



## The Program- Pre Construction

The most critical time in building a house is in the pre-construction planning process. With Ringmaster, the construction of your home becomes a series of well-orchestrated events, where everyone knows the program and is working towards the same goal. We create an environment where tradesmen and professionals can be quick, efficient, and complete their work in a clean, safe and pleasant manor.

Our program is fully transparent, and we want to ensure that all parties involved have all the information available.

### Pre-construction steps

- Review site characteristics for optimal efficient design
- Consult with client to set desired budgets and project specs
- Engage Ringmaster for preconstruction work- contract and retainer
- Order site survey
- Develop timeline
- Engage designer for conceptual design work
- Meeting with the Architect and Structural Engineer to review optimal design and ease of building
- Review conceptual designs and proceed with working drawings
- Review Mechanical and Electrical specifications
- Review interior and exterior finishes
- Assemble building permit package documents
- Finish drawings and apply for building permit

Once the drawings are confirmed more detailed work can begin

- Apply for excavation and or foundation permit
- Confirm interior and exterior finishes and build specifications document
- Produce quantity take offs of interior and exterior finishes for procurement and pricing

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- Put together Request for Pricing (RFP) packages and send out to subcontractors for pricing
- Create detailed estimate
- Review estimates and specifications for final sign off
- Receive building permit, construction begins!

## Documents Produced

- Working estimate
- Working timeline
- Estimated cash flow report
- Monthly invoices and cost to date / balance to complete report
- Daily logs and Multivista photo documentation if required

## Costs incurred in the pre-construction process

These are generally referred to as Soft Costs and are sometimes treated differently than Hard Costs for lending and construction budgets. With Ringmaster we can provide an integrated program incorporating all costs into the budget for a true turnkey solution. Architecture and Structural engineering are often contracted directly with the client. Other project costs are subject to Management and Administration fees

- Site Survey- building envelope layout and topographical plan
- Architectural fees- conceptual through developed design and permit package
- Engineering fees- structural, geotechnical, mechanical.
- Envelope Consultant (if required)
- New Home warranty registration
- Environmental report (if required)
- Development permit application (if required)
- Building permit application fees
- Ringmaster program

Pre construction work is a fixed fee dependant on the scope and complexity of the project. This fee is calculated at 1%-2% of the agreed upon project budget and is payable in 3 phases to take us to an approved permit.