



As a design + build company, there is a lot of planning that happens on our projects before we take the first measurement or pick up a hammer and start to work. We can't propose a truly personalized new and beautiful concept or solution to you without first thoroughly understanding what is not working with your home. As we listen to you talk, our wheels begin to turn, and the Design Process unfolds. At the conclusion of this phase, you will have a floorplan, specs and selections and a contract in hand.

In short, everything you need to start the Build phase.

In the following documents you will get a better handle on our processes- Design & Construction.

Do you have more questions? Give me a call or email!

Thank you,

Amanda Hodge

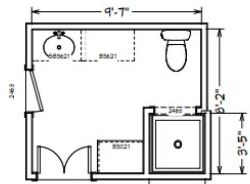
Office: 706.769.1600 | Cell: 706.714.5764--1800 Hog Mountain Road-Building 300 Suite 101--Watkinsville GA 30677

www.hodgedr.com and on Instagram at **@hodgedesignremodel**

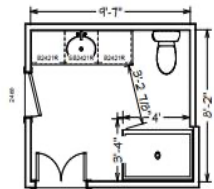
Email: Amanda@Hodgedr.com

PHASE ONE: FLOORPLAN

Every great project starts with a great plan. And a great plan can only be explored once your existing space has been measured. With an “as-built” or “existing layout” in-hand, our team is able to generate design concepts and collaborate with you to hone in on the best plan.



ROBERTS MASTER BATH EXISTING
90 SQ FT



ROBERTS MASTER BATH PROPOSED
90 SQ FT

PHASE TWO: DESIGN

This is where things begin to look real. You get to begin your one-on-one time with our designer! With the advantage of elevations, you'll be sure that you have enough drawers and doors, what your layout will look like, and how the overall room will feel. We lock in your faucet selections and choose your tile. We find the perfect countertop and sconces to flank your bathroom mirror. We nail down your paint colors and flooring selections. So many moving parts – from grout colors to door hinges – and they all land in one place on a well-ordered Design Board before the permit ever gets pulled.



PHASE THREE: FIXED PRICE CONTRACT

No more ball park estimates – just a real number. Written in layman’s terms detailing everything that is included, how it’s going to be executed and within what timeframe. Our Fixed Price Contract ensures that you understand how we are going to once and for all make your house beautiful and functional. We invite our trade partners to walk your home with the plan in hand early in the process. With an onsite visit, our contractors can forecast and prevent potential problems, provide us with a detailed quote, and avoid surprise Change Orders down the road.

PAYMENT SCHEDULE FOR THE DESIGN PROCESS

Payment for the Design portion of your project is broken down into phases. This payment will be due at the start of each phase in order to move onto the next phase.

Initial Design Consultation:

Our first face-to-face meeting! In this meeting we will make sure your ideas and plans are feasible both in space and in budget. We will do a quick walk thru of what your goals are and we will explain how our company works. If you want to move forward towards a ballpark number by having our team come back out to take photos and measurements, a non-refundable deposit will be due. This is a flat fee of \$200. This payment assures you as the client, and us as your contractor that we both commit to moving forward with this project.

If that sounds good, we will move forward by scheduling Phase ONE.

Phase ONE: Floorplan

The Project Development Team will meet with you to gather ALL of the information necessary to begin Phase One: Floorplan. We want to take a deep dive into what bothers you about the existing space, what ideas you have for it and how we can make them happen. Pictures, measurements and copious notes give us the information we need to create your Design Agreement. At conclusion of this phase, you will receive an as-built floor plan, conceptual floor plan changes, and a personalized Design Agreement.

Phase TWO: Design

The cost for this phase will be determined by the scope of work and will range from \$1,000 to \$2,000.

The real fun begins now! It's time for Design. You will be introduced to our Designer and will be allotted a set number of hours with her to visit showrooms, review samples and peruse sources online to choose every selection and build your Design Board. We will also be working with Branch Environmental

to do Lead Paint and Asbestos testing in the areas of work in your home.

At conclusion of this phase, you will have a full design board with every detail hammered out as well as official documents from Branch Environmental to keep for your records regarding asbestos and lead paint in your home.

Phase THREE: Final Details

The cost for this phase will be \$500.

Its time to nail down the last few details so we can present your Fixed-Price Contract. This means we need to have permit applications ready to go. A walk through with the Trade Contractors that will be working on your project will take place if necessary for accurate numbers. With all of this information nailed down we move into Phase three: Your Fixed-Price Contract.

At conclusion of this phase, your project will be permit ready, and a fixed price contract prepared. If there have been any changes or additions to your design, you will receive an updated Design Board.

*Plan in place, contract signed,
permits pulled – Let's break
ground!*

PRE-CONSTRUCTION MEETING

This meeting will be an introduction to the team who is going to successfully execute your Scope of Work. We will have a conversation about the day-to-day logistics of the project. Pets? Small children? Alarm system? Let's hammer out all the daily details.

YOUR DESIGNATED PROJECT MANAGER

No handoffs from one guy to another mid project. You will have the same point of contact from demo day to final walkthrough. We have the BEST Project Managers. They are not only well versed on your individual project, but also knowledgeable about construction as a whole.

A CLEAN & SAFE SITE

Our field staff stops shy of the bell each day to broom sweep and tidy up.

A REVOLVING PROJECT SCHEDULE

We know what's coming around the bend. And so will you.

We use a cloud-based program called Co-Construct. This program helps us keep you updated daily with job logs, pictures and all communication in one place easy to reach.

OUR WARRANTY

There's a reason that we've been around more than two decades. Licensed, insured, and with a two-year warranty, we always stand behind our work.

PAYMENT SCHEDULE FOR THE CONSTRUCTION PROCESS

Your payment schedule is broken down in bite size chunks that are always due at the "Start" of a phase. For example, your first payment will be "start of project", your second might be "start of demo" or maybe "start of framing" etc. This payment schedule is spelled out in your contract, and you will receive email invoices for each phase as they occur.