

Design/Build Process

Zambano & Sons, LLC

Zambano & Sons believes that solid planning and organization enable an efficient building process, cost savings and, ultimately, a higher quality final product. While we attempt to stick to this process as rigidly as possible, reality and schedules often dictate that some steps are disregarded while others fall by the wayside. Nonetheless, Z&S strives to work in the most efficient and organized manner, and makes all efforts to keep the lines of communication open between management, crew(s) and client.

Phase I: Ideas + Concepts

Initial Meeting

First meeting with the client and contractor to discuss project preliminary scope, general budget, client needs, wants, concerns and timeline.

Budget Range

Based upon client's input, contractor prepares a rough estimate based upon the preliminary scope of work discussed at the initial meeting. Due to the many outstanding variables, a ballpark figure is often very different than the project's final cost, and therefore should not be confused with a hard and fixed estimate.

Phase II: Design + Estimates

Design/Remodel Agreement and Deposit

Contractor and owner enter into a design and planning agreement to develop preliminary plans if required. A deposit and/or initial fee is required at this time.

Preliminary Design Presentation

Preliminary plans are presented for client approval.

Plan Decision and Scope of Work

Any necessary modifications are made to the plan. A detailed scope of work is defined and project cost estimate developed.

Design Presentation

Detailed drawings, proposal and budget are prepared based upon the approved plan. This proposal may still include allowances for items yet to be selected.

Phase III: Planning

Construction Agreement

After all bids and material pricing are received, a final construction agreement/contract will be prepared for signatures. Z&S works on various agreements with clients based upon client input and type of project: Time and materials; fixed cost and guaranteed maximum price are all contract types used.

Decisions/Selections

The decisions and selections for the project are completed; i.e., cabinetry, plumbing fixtures, electrical fixtures, countertops, and other finish materials.

Permit

If required, the contractor will submit final plans to the city in order to obtain a building permit.



Billing Procedures

Typically, an initial 50% deposit is due before the start of the project, your second payment of 25% is due mid-way through your project and final 25% payment due at a point of significant completion. Payment for change orders are compiled and due at each milestone payment.

Phase IV: Construction

Construction Begins

Before work begins, Z&S will have one last meeting with client to discuss the final design, the construction process, work schedule and timeline.

Get To Work

You'll be interacting regularly with our site personnel, if not in person then through email, phone calls or notes.

Change Orders

As much as possible, change orders will be priced and presented for approval prior to commencement of additional work. (Change Orders are items of work not included in the original scope of work) Through careful planning and estimating, most change orders can be avoided. However, surprises nonetheless tend to crop up. Due to logistical issues, however, it is not always possible or desirable to halt work to obtain a change order signature. Verbal confirmation from client may be used with follow up paperwork presented.

Punchlist

A walk-through with the client is undertaken prior to completion. This is an opportunity for clients to review the work and for Z&S to make note of any items that need repaired or completed. We will also instruct you on how to use any new appliances or equipment that have been installed in your home or business.

Cleanup

Z&S crew will make every effort to return the worksite and surrounding areas affected by construction to a state as clean or cleaner than before work began.

Phase V: Completion

Client Binder

Clients are provided with a binder of all the documents for your project, including a list of paint colors, manuals and contact names and phone numbers of suppliers and subcontractors.

30 Day Visit/Follow Up

Approximately one month after completion of your project, Zambano & Sons will schedule a visit to your location to be sure you are happy with the services Zambano & Sons provide, any additional items that may still need addressed, and potential future projects.

1 Year Warranty

Typically all items are warranted a minimum of one year from the time of project's completion.

