

Initial Design Consultation is FREE.

Long Design Build always enjoys meeting with anybody that is looking to do a Home Addition or Renovation work to their Home. It gives us a chance to meet one another, discuss the scope of work, and understand the expectations of the project. We also will share with you Some Ideas or knowledge that may help you with are experiences of adding and or Re-creating Space to Existing Homes.

Things we Do and Discuss:

- Your project scope
- Any Design Ideas and Concerns
- Investment Budget

Design Development Agreement

Once we have discussed the project and have determined expectations. We will move forward into the Design Development Phase.

Design Development Fee is based on an Hourly rate to complete which would be based upon the complexity and scope of the project.

During this Phase we will complete:

- Photograph & Document Existing Conditions, Plans and Elevations
- Zoning, Building Code & Permit Analysis and Review
- Generate Concept Plans, Elevations and or 3D Model
- Present to Homeowners. Discuss the Project Scope, Design and Investment
- Revise & Develop Plans & Allowances, Elevations and or 3D Model
- Review Final Drawings, Worksheet w\ Final Cost +/- 10%

Construction Development Agreement

Now that we are ready to get started we need to move to the Final Phase of Construction Development and Contract Agreement:

We would need too:

- Complete Full Construction Drawings and Construction Scope
- Trades Day (Review and Site Meeting as Needed)
- Structural & Civil Engineering as Required
- Obtain all required Permits and or HOA Requirements
- Assist Owner with Selecting products for Allowance Items
- Plan Schedules with Suppliers for Lead \ Delivery Times
- Present and Sign Final Fix Contract w\ Estimated Day of Completion

Total Cost of Design and Development Averages 7% / 10% of Investment of Project