



CONSULTING & CONSTRUCTION MANAGEMENT
145 Dataw Drive Saint Helena Island, South Carolina 29920
homesbybridgewater.com

CUSTOM BUILDING WITH BRIDGEWATER “DEFINING AND EXCEEDING EXPECTATIONS”

THE BRIDGEWATER EXPERIENCE

First of all, thank you for considering Bridgewater to build your new home. Since 1979, our services have confirmed our ability to clearly define and then meet the needs of our Homeowners. The following is what you can expect from Bridgewater during the process of planning, building and completing your new home.

PROFESSIONAL SERVICES PRIOR TO CONSTRUCTION

To initiate the relationship, we typically sign a *Professional Services Agreement* and visit your property. You will then be given our one-of-a-kind Homeowner Manual that will guide you through the design process and the creation of detailed *Specifications*. The Homeowner Manual will be a great tool to keep you organized and help select the best materials for your home. We provide these pre-construction Professional Services to clearly define the scope of your project. Only then can we accurately create a realistic Budget. Remember the following formula:

$$\text{PLANS (quantity of materials)} \times \text{SPECIFICATIONS (quality of materials)} = \text{BUDGET}$$

THE BUILDING CONTRACT

Once the Building Plans and the Professional Services Agreement are completed, we finalize the Building Contract. The Contract will be made up of several documents:

- Cost Plus Fixed Management Fee Building Contract (legal agreement)
- Final Plans (provides quantities of materials & services)
- Final Specifications (provides quality of materials & services)
- Itemized Budget of all Direct and Indirect Construction Costs (provides costs of materials and services)
- Product Selection Schedule

We utilize a *Cost Plus Fixed Management Fee Contract*. Bridgewater will create a detailed *Itemized Budget* of ALL costs associated with the construction of your home. You will be given this detailed breakdown along with multiple supporting written quotes for each item required to build according to your *Specifications*. You are the decision maker, we are your advocate, and you have the control. Then, based on the detailed *Itemized Budget*, we will negotiate a Management Fee to oversee your project.

THE CONSTRUCTION PROCESS

We operate in an ‘open book’ financial environment. Throughout the relationship, in addition to diligent project oversight, you receive our expert management skills and outstanding construction knowledge using some unique online communication tools. Our general process is:

1. You stay organized using our Homeowner Manual.
2. You make product selections and we communicate written decisions using a special login on our website.
3. We provide multiple quotes/bids for comparison - you select the best tradesman/vendor (with our counsel).
4. We schedule and oversee construction.
5. We verify invoices and submit them to you for your approval via National Fund Control (you maintain full control of the construction funds).
6. National Fund Control issues payment and provides lien waivers from all sub-contractors.

This process will give you piece of mind. You’ll always know exactly where your money is being spent. This system will also allow you to request additional quotes for comparison. Together we decide whether the ‘lowest bid’ is the best subcontractor or if there is another option that you are most comfortable with.

Changes or modifications are not marked up with an additional management fees so long as that change is within the original Plans and Specifications.

COMMUNICATION IS THE KEY

Through experience, we have proven that a team approach serves best in providing you a quality home. Interestingly enough, actual construction is the most predictable part of the whole process because in many ways it is repetitive. The challenges arise in the area of communication, since a custom home requires so many custom features. Exchange of accurate information is critical. Coordinating the customer selection items, ordering material on time and maintaining a smooth flowing construction schedule requires a great deal of management skills. This type of information exchange is best managed by a series of formal meetings on the jobsite (outlined in your Homeowner Manual) and *Weekly Progress Reports*.

SERVICE AFTER MOVE-IN

Within a few days after you move in, a walk-through will be scheduled to explain all mechanical systems and maintenance requirements for your new home. Approximately four weeks after you move in, another walk-through will be scheduled with you to ensure that Bridgewater is aware of any ongoing concerns. Since all tradesmen and suppliers we recommend to work on your home provide warranties for their work, any discrepancies existing with their work will be taken care of in short order!

Bridgewater Construction Management works with discriminating Homeowners to build only one home at a time. You will get 100% of my professional attention.

If you have any further questions or would like clarification of any subjects covered here, please do not hesitate to ask.

Sincerely,

Nate Schoen
(843) 422-7778 mobile
(843) 838-2521 local
nschoen@homesbybridgewater.com