



Detailed Process

1. Pre-Construction:
 - A. Initial Consultation:
 - Discuss client goals, lifestyle, preferences, expectations, and budget.
 - Assess the feasibility of the project. Are we a good fit?
 - B. Site Analysis:
 - Evaluate the property for potential challenges and opportunities.
 - Consider zoning regulations, environmental factors, and topography.
 - C. Preliminary Estimate
 - We create a budget range based on experience and similar projects we've completed.
 - Sign Pre-construction Service Agreement.
 - D. Design Development:
 - Collaborate with architect & designer to create a preliminary design.
 - Review and revise the design based on client feedback.
 - E. Budgeting:
 - Develop a detailed cost estimate for the project.
 - Work with the client to align the design with the budget.
 - F. Permitting:
 - Prepare and submit necessary permit applications.
 - Obtain approvals from local authorities.
 - G. . Contract Negotiation:
 - Finalize the construction contract, including scope of work and payment schedule.
 - Address any legal considerations or concerns.
 - H. Selection of Materials and Finishes:
 - Collaborate with the client & designer to choose materials, fixtures, and finishes.
 - Order and secure necessary materials.
 - I. Project Scheduling:
 - Develop a detailed construction schedule.
 - Coordinate with subcontractors and suppliers.
2. Construction:
 - A. Site Preparation:
 - Clear the construction site and set up temporary facilities.
 - Install erosion control measures.
 - B. Foundation and Framing:
 - Pour the foundation or build the structure frame.

- Inspect for compliance with building codes.
 - C. Mechanical, Electrical, and Plumbing (MEP) Installation:
 - Install HVAC, electrical, and plumbing systems.
 - Coordinate inspections as needed.
 - D. Insulation and Drywall:
 - Install insulation and drywall to create interior walls.
 - Address any structural or aesthetic issues.
 - E. Interior Finishes:
 - Install flooring, cabinetry, countertops, and other interior finishes.
 - Coordinate with subcontractors to ensure quality.
 - F. Exterior Finishes:
 - Complete exterior finishes, such as siding, roofing, and landscaping.
 - Ensure compliance with design and building standards.
 - G. Final Inspections:
 - Schedule and pass final inspections from local building authorities.
 - Address any outstanding issues.
3. Post Construction:
- A. Punch List and Final Touches:
 - Create a punch list of items that need attention.
 - Complete any remaining tasks or corrections.
 - B. Final Walkthrough:
 - Conduct a final walkthrough with the client to ensure satisfaction.
 - Provide documentation, warranties, and maintenance instructions.
 - C. Closing and Handover:
 - Settle any remaining financial matters.
 - Hand over the keys and necessary documents to the client.
 - D. Post-Occupancy Support:
 - Offer a period of support for any issues that may arise after occupancy.
 - Address warranty claims and provide maintenance guidance.
 - E. Client Satisfaction Survey:
 - Seek feedback from the client on the overall experience.
 - Use feedback for continuous improvement.

This process may vary based on the specific requirements of the project and local regulations. Effective communication and collaboration with the client, subcontractors, and other stakeholders are crucial throughout each phase.