



ROLF SCHROEDER GENERAL CONTRACTORS

Design * Build * Remodeling

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1979 Stout Drive, Unit #1 • Ivyland, PA 18974

OUR DESIGN/BUILD PROCESS

Consultation Meeting:

Our design process begins with good communication. We will meet you at your home to discuss and review your project. Our conversation will be focused on your ideas for the project, as well as, ideas we may contribute. We will discuss your priorities and goals, as well as, your level of comfort for investment in the project. Knowing all this information is important to allow us to best design your project. The only decision you will need to make at the end of our first meeting is whether Design/Build is right for you. Should you choose to move forward, a second consultation meeting will be scheduled at our office, or your home, to approve the Design Agreement.

Developmental Agreement:

In order to begin moving forward on designing your project, we will provide you with a Development Agreement. This agreement will include your visions and goals for the project. Included will be the steps taken during the Design Phase to create a design for your project, assist in material selections at various showrooms and ultimately provide you with a Construction Contract to build the project of your dreams. We will also provide our Contractor's Projected Cost (CPC), based upon our experience with projects of similar size and scope. If your budget falls within the CPC range (+/- 20%), you may choose to sign the Developmental Agreement, at which time we will require a retainer fee. The fee will be based upon the detail of work required to design the project.

Design Phase:

Upon acceptance of the Developmental Agreement, we will visit your home to take exact measurements and photographs of the project area. Once this is completed, we will begin designing your project on CAD (computer aided design). Upon completion of the preliminary design we will meet with you to review the designs. We will be presenting you floor plan designs to best assist in visualizing your new project. Should any changes be required they will be noted, adjusted accordingly, and a second meeting will be scheduled to review the changes.

Selections:

Upon completion of the designs we will schedule appointments and arrange for you to meet our Designers at various showrooms to complete your selections. We will be providing the Designers with the design, as well as, allowances, material quantity, and any important information discussed at our meetings. We will be assisting you in making your material selections and bringing all the finishes together. Upon completion of the selections, the Designer will present us with your selections.

Final Design & Construction Contract:

A final design, including floor plans and elevations, will be completed including any changes discussed during our meetings, as well as, the selection process. In addition, a comprehensive Construction Contract will be provided with detailed specifications and final costs, including selections, options, terms, and a payment schedule.