



Looking to upgrade your home?

LET'S WORK TOGETHER

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Ideation



Initial Consultation [complimentary]

/ Property tour & intake / Floor plan review / High-level recommendations



Property Assessment [\$1,000 fee]

/ A report that provides various levels of recommended upgrades & estimated budgets
/ Assessment of value & rental impact



Engagement letter signed for Project Management [10% of project cost, \$2.5k minimum]

Project Management



Programming

/ Finalize scope, budget, schedule
/ Coordinate floor plans & 3D scan (Matterport)
/ Select vendors/team & assist with permitting process



Execution

/ Manage bids & contracts
/ Organize procurement of materials, FF&E, operating supplies
/ Oversee demo, construction, installation, & landscaping



Delivery

/ Track, receive, inventory, return [\$55/hr on-site personnel (additional expense)]
/ FF&E assembly, moving, hanging [\$95/hr on-site personnel (additional expense)]
/ Closeout binder, punch list, permits, & lien waivers