

KRAUS
DESIGN + BUILD

248-972-5549

Typical Addition/Renovation Pre-Construction process of a **Design + Build** project

Phase 1: Feasibility Analysis

The general purpose of our feasibility study is to determine roughly how a proposed project could look, what general features may be included and ballpark estimates.

- Photograph & document existing conditions, floorplans and elevations
- Preliminary zoning and code analysis
- Schematic design sketches, floorplans and elevations
- Revise one floorplan and develop elevations
- Present preliminary budget analysis

AT this point you decide to retain us for Design and Development Agreement

Phase 2: Design Development

During the design development phase we will work with you to develop the final design and specifications, provide guidance on material selections and present a fixed cost budget to be incorporated into a comprehensive construction agreement.

- Revise design sketches
- Develop floorplans and elevations
- Assist in selection of finishes and materials; develop allowances
- Conduct a site walk-through with experts / trade partners
- Present final design. Detailed specifications and a fixed budget with allowances
- Prepare and finalize the Construction Agreement (Contract)

At this point you retain us for construction

Phase 3: Ratify Construction Agreement

At this point our team will begin the steps required to prepare your project for construction.

- Complete plans for permit application.
- Work with structural engineers as required
- Assist with coordination of survey if required
- Obtain required permits
- Assist owner with selection allowances
- Finalize material lists
- Coordinate with trade partners
- Prepare construction schedule
- Order materials, fixtures and special order items

Phase 4: Construction Begins