clinic. Matt draws upon

his resourcefulness, communication skills, and curiosity to be successful in each new setting. He brings those experiences along with a lifelong passion for learning and a passion for building to his role as a Site Supervisor at Trinity Design/Build.



DAN FITZGERALD, BS in Hospitality and Tourism Management, began his career in tourism marketing, where he discovered his skills in project management. In his free time, Dan

enjoys the outdoors and volunteers with Habitat for Humanity. While volunteering Dan saw the opportunity to connect his love of building with his project management skills: this unique combination of experiences and innate curiosity gives Dan the tools he needs as a Site Supervisor.



JILL GOODMAN, MBA, Pace University, and BS in Accounting, Penn State, has spent her career working in senior financial management positions with both multinationals and small

businesses. Over the past 20 years, Jill has worked primarily with small and medium size companies in the construction and service industry. She has expertise in both operational and financial functions. Jill is a Sage 100 Certified Consultant and supports all software at Trinity. Jill is the functional CFO for Trinity Design/Build.



BEN LOCASCIO, MBA, CSU-Pueblo, began his career as a high school science teacher before managing athletic facilities and events for a Division II university in Colorado. After moving

to the Durham area, he joined Duke where he worked in operations first for the Center for Documentary Studies, and then for the Pratt School of Engineering providing facility management for research and administration buildings. These experiences give Ben a wealth of knowledge in project management that he brings to each new job.



AMY LOWE, BS in Hotel/Restaurant Administration, University of Tennessee, recently moved to Durham with her family. Design and all its elements have always been a passion: Amy wants the

feel of comfort and welcome to be just as present in every room as its purpose. Amy brings attention to detail and a range of experience, from sales and business development at a corporate interior design firm to starting a non-profit school for students with Autism, to her role as Selections Coordinator. Amy feels we all have a story to tell, and being part of a community is key to hearing and sharing those stories. Building homes in a community is much like building relationships in a community: it takes time, communication, commitment, and honesty. As a member of the Trinity team, Amy looks forward to building both.



EMANUEL MONTANO, commonly known as “Manny,” is a licensed general contractor who has taken CTE (Career and Technical Education) Construction Courses throughout his career. Working

different construction trades through his schooling helped diversify his knowledge and further his interest in pursuing construction/management. In his free time, Manny loves to be outdoors and connect with new people. He loves building strong, lasting friendships and is eager to continue his role as Site Supervisor at Trinity Design/Build.



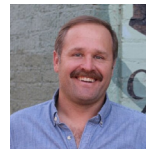
TIM NELSON developed an interest in building while working for a German cabinetmaker in Wilmington, NC, where he also enjoyed restoring old sailboats.

In college he earned a B.S. in theology, and studied industrial design. He has broad experience in the construction industry, including fine woodworking as well as large commercial operations and projects. In his younger years, Tim had the opportunity to work on a ranch in Teton National Park, where he experienced world-class fly-fishing on the Snake River. As a California native, surfing has been a lifelong passion, which he now shares with his family on trips to the Outer Banks. Tim is married to his high-school sweetheart and has four children.



AMBER ROGERS is a seasoned professional with over 25 years of experience in specialized heavy haul transportation/logistics and construction.

Her expertise spans the entire spectrum: from project inception to impeccable completion, she consistently delivers top-tier results. Amber’s true passion lies in conceptualizing projects and seeing them through to fruition, ensuring excellence every step of the way. She thrives on collaboration and cross-functional teamwork to achieve optimal outcomes for clients. Recently making the transition from Green Bay, Wisconsin to the Triangle area to be closer to her adult children, Amber is eager to bring her wealth of experience to Trinity Design/Build as a Site Supervisor.



JEFF SHELDON, MBA, Duke University, began his career as a carpenter’s apprentice in Jackson Hole, Wyoming. From there, he worked in commercial construction in Chicago and Savannah.

After grad school, he led a manufacturing team for a local online retail company. Jeff’s varied experience in project management and production are great strengths in his role as Project Manager at Trinity Design/Build. Jeff was born in Chapel Hill and now calls Durham home. At Trinity Design/Build, Jeff looks forward to building relationships and working with the team to bring clients’ exciting ideas to life.

Featured Projects

From historic restoration to modernist new construction, Trinity Design/Build welcomes projects that bring opportunities for creative, custom work. For a full list of featured projects and additional photos, please visit our website.



