



Design Build Process

Revival Construction builds both projects that it designs and those that are designed by other architects or designers. Our firm has developed a process to handle both situations and to insure a successful project. Either way Revival works to develop its clients' ideas and dreams into a built reality.

This process can be overwhelming for some, and many clients prefer working with one firm for both the design and construction. By working with Revival's design and construction teams, communication is seamless, and the production staff is ready to build the project once the **construction contract** is signed.

In addition to providing great design, Revival will provide budgeting throughout the process and be able to advise the client when the design is pushing the cost above the budget. From the very beginning, Revival uses the **feasibility study** prior to signing a design contract or when a client is considering the purchase of a new house. A realistic idea of budget and scope of work are essential to successfully designing and building a renovation project.

INITIAL CONSULTATION - Revival Construction will visit your house for approximately one or two hours to meet with you. Revival asks that all decision makers attend this meeting. We will tour your house and discuss your goals. Then we will discuss budget, timing, and feasibility. If all parties feel that Revival is a good fit for the project, Revival will proceed with a **feasibility study**, and we will set a follow up appointment within two weeks to review the **feasibility study**.

FEASIBILITY STUDY - Revival Construction will perform a **feasibility study** at the very beginning of the process for clients who are considering a remodeling project or who are considering purchasing a house that will need extensive renovation. You may want to buy a house that needs a lot of work or you may not know whether you should remodel your existing house or move. You need some general advice on how to proceed. There are no plans at this point, and you want to realistically determine if what you are considering is achievable.

The feasibility study would achieve the following goals:

- *Define the basic scope of work*
- *Search for similar ideas in architectural magazines and books and possibly develop rough sketches*
- *Develop a rough idea of specifications and finishes*
- *Develop a ballpark estimate within 25% accuracy range.*
- *Determine which design path is appropriate for the budget*

This study is typically between two and four pages and takes approximately two weeks to develop. This service is billed at \$95 per hour and generally takes between four and ten hours to complete. A deposit of \$285 is required to begin the process. All charges associated with the **feasibility study** will be applied to the **construction contract** if it is signed. If all agree to proceed with the project, a **design contract** will then be signed.

DESIGN CONTRACT - Revival Construction will create plans, specifications, and budget for the project under the **design contract**. These services are billed at \$95 per hour plus expenses. Regular meetings will be scheduled approximately every two weeks to review progress on the design, meet at showrooms, and select fixtures and finishes. Once the plans have been refined to a single conceptual scheme, Revival will estimate the plans and produce a conceptual proposal. If the **conceptual proposal** is accepted, a **construction and scheduling retainer** is then signed. This retainer reserves a spot in Revival's construction schedule and hires Revival to work to obtain the building permit. The regular meetings will continue until the design is completed.

The **design contract** is separate from the **construction contract** and other agreements. The design and construction contracts will be billed under the terms of each specific agreement.

CONCEPTUAL PROPOSAL - Revival Construction develops this proposal based on the scope of work, plans, and specifications. These documents may be incomplete, but Revival will make assumptions based on our meetings, your home, and its experience with similar projects. The proposal will be presented in a format that follows the order of construction and details the assumptions that Revival has made for the project. The proposal will present a budget range for the project with a ten percent cost range.

Once the **conceptual proposal** is approved, we will need to have conversations about the schedule, logistics, and other issues and sign the **construction and scheduling retainer**.

CONSTRUCTION AND SCHEDULING RETAINER - Revival Construction completes this retainer based upon the **conceptual proposal** which includes a cost range and scope of work related to the current set of drawings. The cost of this agreement is 3% of the average of the conceptual price range. It is applied to the **construction contract** when that agreement is signed. This agreement hires Revival to place your project on our construction schedule, to finish pricing the project, involve trade contractors and suppliers, complete construction documents, obtain building permit, and begin meeting on a regular basis with all decision makers. Once the retainer is signed, Revival can dedicate the necessary time to price numerous options and scenarios to continue to work toward your target budget and to mobilize to build the project.

CONSTRUCTION CONTRACT - Revival Construction develops a fixed price agreement to build the project. The contract will include a scope of work and specifications and references the final set of architectural plans. These documents will elaborate on the plans and define the project. The **construction contract** will describe the construction schedule and will include a payment schedule for the project. The contract will need to be signed before windows, doors, and other special order items are ordered.