



dkwozniak
design | build, llc

OFFERING CURATED PRE-CONSTRUCTION SERVICES FOR CLIENTS/HOMEOWNERS

WHAT IS IT?

Pre-construction Services are a **systematic approach for developing scope, cost, and schedule estimates** to successfully budget for and execute capital projects. Pre-construction services are used in planning a construction project before the actual construction begins.

These services are beneficial and helps to obtain further design input, buildability advice, technical advice and detailed costs information.

MENU

(Menu + Pricing subject to change. Pricing will vary based on project.)

INITIAL BUILDER MEETING + CONSULTATION: 1-2 Hours, \$500, plus tax

Initial consultation is where I meet with you to learn and understand the scope of project, your ideas and visions you have for your home. We can use this time to assess the details like timeline, target budget, special details and expectations, etc. Subsequently, I will provide you with a detailed summary of our meeting. If we decide it's a fit, we can move on to the next step; Estimating Services. Need more consult time? \$200 per hour. *Consultation payment due upfront before meeting.*

OWNER'S REPRESENTATIVE: \$200 per hour, plus tax.

Our expertise in pre-construction, construction, architecture and working with municipalities is advantageous to a homeowner's early steps in building their home. In moving forward with the decision to build your home, we can be your advocate early on in the process and help manage relationships and details with architects, subs/trades, vendors, consultants, municipal authorities, and financial institutions. DKwozniak Design Build, LLC helps the Owner and his/her project to make sure the project's needs are met from budget to timeline to completion.

MENU cont'd.

(Menu + Pricing subject to change)

ESTIMATING SERVICES: \$2500, plus tax

Why isn't this free or a hard bid? For large scale and extensive Remodels or New Construction, it isn't realistic or advantageous for the Client and it can breed mistrust. It is also a big risk for both of us. We are all about transparency. You see every cost, every receipt and zero mark ups on materials or finishes. Our trade discount savings are passed on directly to you and offsets many other costs and services. We're here to be your team. Your special details we discussed in the Initial Builder Meeting is where we begin a relationship to build your home, your story. . . not just a house. It's impossible to get that from just a set of plans only.

Pre-construction Services are a systematic approach for developing scope, cost, and schedule estimates to successfully budget for and execute projects. Pre-construction services are used in planning a construction project before the actual construction begins. To begin, we use our local historical and collective data as a foundation. From there, we plug in current labor and material costs. A simple questionnaire is provided to gain more clarity for level of finishes, style and other client expectations that are helpful to factor in. All these steps provide better accuracy and flexibility for the Client. Allow 1-3 weeks for completion, depending on complexity of project. Next step, if desired, is Construction Contract.

50% payment due upfront before services begin. Remaining balance due at time that Estimation is received.

CONSTRUCTION CONTRACT, Builder Fee + Deposit TBD per project

After the key steps of Initial Builder Meeting and Estimation services have been completed and approved by the Client and the Client sees us as a fit, we can then initiate a Construction Contract. Our fee is paid in the form of an initial deposit upon acceptance of agreement to begin. The remaining balance of the Builder's Fee is billed in monthly payments for the duration of the project.

PAYMENT

Forms of payment accepted: Credit card, Check, Direct wire deposit, Venmo (up to \$4900), PayPal

CONTACT US



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