



[HOWLANDBUILT.COM](http://HOWLANDBUILT.COM)

## DESIGN/BUILD PROCESS: WHAT TO EXPECT

**HOWLAND BUILT CONSTRUCTION** builds projects designed in-house and by outside architects and building designers. Either way, Howland Built ensures we bring our clients' ideas and dreams into reality. Many clients prefer to work with one firm for both design and construction, and we have found this offers many advantages.

Remodeling can be overwhelming. A realistic idea of budget and scope of work is essential. Communication is seamless when clients work with Howland Built Construction's design and construction teams. In addition to providing great design, Howland Built is able to provide budget assistance throughout the process and advise clients when design is pushing the cost above budget. We prefer to design to budget rather than budget to design. It results in a better project and avoids disappointment.

**CONSULTATION**—We begin with a short visit to your home. We tour your house and discuss your ideas and goals, then discuss budget, timing, and feasibility. If you agree that Howland Built is a good fit for your project, we will proceed with a conceptual estimate and set an appointment for review in approximately two weeks.

**FEASIBILITY STUDY**—The first question is whether your plans are feasible within your budget. Howland Built Construction will develop a conceptual estimate with a range of anticipated costs. The objective is to determine realistically if what you are considering is achievable.

The conceptual estimate will:

- Define the basic scope of work
- Include similar ideas from architectural magazines and books and possibly early sketches
- Develop a ball-park estimate plus or minus 25 percent
- Determine which design path is most appropriate for the budget

Typically, this estimate is between one and two pages and takes approximately one week to develop. There is no fee. The proposal will be presented in a format that follows the order of construction and details the assumptions based on our initial meeting and our experience with similar projects. Once the conceptual estimate is approved, we will need to talk about schedule, logistics, and other issues.

*continued*

## Flowchart from Design to Beginning of Construction

6 to 8 Week Estimated Timeframe

Sign design agreement

Date: \_\_\_\_\_

Measure Up

Date: \_\_\_\_\_

Design Development

Date: \_\_\_\_\_

Present Schematic Plan  
and Rough Estimate

Date: \_\_\_\_\_

Initial Selections Meeting

Date: \_\_\_\_\_

Present Final Cost  
Proposal

Date: \_\_\_\_\_

Sign Construction  
Agreement

Date: \_\_\_\_\_

Begin Construction

Date: \_\_\_\_\_



### **DESIGN AGREEMENT 'PARTNER PLAN'**—Next,

Howland Built Construction creates a design agreement with plans, specifications, and budget. We call this our “partner plan.” Regular meetings will be scheduled approximately every two weeks to review progress. We also meet with clients at showrooms to view and select fixtures and finishes. Regular meetings continue until all design details are complete. Once the plans have been refined to a single conceptual scheme, Howland Built will estimate the plans and produce a fixed-price proposal.

**CONTRACT**—If the fixed-price proposal is accepted, a construction contract is prepared and signed. The construction contract reserves a spot in Howland Built’s construction schedule and allows Howland Built to obtain building permits. The contract will include a scope of work and specifications based on the final set of architectural plans. It will specify the construction schedule and include a payment schedule. A signed construction contract is necessary before windows, doors, and other special-order items are ordered. Once a contract is signed it’s time to get to work to bring your ideas to reality.



**PRINTABLE CONTACT FORM**  
[Online Contact Form](#)

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Interested Services: (check all that apply)

Custom Home Building

Remodeling

Other need, please add info below

Project details or questions:

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Best times to contact you:

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