TRIBUTARY / HILLSBOROUGH, NC

This award-winning whole-house renovation of an existing property included a complete kitchen remodel, a large screen porch addition, and extensive exterior updates. TDB worked with architect Cat French on this project and provided cost estimation, construction administration, and general contracting services.

Winner, 2023 Home Builders Association Remodelers Outstanding Construction Award, "Best Exterior Facelift"



BURCH / DURHAM, NC

This new construction home was designed to blend seamlessly into a historic downtown Durham neighborhood, with modern interior spaces and a Victorian-inspired exterior. TDB worked with Linton Architects on this project and provided cost estimation, construction administration, and general contracting services.





ORMOND / HURDLE MILLS, NC

TDB was hired to breathe new life into this historic farmhouse with a large kitchen addition and renovation of adjacent spaces. Materials and finishes were selected to complement the home's original character. TDB provided design services, construction documents, cost estimation, construction administration, and general contracting services.



OVERLAND / CHAPEL HILL, NC

This new construction project with a contemporary design aesthetic featured custom modern windows and a floating white oak staircase. TDB provided design services, construction documents, cost estimation, construction administration, and general contracting services.



HILL HOUSE / DURHAM, NC

This award-winning, extensive renovation of the John Sprunt Hill house (built in 1912) included plaster and stucco restoration, roof tile repair, hardwood refinishing, HVAC system replacement, a complete kitchen renovation, and the addition of an accessible communal restroom on the main floor. TDB provided design services, construction documents, cost estimation, construction administration, and general contracting services.

Winner, 2020 Home Builders Association Remodelers Outstanding Construction Award, "Best Historic Remodel"



Distinctions



Trinity Design/Build was the designer, developer, and contractor on:

- the first historic LEED building in North Carolina
- the second LEED Platinum building in North Carolina
- the seventh-smallest LEED building on Earth

PUBLICATIONS

Green Restorations: Sustainable Buildings and Historic Homes. 2010, New Society Publishers.

PROFESSIONAL MEMBERSHIPS

- North Carolina General Contractor, Unlimited License 58699
- AIA North Carolina
- National Association of Homebuilders
- National Trust for Historic Preservation
- Preservation North Carolina
- Preservation Durham
- Clean Energy Durham
- United States Green Building Council
- Not-So-Big House Professional Member

RECENT AWARDS

- 2023 HBA Remodelers Outstanding Construction Award “Best Exterior Facelift” - Tributary
- 2023 HBA Remodelers Outstanding Construction Award “Best Major Renovation” - Tributary

- 2022 HBA Remodelers Outstanding Construction Award “Best Historic Remodel” - Hermitage
- 2020 Home Builders Association Remodelers Outstanding Construction Award, “Best Historic Remodel” – Hill House
- 2019 Home Builders Association Remodelers Outstanding Construction Award, “Best Historic Remodel” – The Barracks
- 2016 L. Vincent Lowe, Jr. – Business Award, Preservation North Carolina – the highest honor presented to a business which assists or promotes historic preservation in North Carolina
- 2014 Trinity Park Home Tour – 212 Watts St. and 1005 Gloria Ave
- 2012 Neighborhood Conservation Award, 1814 Vale St
- 2011 Pyne Preservation Award, Snipes-Kanter House
- 2010 Golden Leaf Sustainable Properties Award, Winner, The Great A&P Grocery
- 2010 Pyne Preservation Award, Eakes House
- 2010 Pyne Preservation Award, Kantner House
- 2010 Pyne Preservation Award, M.I. Tilley House
- 2008 Outstanding Downtown Renovation, Downtown Durham Inc., The Great A&P Grocery

For a full list, please visit our website.

Pre-Construction Contracts



What's Included?

Pre-construction contracts are completed in three major phases:

1 SCHEMATIC DESIGN PHASE

- We send you a room-specific questionnaire to help flesh out desires for the renovation
- We research the code limitations and zoning restrictions
- We document and measure the existing home and produce floor plans and elevations
- We provide all design work needed to fully illustrate the new home, renovation, or addition.
- You'll get free revisions until we arrive at the design that you love!
- The design package you receive will be a 15-20 page PDF sent via email.
- We include 3D images of the interior and exterior of your home
- At the end of the design phase our contractors will provide a preliminary construction estimate.

