

Overview to the custom homebuilding process

May 18, 2021

- GCBA
- Presentation slides
- Q&A



INSPECTION WILL NOT BE MADE UNLESS
 THIS CARD IS POSTED ON THE JOB

BUILDING PERMIT

GRAND COUNTY COLORADO

Date Issue: _____

In consideration of zoning, location, or said regulations an may then be revoked

Use: SIN

Address: 2

Owner: S

Set Backs: This Card
All Checked!

2 **SOUTHEAST CORNER**

<input type="checkbox"/> 1. Pre-Si	<input checked="" type="checkbox"/> 15. Insulation
<input checked="" type="checkbox"/> 2. Zoning Set Backs	<input checked="" type="checkbox"/> 16. Vapor Barrier
<input checked="" type="checkbox"/> 3. Open Hole	<input checked="" type="checkbox"/> 17. Drywall
<input checked="" type="checkbox"/> 4. Footing	<input checked="" type="checkbox"/> 18. Mechanical Final
<input checked="" type="checkbox"/> 5. Piers	<input checked="" type="checkbox"/> 19. STATE Electric Final
<input checked="" type="checkbox"/> 6. Foundation	<input checked="" type="checkbox"/> 20. Roof Covering
<input checked="" type="checkbox"/> 7. Foundation Insulation	<input type="checkbox"/> 21. Driveway Final
<input checked="" type="checkbox"/> 8. Plumbing Underground	<input checked="" type="checkbox"/> 22. Zoning Final
<input checked="" type="checkbox"/> 9. Ice & Water Shield	<input type="checkbox"/> 22. Septic
<input checked="" type="checkbox"/> 10. Plumbing-Rough	<input type="checkbox"/> 23. Water/San. Dist.
<input checked="" type="checkbox"/> 11. Gas Piping	<input checked="" type="checkbox"/> 24. Smoke/CO Detectors
<input checked="" type="checkbox"/> 12. Rough Mechanical	<input checked="" type="checkbox"/> 25. BUILDING FINAL
<input checked="" type="checkbox"/> 13. STATE Electric Rough	

2015 International Building Code as Amended:

Grand County Builders' Association

The Grand County Builders Association is an advocate for the building industry. We are a collective voice to be heard in the political area, a voice in the environmental arena and most importantly, a voice in our community.

- GCBA is a nonprofit organization consisting of Builders & Associate Members who do business in Grand & Routt County.
Benefits of our association:
 - Education & professional development
 - Community engagement
 - Networking Opportunities
 - Building department & government relations
 - Build valuable relationships
 - Give back – and feel good about doing it
 - Interact with industry leaders



Overview to the custom homebuilding process

- Using the perspective of a “typical” project
- Not about the insurance claims/settlement aspect
- No magic, every builder has their own way of doing things
- Lots of variables that can influence the budget and schedule
 - Site conditions
 - Design/size
 - Systems
 - Interior & exterior finishes
- Initial focus is to provide a high-level summary
- Follow up presentations will explore more in depth



2021

2022

Phases

PRE-CONSTRUCTION

- Design & pre-construction
- Site work & foundation
- Shell
- Rough-ins
- Exterior finishes
- Interior finishes
- Final sitework
- Closeout
- Move-in!



