



Build Only 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. Depending upon the design, the process can take one of two paths until a **construction and scheduling retainer** is signed. At that point, the processes become the same; however, the process is usually longer and more meetings are required when more decision makers are involved.



Regardless of how you choose to proceed, Revival's organizational abilities and attention to detail will be invaluable to designing a project that not only inspires you but also works within the realities of the site, structure, and budget. The sooner Revival joins the team the better.

INITIAL CONSULTATION - Revival Construction will visit your house for approximately one or two hours to meet with you and your architect. Revival asks that all decision makers attend this meeting. We will tour your house, review the plans, and discuss the project and 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 **conceptual proposal**, and we will set a follow up appointment for two or three weeks later to review the **conceptual proposal**.



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 meeting, 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. If the proposal range is above the budget range that you have provided, Revival will also try to provide a reduced proposal that matches your target budget.

Revival bases the budget on unit costs and other standards that it has developed from similar projects. The **conceptual proposal** is essentially an in-house document, and Revival only involves its trade contractors and vendors in special circumstances. Revival's system develops a realistic scope and budget for the project but does not consume the goodwill of its partners in bidding jobs that Revival does not build.

If you are considering multiple contractors, Revival asks you to interview contractors, obtain rough bids, check references, and visit completed projects at this point and determine the contractor that you would like to build the project. If after completing the interview process you have determined that Revival is your contractor of choice or among the top two, Revival will be happy to provide references and to spend several hours visiting several of its completed projects. Additionally, we use Guild Quality as a third party to survey all of our past clients. You may find a summary of those surveys at www.guildquality.com. Once you have selected Revival, we will need to have a conversation about the budget, timing, and other issues so that we are working toward the same goal 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 which may be incomplete. 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. Signing this agreement allows Revival to dedicate the time that is necessary to plan and to mobilize to build your project.

If the proposed conceptual price range is above what you want to invest in your house, there are two options. We can loosely determine options or parts of the project that could be eliminated and revise the proposal. We can also plan a meeting with the architect to discuss items that can be changed or removed from the project. Once we agree upon the revisions, we will note those changes in the retainer and will work with the architect to revise the plans to fit the budget. Once the retainer is signed, Revival can dedicate the necessary time to price numerous options and scenarios.

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.