



# THE DESIGN-BUILD PROCESS

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## WHY DESIGN/BUILD?

Combining the roles of architect and builder, Dennis Cronin has the resources and experience to guide you through the building process from start to finish.

Our design/build approach provides:

- Affordability with a “turnkey” approach that incorporates design and construction in a single entity
- A specific process in which design and budget are continually analyzed and monitored
- A team approach that ensures that all the details and phases of your building project are coordinated
- A more rewarding experience for you

Our design/build method combines professional design with construction expertise, which means you receive the benefit of greater continuity of service, as well as savings of time and money.

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## INITIAL CONSULTATION

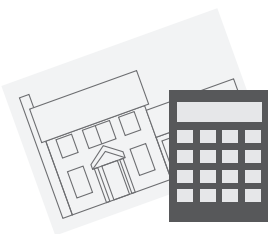
Dennis Cronin meets with you to gather preliminary information to understand your needs and work toward defining the scope of your project including:

- Design concepts—your “wish list”
- General time-frame for project
- Preliminary target budget range

The input from this complimentary meeting will be used to generate initial design concepts for the following phase (Phase 2.)

*Note: A nominal deposit is required on projects that require field measuring and preparation of as-built plans for the design phase.*

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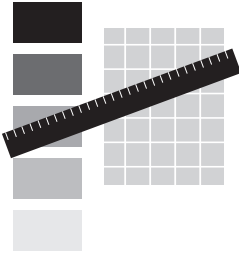


## DESIGN CONCEPT MEETING

This meeting is intended to more clearly develop the “wish list” into a design, and includes:

- Field measure and prepare as-built plans as needed
- Preliminary design sketches and “bubble diagrams” which address your needs and the design goals discussed at the initial meeting
- Preliminary project cost range and schedule
- Explore possible alternative plans
- At completion of this meeting we will review the Preliminary Design/Build Agreement, a document that authorizes Dennis Cronin to proceed with the “Design Development Phase,” based on the agreed upon design concept, budget and project scope
- A non-refundable deposit is required to proceed with the Design Development Phase

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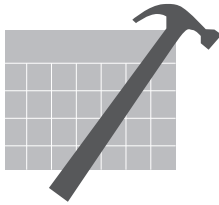


### DESIGN DEVELOPMENT PROCESS BEGINS

Based on the results of the Design Concept Meeting, Dennis proceeds with design work as follows:

- Refine preliminary design/architectural plans from the Design Concept Phase
- Discuss and resolve interior and exterior finishes and details
- Firm up the selected design and scope of work and budget
- Confirm project schedule for construction
- Refine project budget and allowances

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### FINAL DESIGN MEETING

Dennis Cronin and the client meet for final review and approval of:

- All preliminary designs, plans, elevations and outline specifications
- Assumptions and Qualifications included in the budget
- Allowances to be included
- Schedule for construction

With the approval of the above noted items, we are prepared to execute the Design/Build Construction Agreement authorizing Dennis Cronin to complete final permit/construction plans, details and specifications, and to begin actual construction.

*A non-refundable pre-construction deposit is required to proceed.*

### OUR COMMITMENT...

- To design new or remodeled space to boost your home's comfort, livability, energy efficiency, and functionality
- To ensure your project's design compatibility with existing structures, your building site, and your neighborhood
- To accommodate design considerations such as building in historic areas, preserving scenic views, working in high-traffic areas, designing for accessibility, or creating special amenities
- To correct or compensate for design or structural deficiencies in an existing home

In addition, you can rely on Dennis Cronin to:

- Provide you with an uncompromising level of personal service and building quality
- Provide you with open communication throughout the design/build process
- Provide a superior level of design innovation, vision and craftsmanship

*Thank you for your interest!*



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