

"Done wrong or without clarifying expectations, home remodels can put extensive strain on not only the immediate family, but also neighbor interaction and the children's playmates."

from QualifiedRemodeler.com, 11/4/2009



Know what to expect before you begin!

Let us share with you our more than 25 years of experience in residential and commercial construction.

Considering a renovation?

Save money and avoid costly mistakes!

Do you:

- Understand the construction process?
- Need construction drawings?
- Need written specifications?
- Know 12 issues a contract should cover?
- Really need a general contractor?
- Understand the role of building inspectors?
- Know what work you can do?
- Know what energy tax credits are available?

A consulting package from BCAD Services can help you answer these questions.

BCAD Services

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BCAD Services

Considering a renovation?

Think you'd feel more comfortable with some guidance?

We can help you:

Understand the full scope of work required for your project.

Understand the construction process.

Make sure construction drawings and specifications provide adequate detail to enable your contractor to build exactly what you want.

Avoid costly mistakes.



**Renovation Consulting
Construction Drawings
Materials Estimating
3-D Modeling
Framing Plans**



Consulting Services

Package 1

For interior renovations to the existing structure, such as finishing a basement or a room; also for exterior additions, such as a screened porch or deck.

Includes one site visit, during which we:

- Inspect the site and discuss the project to help you understand the scope of work required.
- Discuss the trades involved and whether a general contractor is necessary for your project.
- Discuss the role of the building inspections department.
- Discuss whether there is work you can do to save money; suggest resources that may help you.
- Discuss what issues to address in the contract or letter of agreement (with a general contractor or trades).
- Discuss whether you need construction drawings.
- Review what is typically covered in written specifications and discuss whether you need specifications for your project.
- Discuss how to evaluate contractor bids.

The information we gather from our site visit will be used to compile an Action Plan for your project.

The Action Plan includes:

- A summary description of your project.
- A list of potential problems and how to address them.
- Recommend whether you should have construction drawings, or, if drawings already exist, whether your drawings need more information to effectively communicate your desired changes.
- Recommend whether you need written specifications.
- Recommend tasks you could do to save money.

Package 2

For renovations that require adding to your home's existing foundation. This package assumes you have construction drawings for your project; it includes all services offered in Package 1, plus what is listed below.

Includes one site visit, during which we:

- Discuss whether your plan incorporates work that may enable you to receive state and/or federal energy tax credits.
- Review your drawings, specifically the amount of detail and direction provided on them. Discuss whether additional details would be helpful, and whether there are issues that are not addressed in the plans.
- Roughly stake-out the structure and review the foundation work needed. Discuss the amount of grading, slope of the land, site drainage, etc. that may be required for your project.

Package 3

This package assumes you have construction drawings for your project; it includes all services offered in Packages 1 and 2, plus a second site visit.

Initial visit includes everything that would be covered in one site visit for Packages 1 and 2.

In our second visit, we will review general contractor or subcontractor bids, and help you develop questions for hiring either a general contractor or subcontractors.

Additional ways we can help

Additional services are priced on request and are available for all packages.

- Develop construction drawings for your project. We can work from verbal directions, hand sketches or preliminary drawings.
- Develop written specifications for your entire project or for specific parts of it.
- Model the existing structure and/or proposed additions to help you develop a better understanding of how an addition will look in conjunction with your existing home.
- Additional site visits to inspect work in progress or to meet with your general contractor or subcontractors to discuss issues you want to address with them.
- A value evaluation of your project: This is a critical review of your construction drawings and specifications during which we look for ways to reduce material and/or labor costs. For example: a 4-piece trim detail may be reduced to a 2-piece detail, thereby saving labor and material costs.