SITE WORK/CONCRETE



SHELL CONSTRUCTION



ROUGH-INS



INTERIOR FINISHES



EXTERIOR FINISHES



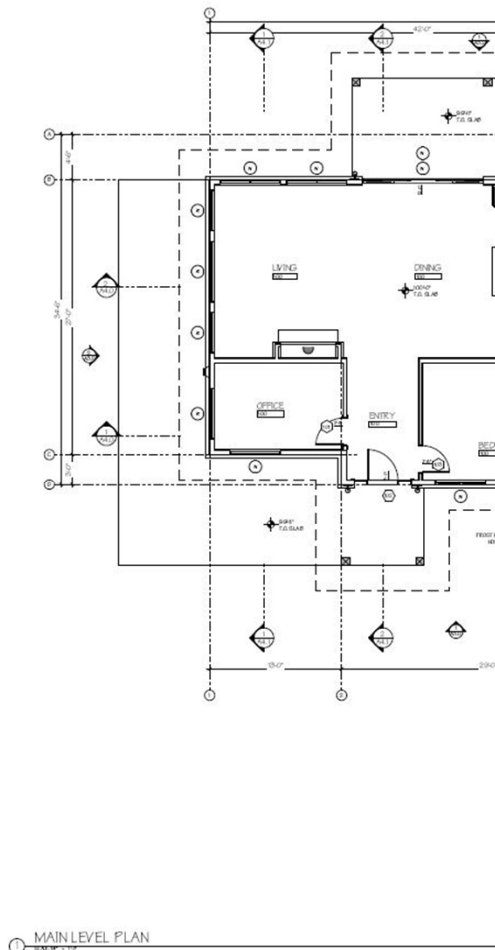
CLOSEOUT



FINAL SITEWORK

Design & Pre-Construction

- Establish a team
- Design phases
 - Schematic
 - Design Development
 - Construction Documents
- Surveying
- Soils testing/engineering
- Utility service applications
- Project schedule
- Finance
 - Construction loan
 - Initial investment target
 - Budgets
- Permit submittal
- Construction contract
- Deposit



Initial budget based on schematic design documents dated 2-14-21. Details below for your review.

Price Breakdown	
CSI 01	Group Price: \$96,939.11
GENERAL CONDITIONS	
CSI 02	Group Price: \$128,715.59
EARTHWORK	
CSI 03	Group Price: \$73,819.19
CONCRETE	
CSI 04	Group Price: \$57,424.34
MASONRY	
CSI 05	Group Price: \$4,140.00
METALS	
CSI 06.1	Group Price: \$156,104.62
SHELL	
CSI 06.2	Group Price: \$88,510.54
EXTERIOR CASING	
CSI 06.3	Group Price: \$46,560.87
INTERIOR CASING	
CSI 06.4	Group Price: \$29,834.97
CASING	
CSI 07	Group Price: \$98,358.52
ROOFING/INSULATION	
CSI 08	Group Price: \$95,816.95
FINISHES	
CSI 09	Group Price: \$139,168.08

Site work & Foundation



- Mobilization & site prep
- Driveway
- Building excavation
- Footings/foundation
- Site utilities
- Backfill & slab prep
- Underground utilities
- Slabs
- Rough grading

NOTES:

- Details vary with lot & design specifics
- Inspections



Building Shell



- Mobilization & material deliveries
- Floor framing
- Wall framing
- Roof framing
- Decks & porches
- Backout & misc. items
- Roof dry-in
 - Weather barrier/flashings
 - Housewrap
 - Taped sheathing
- Windows & exterior doors
- Rough grading

NOTES:

- Details vary with material & design specifics
- Inspections

Rough-ins

- HVAC
- Plumbing
- Radiant heating
- Electrical
- Low-voltage
- Insulation/air sealing
- Rough inspections

NOTE:

- Details vary with systems & design specifics



Exterior Finishes



- Exterior cladding
 - Siding & trim
 - Stucco
 - Masonry
 - Metal paneling



- Decking & railings
- Roofing

- Exterior paint & stain

NOTE:

- LOTS of options...

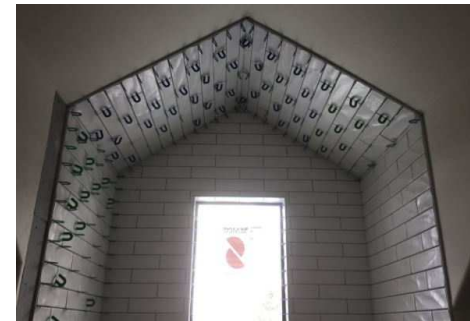
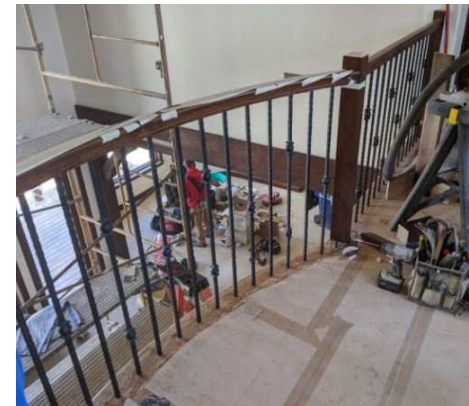


