



truebuildingpartners

The Framework to Project Success

Section 1.1 – Getting Started

Introduction

Building your dream home is a journey. It requires careful planning, the right resources, and a strong team. True Building Partners understands the complexities involved in this process and has developed a comprehensive approach to guide homeowners from the initial idea to the final touches. We've taken our 30 years of building experience and condensed it into The Framework to Project Success.

Goals of the Framework

- **Survive home building without damaging your health, personal relationships, or financial stability**
- **Learn how to communicate clearly with your builder**
- **Prioritize the elements of the house that matter most to you**
- **Understand the home building process**
- **Decide how much you want to be involved and informed during the construction process**
- **Save money**
- **Finish your project with a positive relationship with your builder and architect**

Using True Building Partners' Framework

There are eight phases to the Framework...

1. **Getting Started**
2. **Contracts**

3. Plans, Selections, and Specifications

4. Budgets

5. Permits and Approvals

6. A Guide to the Construction Sequence

7. Lien Waivers

8. Warranties

These documents are meant to be completed and used to organize the various elements of your build. Either fill them out digitally or print them out for a pen and paper approach.

These templates and tables can be submitted to your lawyer, builder, architect, and/or interior designer to simplify your choices and priorities. The goal is to streamline communication between everyone on your team. This can save you time and money as you create contracts, build schedules, and review budgets.

In this section, we outline the custom home building process and assembling your construction team. We finish with a contractor assessment to help you know the right questions to ask and what you should require from the members of your team.

The Custom Home Building Process

#1) Conception

- ☐ Location and Indoor/Outdoor Interface
- ☐ Wants and Needs Identified
- ☐ Visualizing Kitchen, Baths, Shared Spaces, Etc
- ☐ Approximating Your Budget
- ☐ Securing Financing

#2) Construction Documents

- ☐ Selecting Your Team to Formally Begin
- ☐ Drafting Architectural Plans
- ☐ Expanding Plans with Civil, Structural, and Mechanical Details
- ☐ Securing Permits and Approvals
- ☐ Adding Material and Finish Selections

#3) Procurement

- ☐ Finalizing a Contract with Your Builder
- ☐ Connecting Your Builder to the Entire Team
- ☐ Agreeing Upon Budget Expectations
- ☐ Establishing Schedule Goals
- ☐ Planning Progress Payments

#4) Construction

- ☐ Establishing Communication Channels and Updates
- ☐ Job Site Logistics and Site Preparation
- ☐ Foundation and Framing
- ☐ Exterior and Interior Finishes
- ☐ Inspection and Move In

#5) Post-Construction

- ☐ Systems Tested and Deficiencies Addressed
- ☐ Handover of Documents and Manuals
- ☐ Builder Warranty Explained
- ☐ Moving In
- ☐ Before Your Warranty Expires

Assembling Your Team

It takes a team to build a house. You can't do it alone. And you shouldn't try. You need to lean in and embrace the idea that you are building a team to construct your house.

The first member of your team is the banking institution that manages your money.

The second member of your team is a law firm or lawyer. It is a good investment to hire a lawyer to either draw up or review your contracts. Legal fees often cost less than 2% of your budget. They pay for themselves by giving you peace of mind. If something goes wrong, you are protected.

The third member of your team should be an architect or draftsman, depending on the size of your project.

The fourth member of your team will be your builder or general contractor.

We have built our framework to help homeowners save money and save time. These are mutually beneficial goals for you, your builder, and your entire team. When you communicate clearly and finalize choices during the design process, everybody wins.

In the next section, we've created a contractor assessment guide to help you ask the right questions to start building your team.