



# BRESEE

## CONSTRUCTION INC.

## CLIENT CONSTRUCTION GUIDE

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A clear, step-by-step overview of what to expect when partnering with Bresee Construction.

This package helps you follow along through each phase, understand key milestones, and know when your input is needed.

**Inside this guide:**

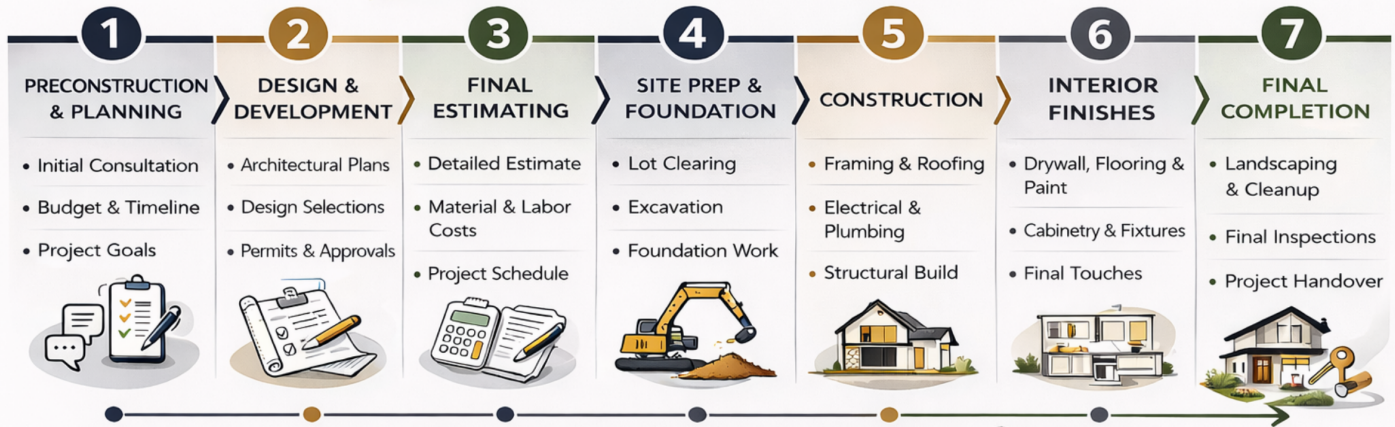
- Where we are in the process (roadmap on page 2)
- What happens during each phase
- What decisions you will make and when
- What deliverables you can expect from our team

EST  2019

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CONSTRUCTION INC.


## Our Construction Process





WELCOME HOME!



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## 1. Preconstruction & Planning

We align on goals, budget, feasibility, and a clear path forward.

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### What happens:

- Discovery meeting: scope, priorities, and goals.
- Review inspiration + functional requirements.
- Feasibility check: site, access, utilities, zoning.
- Budget strategy + value planning for smart decisions.
- Outline timeline milestones + communication cadence.

### Your decisions:

- Confirm top priorities and target investment range.
- Share constraints and ideal timeline.

### Deliverables:

- Preconstruction roadmap and next steps.
- Decision checklist for the design phase.

## 2. Design & Development

We create buildable plans and guide early selections that affect cost and schedule.

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### What happens:

- Refine floor plans for flow and constructability.
- Coordinate structural/engineering (as needed).
- Early selection direction (exterior, windows/doors, layout).
- Prepare permit set + support city submission/revisions.
- Confirm constraints/opportunities before final pricing.

### Your decisions:

- Approve layout and overall design direction.
- Confirm early selection direction impacting budget.

### Deliverables:

- Design package ready for final estimating.
- Permitting pathway and requirements confirmed.

### 3. Final Estimating

We finalize scope, pricing, schedule, and how changes are managed.

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#### What happens:

- Detailed estimate from plans + subcontractor bids.
- Clarify allowances vs specified items.
- Review long-lead items and procurement timing.
- Finalize inclusions/exclusions and change order process.
- Confirm milestone schedule + payment structure.

#### Your decisions:

- Approve final scope and investment level.
- Confirm remaining selections needed to lock pricing.

#### Deliverables:

- Final estimate and milestone schedule.
- Construction agreement ready to proceed.

### 4. Site Prep & Foundation

We set up the jobsite and build the structural base with inspections and durability in mind.

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#### What happens:

- Jobsite setup: access, staging, safety, protection.
- Clearing, grading, and excavation (as required).
- Form, reinforce (rebar), and pour foundation systems.
- Waterproofing/drainage details installed where applicable.
- Coordinate required inspections and approvals.

#### Your decisions:

- Confirm site logistics preferences if applicable.
- Review any site-driven adjustments if needed.

#### Deliverables:

- Inspected foundation ready for framing.
- Site prepared for vertical construction.

## 5. Construction

The home takes shape while systems are installed, inspected, and quality-checked.

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### What happens:

- Framing + structural build (walls, roof structure).
- Roofing and weatherproofing for protection.
- Electrical, plumbing, HVAC rough-ins installed/inspected.
- Quality control checks + milestone walkthroughs.
- Coordinate subs and inspection schedule.

### Your decisions:

- Attend milestone walkthroughs as scheduled.
- Approve field adjustments if required.

### Deliverables:

- Structurally complete shell ready for finishes.
- Rough-in inspections passed (as applicable).

## 6. Interior Finishes

Finish work brings your selections to life with craftsmanship and detail.

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### What happens:

- Drywall, finishing, texture, and paint prep.
- Install flooring, cabinetry, trim, interior carpentry.
- Set fixtures: plumbing, lighting, hardware.
- Detailing: alignment, touch-ups, fit/finish checks.
- Prepare for final inspection and turnover.

### Your decisions:

- Finalize remaining finish selections (if any).
- Confirm punch-list priorities during walkthrough.

### Deliverables:

- Finished interior ready for closeout.
- Punch-list plan for final completion.

## 7. Final Completion

We complete inspections, finalize details, and hand over with support and documentation.

### What happens:

- Final inspections and sign-offs coordinated.
- Professional cleaning + exterior wrap-up (as scoped).
- Final walkthrough and punch-list completion.
- Warranty documentation and care guidance provided.
- Project handover and continued support.

### Your decisions:

- Complete final walkthrough and confirm punch-list items.
- Receive warranty and handover documents.

### Deliverables:

- Keys handed over - welcome home.
- Warranty + maintenance guidance.

## Communication & Client Touchpoints

A structured process so you always know what is happening and what comes next.

### How we communicate:

- Weekly progress updates (photos + next steps).
- Milestone walkthroughs at key stages.
- Clear point of contact for questions and approvals.

### How changes work:

- Change orders documented in writing.
- Cost and schedule impact reviewed before approval.
- No added work proceeds without sign-off.

### What you can expect:

- Organized jobsite and protection of your property.
- Proactive scheduling and coordination of trades.
- Transparent tracking of scope, budget, and timeline.