



The Project Development Phase

~Our Design Process~What to expect?~

Purpose

Vision Design Build Remodel is a full service remodeling and construction company that works with clients in all phases of home repair and design/construction of custom homes, custom additions, basement renovations, kitchens and baths, and more. The purpose of this Project Development Agreement is to set forth and clarify the three phases of the design and development process.

At this time there are no defined design or selections. Developing the design with specifications is the purpose of this process. The suggested estimated budget of **“To Be Determined”** is not a firm cost for the project since unspecified design elements or product selections could positively or negatively influence the cost.

The project development costs are included in the suggested budget.

During Phase 1, Vision Design Build Remodel and the client(s) will define the project to be designed. During Phase 2 Sketch Plans, a scope of work, and a preliminary cost will lead us into phase 3 for the Final Drawings. Product and material selections is done in Phases 1 and 2. Having selections finalized is necessary to enter Phase 3.



Phase 1 Project Definition

The following activities will occur during Phase 1:

- Initial meeting with the client(s) to collect existing information about the proposed remodeling such as floor plans, brochures and ideas that the client already possesses.
- Review of existing home and project requirements including configuration and specific needs of owners.
- Establish a target budget.
- Make a site visit to survey the existing home so it can be entered into our Drawing programs.
- Some initial questions will be researched at this time to confirm the feasibility of the initial design concept.
- This Phase generally requires 1 to 3 meetings and/or site visits depending on the scope of the project.

Phase 2 Sketch Plan

The following activities will be included Phase 2:

- Sketch Plan - The sketch plan will be a scale drawing of the renovation. The floor plans will show room size and location, exterior windows and doors, and general layout of the areas involved.
- Determine the price point level for selections such as cabinets, countertops, plumbing fixtures and appliances to be included in the project.
- Preliminary Cost Estimate - Based on the sketch plans, Vision Design Build Remodel will prepare a preliminary cost estimate. In this Phase and Phase 3 depending on the project's scope it may be necessary for Vision DBR to have site visits with our subcontractors and suppliers. We will try to group these meetings together for efficiency and our client's convenience.



- After completion of the products described above, the client and Vision Design Build Remodel will meet once to review the products and make needed adjustments to the design and the cost estimate.
- This Phase generally requires 1 to 3 meetings and/or site visits depending on the scope of the project.
- “Field Trips” which generally are trips to local showrooms and/or to clients’ home are also done in this Phase. Again depending on the scope of the project the number of Field trips can range from 1 to 6 meetings. Some field trips may be eliminated for the use of online selection.

Phase 3 Final Drawings

Vision Design Build Remodel and our client will produce the following items during this phase:

- Final decisions on design and selections. In the two previous Phases, Vision DBR has provided the needed support for gathering the information to make final decisions. For this Phase it is necessary to have final decisions or a defined mechanism with a deadline for making that decision.
- Detailed kitchen, bath and architectural layouts, as required by the project's scope.
- Detailed product specification information.
- Electrical plan including lighting layout, switch and outlet layout, as required by project.
- During this phase a final project cost is determined. This will not include additional items requested by the client after this point.
- This phase does not include any engineering fees. Any engineering services needed for wall removal, sealed drawings, etc... will be discussed and a price proposal given to the client.



Payment Terms

- Most of our project development phases are fixed fees that will be reimbursed once we go into the construction/renovation phase.

Scheduling

- Client Meetings and Field Trips are generally scheduled to last from 90 minutes to 120 minutes. This can vary according to meeting agendas and sometimes Field Trips are grouped and involve multiple showroom visits.
- Meetings and Field Trips are scheduled between 7 AM and 5 PM Monday thru Friday.
- Site visits for estimating purposes range from ½ to 4 hours depending on the number of subs and suppliers involved. Generally, the client is not involved in these meetings and does not need to be at home. If needed, we will provide a lockbox for the home. This will provide the contractor with a key so the homeowner does not worry about one “floating” around.

Liability

The project specifications resulting from the execution of the project development agreement is intended for use by Vision Design Build Remodel LLC. The client absolves Vision Design Build Remodel LLC of any responsibility for the completeness or accuracy of the specified project if the project is constructed by an individual or company other than Vision Design Build Remodel LLC.