Interior Finishes

- Drywall
- Paint/stain
- Bath tile
- Flooring
- Cabinetry
- Interior carpentry
- Countertops
- Fixtures
- Appliances
- Specialty items

NOTES:

- Details vary drastically with material & budget details



Final Sitework

- Final grading
- Driveway topping
- Revegetation
- Landscaping



NOTE:

- Details vary with site conditions & budgets

Closeout

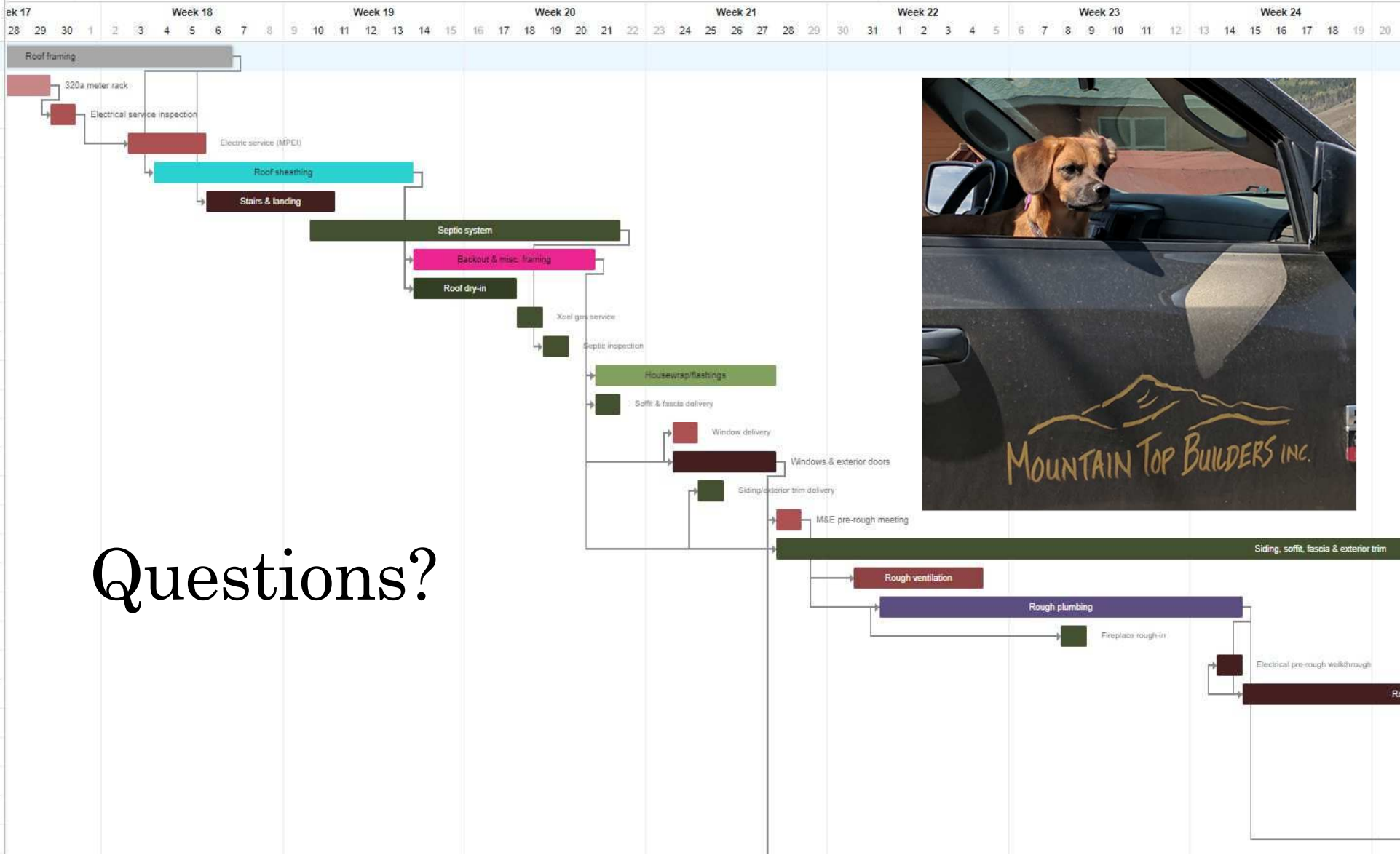
- Loose ends and miscellaneous items
- Cleaning
- Window washing
- Punch list
- Demobilization
- Orientation walkthrough
- Move-in!



