



ROLF SCHROEDER
GENERAL CONTRACTORS

Design * Build * Remodeling

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WHAT IS DESIGN/BUILD?

So you are ready to remodel your home! Deciding which company you will hire to complete all the work is one of the most critical decisions you will make. But before you begin, you will need to decide how you will go about finding the right company to build your dreams and visions, as well as, design your project and assist in selections, including styles, colors, sizes, etc.

Some Clients will elect to meet one, two, or sometimes even three different Contractors in hopes of getting cost estimates to build their dreams and visions. Typically in this case there are no designs, specifications, or selections to bid from, only verbal communication between the Client & Contractors. Typically this will lead to a wide range of costs and an uncertainty by the Client of “what am I actually getting for this cost?”

Others may hire an independent Designer or Architect to complete their design and then find a Contractor to build their project. Although Designers and Architects are very experienced at designing spaces, they typically are not experienced at job costing to build projects. In many cases, projects are over designed and may exceed the Client’s budget.

DESIGN/BUILD, is based upon an initial Developmental Agreement between the Client and a Design/Build Firm to create designs, assist with material selections, and provide the construction all within a single source. It allows the Designer, Client and Contractor to develop a cohesive project plan from the very beginning. The process begins with an initial consultation meeting, where the Client’s visions of the project are discussed, as well as, suggestions by the Design/Build firm. During the initial meeting the Client and Contractor will discuss the Client’s level of comfort for investment in the project. In addition the Contractor will discuss their Projected Cost of the project, based upon various factors, including experience with similar projects, square foot of project, as well as an overall knowledge of remodeling costs. A commitment, in the form of a Developmental Agreement and retainer fee, moves the process into a design phase where conceptual floor plan drawings are developed, realistic material allowances are determined, and Contractor Projected Costs are provided based upon the design vision. Time is taken to go over various material selections. Upon completion of the final design and selections, a Construction Contract is developed and approved. Once completed, a construction schedule is set and the project is managed from start to finish by the original Design/Build firm.

The following chart is an example of how fluid the process of Design/Build works to best design your project, select materials, pricing and finally building your Dreams & Visions.

	Concept Design	Structural Design (if required)	Finish Design (material selection)	Provide final pricing (includes all labor and material)	Secure permits	Project Construction
Design-Build Remodeler	✓	✓	✓	✓	✓	✓
Architect	✓				✓	
Engineer		✓				
Interior Designer	✓		✓			
Contractor				✓	✓	✓

Hopefully this information has helped you to better understand the Design/Build Process. Please feel free to contact us should you have any questions.

Thank you,
Rolf

Rolf Schroeder, CR,CKBR,UDCP

President

National Association of the Remodeling Industry Certified