2 CONSTRUCTION DOCUMENT PHASE

- We provide all construction drawings, details, specifications, code and zoning information, needed to fully document the project for construction, building department review, and permitting.
- The final set of drawings will be a 25-35 page set of 22x34 full-sized sheets. This will be issued as a PDF document via email. One hard copy will be provided as well.
- The construction document set will include all required structural engineering (framing, beam sizes, foundations, etc.)
- The construction document set will include all product and fixture selections.
- At the end of the construction document phase our contractors will provide a final construction estimate. This effectively serves as their bid for the construction job.

3 SELECTIONS COORDINATION

- Selections are the finish materials which make each job custom: plumbing fixtures, tile, countertops, flooring, hardware, appliances, etc.
- We aim to have all selections picked before the start of construction. This helps eliminate surprises, better anticipate the final budget and make sure that materials can be ordered in a timely manner
- We have a Selections Coordinator who guides you through the process, in a specific order, with deadlines that correspond to a start date for construction
- You will have access to an online portal where selections will be input and "approved" by the you, the client. This eliminates any confusion over the desired finish material

HOW LONG DOES PRE-CONSTRUCTION TAKE?

Typically it takes 2-4 weeks to complete the SCHEMATIC DESIGN PHASE and 5-6 months for us to complete all the work in the pre-construction contract.

HOW MUCH DOES PRE-CONSTRUCTION COST?

We charge a fixed fee of \$15,000 for the work completed under the SCHEMATIC DESIGN PHASE of the contract. This is a fixed fee to keep you from worrying about paying us to make changes and revisions. Our goal is to arrive at a design you love, that is in your budget, no matter how many revisions it takes.

We calculate the remaining fee for the CONSTRUCTION DOCUMENT PHASE based on the construction estimate. Typical design fees are in the 8-10% range of estimated construction costs. The schematic fee is applied towards that total fee.

The pre-construction contract is a non-binding contract, meaning that you can stop work at any time and simply pay for the work completed to date.

WHAT SHOULD I EXPECT DURING PRE-CONSTRUCTION?

Basically, the design process is a series of choices. Should the dining room go here or there? Should the bathroom have a tub? Which light fixture matches the space? Does this layout open up the space like we imagined? Does this plan improve the flow of the house? What type of flooring should go in the laundry room? Red oak wood flooring or white oak?

There are going to be so many questions and so many decisions to make and each decision will affect the budget and the time frame.

You need a team that has a system in place to help you make all the choices. A good architect can help navigate all of this with you.

Construction Contracts



What's Included?

- We pull all required building permits and construct the Home, Renovation, or Addition.
- Online project management software that creates a web portal for each project
- Two people are assigned to a project: a Project Manager and a Site Supervisor.
- The Project Manager is your main point of contact. It's their job to oversee the Site Supervisor, coordinate the project schedule, purchase large material orders, 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, purchasing less expensive materials, and on-site trouble shooting and quality control.

HOW LONG DOES CONSTRUCTION TAKE?

Allow 4-6 weeks for the local building department to 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 permit. Every project is different, but our typical construction process takes between 6-12 months.

HOW MUCH DOES CONSTRUCTION COST?

Construction costs vary greatly! So reach out to us for an estimate that fits your specific project.

Renovations are more difficult to predict the cost of than new construction. Complex or Historic details can add additional cost to the project. The size of the project can affect the cost; i.e., smaller jobs cost more per square foot. The cost of finishes, materials, and fixtures can have a big effect on the cost; that's why you need a good system to manage the budget.

HOW DOES TDB GET PAID FOR CONSTRUCTION?

We charge \$65 per hour for our Site Supervisor's time and \$75 per hour for our Project Manager (billed at 2 hours per day). 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, including industry discounts we receive. Then we take a flat builder's fee. This fee is locked in when you sign the construction contract.

We use the final construction estimate given to you during the pre-construction phase to determine our fee. The typical builder's fee is approximately 18-20% of estimated subcontractor and material costs. For larger projects it may be less.

WHY DOES TDB 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 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 because we don't profit from overruns.

WHAT SHOULD I EXPECT DURING CONSTRUCTION?

Expect the unexpected! At some point we're going to find something we didn't expect. We'll have bad soil at the foundation wall and must underpin it. We'll uncover rotted floor framing that will need to be replaced. We'll find a leak in the roof to fix. It will rain the one day your roof is uncovered. It's always something.

Pick a team that's done this work before and has planned for the unexpected. Our goal is to be as honest and transparent as possible during construction, and to work together to give you the best new home, renovation, or addition that we can!



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