



Pre Construction

Road Map

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We are so excited to team up with you to build your beautiful new home. This should be a fun process! Using this step by step booklet will make sure nothing is overlooked and help you know where we are, during this journey.



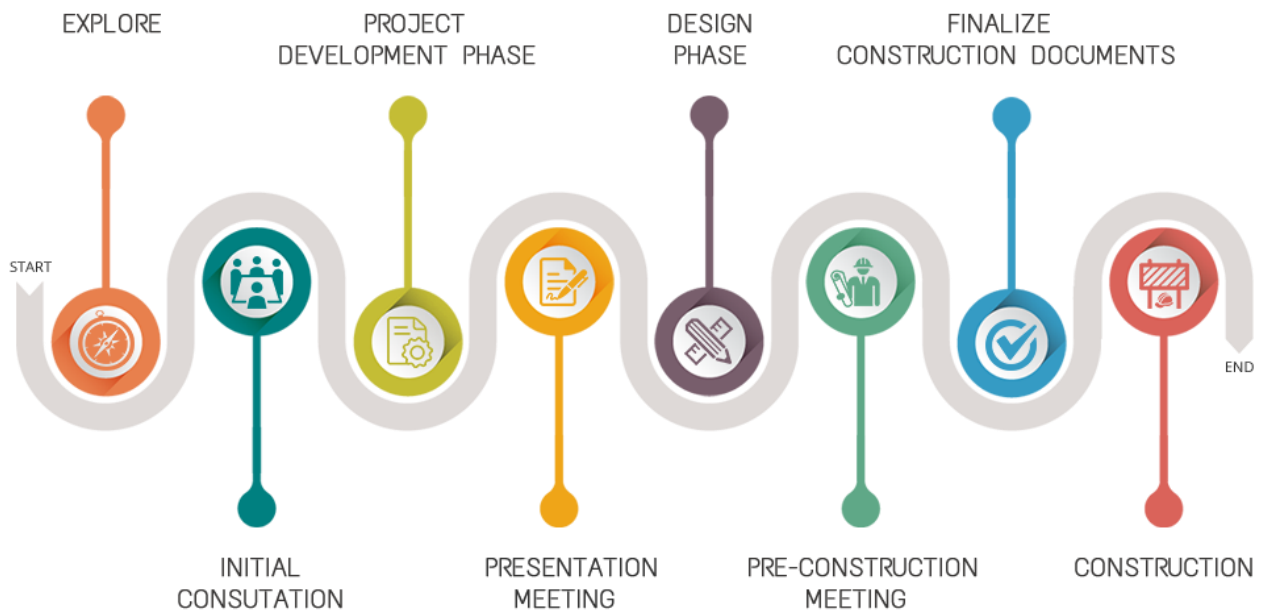
Good construction starts with a solid foundation. That's true of the work itself, but also the planning that goes into any construction job.

The planning period of construction is known as preconstruction, and sound planning will be imperative to the success of the finished project. There are many preconstruction planning stages that we will need to work through to ensure that a project goes smoothly. The point of pre-construction planning is to think of everything, including the preconstruction costs and preconstruction services, then go over it again.

The pre-construction checklist should include every possible scenario and contingency that the team may encounter during a project. This plan is formed through a mix of expertise and experience, but the final plan will be completely unique to the specific job.

To take the guesswork out of what is happening behind the scenes during this preconstruction phase, here is a quick primer on the many preconstruction planning stages.

Pre-Construction Roadmap



Explore

Reach Out

Email or call us to start your journey. Our trained consultant will discuss your project and answer any questions you may have. If during the conversation it looks like you could benefit from our services, we will schedule an initial consultation in which a Project Developer will meet with you in our office or a location of your choosing depending on your individual needs.

Research

A great design is a collaborative effort where your ideas are married with our ideas and experience to create your perfect home. Before your initial consultation, please begin formulating your wish list and ideas by looking for pictures that capture your style. We want to know what your vision is for your home.

Optional Showroom Visit

If you need help visualizing the selections, you are going to have in your home we are partnered with many local business. They are more than willing to assist you in your desired selections search and put together a comprehensive budget based off your selections.

Initial Consultation

Consultation

Our Project Developer will assist you throughout the process of your new home design. During this consultation we like to set a meeting in our office to review all items and ideas you have gathered. This helps us to see the home you would like build and the design you wish to achieve.

Scope of Work

We will begin by discussing all the possibilities for your home. Do not hesitate to bring-up anything you may have thought of. We want to understand the vision you see for your home and the features you find most important to include. From there we will discuss the feasibility of your ideas and we will present our initial concept for your new home.

Project Budget Development

Every home has a budget. Our goal is to give you a realistic idea of what your project will cost. Plan design, the size of the home and the level of finishes selected will all factor into the total cost of your new home. We will advise you of areas that you can achieve the best return for your money and at the same time still achieve your desired result. Projects do have minimum budget requirements. Based on the scope of work we will assess if we can do what you want for the amount you are prepared to spend. We can also discuss several **financing options** that are available to our clients.

