



Collaborative Construction

Service Overview

1. Introduction

At Abbie Creek Construction, we understand that even with a complete design, adjustments or refinements may be needed during construction. Our Collaborative Construction Service is designed to not only deliver high-quality construction based on your provided plans but also to support you with dedicated assistance in refining your material and finish selections. We combine superb construction practices with expert guidance that ensures every product choice perfectly enhances your vision.

2. Our Collaborative Construction Approach

What Sets Us Apart:

- **Integrated Execution & Support:** With your design documents in hand, our experienced team executes the construction while offering design consultation as needed. More importantly, we add value with our dedicated selections assistance—ensuring the products and materials you choose further elevate your project.
- **Expert Team Collaboration:** Our team of construction professionals and design consultants works side by side. We ensure every aspect of your project is built to your exact specifications, while offering guidance to help optimize your selections throughout the construction process.
- **Transparent & Client-Centric Process:** We maintain rigorous quality control, safety standards, and transparent pricing through detailed invoices and progress reports. Our collaborative meetings keep you fully informed and ensure that your evolving needs are addressed.
- **Value-Added Selections Assistance:** Unlike standard construction services, we emphasize professional assistance with your selections. We help you choose the best materials, finishes, and fixtures that align with your approved design—ensuring consistency, quality, and competitive pricing.

3. The Construction Process – Phases at a Glance

Phase 1: Pre-Construction

Purpose: Prepare the site and coordinate all preparatory logistics based on your provided design documents.

- **Site Analysis and Preparation:** We perform comprehensive site surveys, soil tests, and site clearing to ready the building site.
- **Permitting & Regulatory Approvals:** All necessary permits and regulatory approvals are secured to ensure compliance with local building codes.
- **Detailed Planning:** We develop precise construction plans and schedules that reflect your provided documents. We also offer a list of recommended vendors for your review (vendor coordination remains your responsibility).
- **Utility Coordination:** We assist with the technical aspects of utility installations; however, you are responsible for establishing your utility accounts and ensuring timely bill payments.

Phase 2: Collaborative Construction

Purpose: Execute your construction project with excellence while offering dedicated support to ensure that your product selections and finishes not only match but also enhance your design vision.

- **Project Management:** Our experienced team oversees day-to-day construction activities, ensuring that all work is performed to your approved plans and within the scheduled timeline. You will receive regular quality checks, progress updates, and comprehensive weekly reports.
- **Execution of Construction Work:** We handle every construction task from foundation pour and framing to roofing, mechanical installations, interior finishes, and landscaping—all performed strictly according to your provided documentation.
- **Quality Control & Safety:** We maintain rigorous quality control through continuous inspections and systematic testing, while enforcing robust safety protocols to ensure all work complies with local codes and industry standards.
- **Ongoing Selections Assistance:** We offer dedicated support to help refine and optimize your selections during construction:

- **Expert Guidance:** Our consultants will provide expert recommendations on materials, finishes, fixtures, and equipment that best complement your design.
- **Collaborative Sessions:** We schedule regular and as-needed meetings to review your selections, discuss product performance, and explore alternatives based on your evolving preferences and budget.
- **Preferred Vendor Recommendations:** Drawing on our extensive industry experience, we offer a curated list of preferred vendors known for quality and competitive pricing—empowering you to make informed choices (vendor coordination remains your responsibility).
- **Plan Revisions:** Routine discussions and minor clarifications regarding selections are provided at no extra charge. However, if you request a change that requires an official revision of the construction documents, that work will be billed at \$100 per hour, subject to your written approval.
- **Budget Tracking & Communication:** Detailed monthly invoices reflecting actual expenditures plus the agreed Build Fee percentage will be issued. In addition, you will receive weekly progress reports and participate in regular site meetings to ensure full transparency throughout the construction process.

Phase 3: Completion and Handover

Purpose: Conclude the project with a thorough quality inspection and formally transfer the completed build to you.

- **Final Inspections:** A comprehensive final inspection (including any third-party evaluations if necessary) will confirm that the construction meets your design documents and complies with all required building codes.
- **Punch List Process:** A joint walkthrough will generate a punch list of any outstanding items. All items will be rectified within 30 business days without affecting the overall project timeline.
- **Client Handover:** Upon project completion, you will receive all project documentation—including warranties, as-built drawings, operational manuals, and a maintenance schedule—along with a final orientation of your new property.
- **Project Closeout:** Final invoices will be processed, lien releases obtained, and a comprehensive project file compiled. Any additional documentation (such as energy efficiency or sustainability reports) will be provided as applicable.

4. Next Steps

If our Collaborative Construction Service aligns with your needs, the next step is to review and sign our formal Construction Agreement. This document will detail all our specific terms, pricing information, and service parameters for building your project with our combined construction and design support. We encourage you to reach out with any questions before you commit.