



11 Design Steps

Initial Meet and Greet! Our first meeting is designed to learn what your needs are and give you some perspective on how we work. As we get to know each other, we will ask questions to determine if the project is an appropriate fit for our firm. This is also a time for you to get to know us and see if we are a good fit for you and your family. In the end, we both have a working idea of your goals, budget, and timeline. This meeting usually takes place at your home, during business hours, with all decision-makers present.

Contract and Budget.

Given the information that we gathered during our initial meeting, we will create a budget. We offer a Cost/Plus contract that is based on time and materials. We will create a line-item budget based on each phase of the project. Once this agreement is authorized and the contract signed, we take measurements of your home, assign a designer to your project, and the serious conceptualization and planning begin. We estimate approximately what the remodel will cost and propose procedural tips that will help to maximize value. Typical spatial design agreements for remodeling state that the fee is usually 5-10% of the construction budget.

Design Process Underway... With our "As Built" and "Spatial Design" drawings, we create a detailed 2-dimensional visual package, that incorporates your "wish list" into a "Renovation/ Recommendation" plan. This way you will get a good feel for what the project will look like once completed. *Optional 3D Renderings can be available if needed.*

Review... As we walk through the details of your budget with you, we encourage you to itemize questions and concerns. As concepts are defined, we provide budgetary feedback, letting you know the impact of the decisions you make. We also plan around your lifestyle and schedule needs during construction. Design can take anywhere from a few weeks to several months, depending on the complexity and scope of your project. Expect several meetings with members of our design team during this phase.

Fixtures and Finishes!

Now that the spatial design is complete it's time to select your new finishes and fixtures our Designers will work with you and help guide you with sourcing the materials that encompass your vision. We will work with your budget and our preferred suppliers to assist with cost-saving opportunities. Understandably, there will be items that may be over budget, but this is normal and will be tracked so you can determine what is important to splurge on, it's YOUR home!

Design Approval and Final Selections... The hard work of you and our design team comes together into a well-defined project. Now that decisions regarding materials and products have been finalized, we are bringing in our trade specialists and other members of the production team, to put firm numbers on the project.

Scheduling... We select the best project manager and Lead Carpenter for your project, based on personality, expertise, and availability. Your project will not get a start date, but rather a schedule slot – we will start your job as soon as your lead has completed work for his previous clients.



Pre-Construction Huddle.....Our team will meet with you at your home to talk through details as needed. We'll let you know what to expect – work hours, sequence of tasks, particularly disruptive times, and the like. We will choose a location for the portable toilet, waste container, key box, job sign, and communication station, and schedule a regular time for you and your Lead Carpenter to meet and discuss your project.

Construction Underway..... Our crews and trade contractors are not only tops in the business, but you'll also find them personable and helpful. Respecting your property and minimizing disruption are constant guidelines, as is regular communication with you. When decisions are needed from you, or unforeseen conditions are encountered, these will be brought up with our weekly update. If these situations affect your budget, you will get a change order detailing the credit or cost.

Completion... We work hard to finish all aspects of your project before you move back in or begin to use the space. There are circumstances, however, that may require a "completion list". We will compile this list together and assign a value to the remaining tasks. Aside from this small "retainage," final payment will be made so you can begin using your remodeled space while we finish the items on the list. When the list is completed, we will collect the final payment.

Follow-up... *Enjoy your newly remodeled space and tell your friends all about your great experience with [Blue Water Design Build LLC](http://BlueWaterDesignBuild.com).*