Project Development Phase

Project development is a multistep process in which we create a preliminary plan and budget for your project. The process activities include all your ideas and designs we discussed, scope development, CAD work, preliminary plan take-off, sub-contractor bid procurement, material sourcing and proposal development.



Project Development Fee/Retainer

There is a small fee associated with the phase. It is non-refundable, but it is credited towards the cost of your new home construction. Fees are based on the size of home and its location. Most Project Development Fees range from \$3,500 to \$5,000.00 not including plans. This relatively small investment allows us to allocate the company resources required to give you the information you need to make an educated decision on whether you would like to continue pursuing your new home build. The plans (by architect on a separate contract) and proposal generated in this phase will help you make better decisions and have a clear understanding of the budget and scope of work. This fee will be collected towards the end of the initial consultation if you would like for us to continue working on your new home build.

Presentation Meeting

Preliminary Plan

At the second meeting, your Project Developer will present to you a design concept and floorplan provided to us by the architect. This is a preliminary idea of what your home can look like.

Budget

Your Project Developer will review the scope of work and estimate for the project.

Agreement

After confirming the scope of work, Preliminary Plan, and estimated cost of the project we will sign a Retainer agreement and a deposit is due. The plan/design is an agreement that is separate from our construction contract and is usually between the architect and you as the customer. This allows a direct payment without our fee's included on the plans. We feel it is not fair to you as the customer to pay our fee's on something we are not directly developing for you.

Design Phase

The final design development for your project is a collaborative effort between you, your Project Developer and the Architect. It begins with a discussion of the changes and alterations to the preliminary plan. Design elements, both functional and aesthetic, are fine tuned. With this list of changes and alterations, our architect will use CAD designers to create the first set of plan revisions. These plans are presented to you for review. If further alterations are requested, a 2nd set of revisions are made and presented for review. The fees for design charges through the 2nd set of revisions will be discussed between you and the architect during your contract signing. While rarely required, if further revisions are requested, the fee for the 3rd and subsequent revisions will also be discussed between you and the architect.

Final Design

We meet to finalize a set of construction documents that layout every aspect of your dream home.

Pre-Construction Meeting

Team

A team of people will be working with you to ensure a great service. Each person has a responsibility on your project and roles are clearly defined. Together they aim to deliver a high level of customer service and a superior construction experience. Every project has a Project Developer, architect/designer, Project Manager, Account Manager (Accounting), and Customer Service Rep. We also assign a project supervisor/superintendent to ensure that larger projects are done right at every stage. You will have 3-5 team members devoted to your job. At the Pre-Construction meeting we will review who your team members are and what they do.

Measurements

Our field technicians will confirm all measurements taken by the Project Developer.

Schedule

At the meeting we will give you an estimated time of construction for the project. Before a start date can be established you will need to finalize your finishes and material selections so we can check lead times. After confirming lead times we will coordinate all trades, develop a timeline and give you a start and completion date. We will plan around any major life events that are upcoming or deadlines you have. We will be realistic and upfront about the time the project will take to complete.

Finalize Construction Documents

Finalize Construction Documents

Following the Pre-construction Meeting, your Project Developer will schedule a meeting at our office to finalize construction plans, material selections and finishes. If you are providing fixtures, you will be given a list of items needed for the project. If we are providing fixtures, appointments at our fixture partner showrooms will be scheduled. If new appliances are part of your project, we will need to confirm model numbers and lead times at this meeting.

Schedule

A selection sheet is turned in and our Project Support will check lead times on specialty materials. At this point we will schedule your start date.

Construction

Site Prep

This is something we take seriously. The lot you have purchased will need some work, survey's and testing done prior to the construction of your home. Our goal is explain all these items to you so you understand what is required to build your home. We will conduct a **Site Investigation** so we can evaluate what is needed to accomplish your design. Depending on your lot we may need to do a **Site Clearing** to have a building pad for your home. In addition to the site clearing the city or county requires that we perform two tests: **Soils testing** and **Perc testing** (septic systems). If you have questions in regard to this testing please ask us during your meetings. If your lot is older and doesn't have a **Site Survey** on record we will also need to order this at this time for the architect to place your home on your lot properly. Once these items have been complete we are able to perform a **Site Plan Design** with the architect and engineers as needed and provide you the concept for approval before submitting these documents to the proper agency for construction approval.

Construction

This is where the work on your home begins. At this stage, all details will need be finalized as any changes past this point will cause delays and add extra costs. We do not limit your ability to visit the construction site, but we do ask that you notify us prior to your visit if it is not a scheduled progress meeting. Your lot will be an active job site and the personnel on site have been trained to work in this environment. It is dangerous for anyone not trained to be on site and injuries could occur. When you notify us of your site visit, we will prepare the site for you and make all area's safely accessible to you without risk of injury. We welcome your presence on site and will also have regular progress meetings scheduled throughout the construction progress. Since our company takes you from design through final construction miscommunication and delays are limited.

Please See Construction Road Map For Your Next Stage

Aoyagi Residence

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