

WHAT ARE YOU INVESTING IN?

Here are some of the things you can expect from Construction 4U with this process:

- Analysis of existing plans, future plans and construction documentation
- Up to 2 Site visits with clients; this meeting is for discussing the details, requirements, timeframes, constraints (if applicable), and budget. It also allows us to assess the environment
- Budget and project feasibility; this includes organising approximate costings for the “project total” so you can work out **your actual build cost**

- 1-2 Site investigations for renovations if required (this can dramatically reduce renovation surprises & variations as we look and cut holes in walls as required)
- A paid builder who will look after **your** interests
- Advice (with a smile)
- Communication with a **professional** builder
- Plan a detailed & personalised scope of work with the client
- Consult with the relevant professionals and develop construction documents as required; An Architect/Designer, Soil Tests, Engineer, Landscape Designer, Contour Surveyor and Certifier will be consulted at this time (*consultants' fees are to be paid by the client directly*)
- Begin the quoting process:
- Contact relevant trades & services, negotiate accordingly (electricians, painters, plumbers, heating & cooling specialists, flooring & carpets, plasterers, roofers, tilers, scaffolders etc.....
 - Material suppliers for their pricing, negotiating accordingly
 - Develop timeline of events to understand project duration (this will depend on what stage you are at)
- Quantify expected hours on job, labour costs and assess insurance requirements
- Provide a **fully detailed** Building Proposal of up to **10-30 pages**
 - Advise of appropriate cost savings (if required)
 - Accurate Provisions & allowances because we have now invested the time your project deserves
- Refine the inclusions and exclusions to ensure the end product matches your vision and budget
- Provide comprehensive construction details; this will include a project price, detailed scope, scheduled start date, timeline of events and progress payment schedule
- On acceptance, produce a Tasmanian Master Builders approved Fixed Price Contract (allow 2-3 hours as we will go through the clauses in the contract so you have a full understanding of your rights & responsibilities)

We will have the above deliverables provided to you in a timely manner & will maintain communication if there are disruptions at any stage of the process. Our proposals are highly detailed and transparent. We deliver your customised proposal to you personally, either at your home or the C4U office so as to go through all the costs in detail and ensure you understand the documents fully. We can also answer any questions you may have. **Ask to see our proposal example.**

DO WE PROVIDE AN ALTERNATIVE TO THIS MODEL?

Yes, we do provide an alternate method which is “the normal builders quote”... an ESTIMATE! This is usually because they throw a m² rate at it and don't go to the effort of producing a Bill of Quantities or sourcing quotes from Suppliers and Subcontractors. This practice often leads to unnecessary variations, unrealistic allowances, disappointment and disputes during construction, not to mention extensions of time to the construction period, costing you time, money & **stress**.

We can provide an ESTIMATE the same as all other builders free of charge. We can assure you that engaging Construction 4U in the preliminary stages (and beyond) will add value to your whole construction process. Our knowledge and expertise, from planning to project handover is proven and you will find that your investment will pay dividends as our procedures and systems are well practised and very thorough.

WHAT NOT TO EXPECT

A one-page figure designed to look cheaper, with under provisions/allowances
Poor communication
Left in the dark



(Generally allow 6 weeks from when the agreed fee is paid & all the documentation we require is received, we can then start the quoting process.) In addition, when you pay for a quote from Construction 4U, the quote then belongs to you. We encourage you to source other quotes and invite you to compare us (our service, our past projects & resulting testimonials, our approach and our price) with other builders.