Other items

- Owner build vs professional builder
- Insurance
 - General Liability
 - Workers' Compensation
 - Builders Risk
 - Owner Liability
 - Trades
- Selections
- Communication
- Owner involvement
 - Finance
 - Construction loan
 - Deposit
 - Draw process
 - Lien waivers
 - Change Orders
 - Contingency

Title	Deadline	Comm...	Remaining from Allowance	Status	Files	Price
Entry Door Assembly & Sidelights	Aug 24, 2017	0	\$14.00 of \$3,605.00 Entry Door Assembly & Sidelights	SELECTED		\$3,591.00
Masonry	Aug 24, 2017	0	\$0.00 of \$0.00	SELECTED		\$0.00
Fascia & soffit	Aug 30, 2017	0	\$0.00 of \$0.00	COMPLETED		\$0.00
Fireplace	Sep 12, 2017	0	-\$3,815.00 of \$9,700.00 Fireplaces	SELECTED	1	\$13,515.00
Cabinet layouts	Sep 14, 2017	0	\$2,072.00 of \$42,472.00 Kitchen Cabinets	SELECTED		\$40,400.00
Appliance specifications	Sep 24, 2017	0	-\$2,392.00 of \$19,453.00 Kitchen Appliances	SELECTED		\$21,845.00
Plumbing Fixtures	Sep 26, 2017	2	-\$874.00 of \$11,094.00 Bath 1 Plumbing Fixtures	SELECTED		\$11,968.00
Electrical rough-in	Oct 10, 2017	0	-\$495.00 of \$0.00	COMPLETED		\$495.00
Roofing	Oct 12, 2017	0	\$0.00 of \$0.00	COMPLETED		\$0.00
Fireplace design	Oct 13, 2017	0	-\$80.00 of \$0.00	SELECTED		\$80.00
Metal Flashing & Trim	Oct 17, 2017	0	\$0.00 of \$0.00	SELECTED		\$0.00
Overhead garage doors	Oct 18, 2017	0	\$0.00 of \$0.00	SELECTED		\$0.00
Final cabinetry details	Oct 22, 2017	0	-\$4,524.00 of \$40,400.00 Final cabinetry layouts	COMPLETED		\$44,924.00
Interior Doors	Nov 3, 2017	0	-\$1,165.00 of \$7,355.00 Interior Doors (08 Windows & Doors - Interior)	SELECTED		\$8,520.00
Tile	Nov 23, 2017	1	-\$967.00 of \$6,758.00 Tile	COMPLETED	1	\$7,725.00
Primary Interior Paint Color	Nov 28, 2017	0	\$0.00 of \$0.00	SELECTED		\$0.00
Countertops	Nov 29, 2017	0	-\$1,245.00 of \$20,047.00 Bath 2 Countertops	SELECTED	4	\$21,292.00
Drywall Texture	Nov 29, 2017	0	\$0.00 of \$0.00	SELECTED		\$0.00
Interior Trim	Nov 29, 2017	0	-\$977.00 of \$8,795.00 Interior Baseboard Trim	COMPLETED		\$9,772.00
Exterior Siding	Dec 13, 2017	0	\$0.00 of \$0.00	COMPLETED	3	\$0.00
Wood Flooring	Dec 19, 2017	0	\$0.00 of \$23,101.00 Great Room Wood Flooring	SELECTED		\$23,101.00
Mudroom bench/cubbies	Dec 20, 2017	0	\$20.00 of \$2,220.00 bench/cubbies	SELECTED		\$2,200.00
Interior Stain	Jan 17, 2018	0	\$0.00 of \$0.00	COMPLETED		\$0.00
Barn doors	Jan 29, 2018	1	\$282.00 of \$2,220.00 Barn doors	COMPLETED		\$1,938.00
Accent paint colors	Jan 30, 2018	0	\$0.00 of \$0.00	COMPLETED		\$0.00



Questions?