



Our Process

We are often asked by our clients how we go from initial contact to a completed job. As such, we created this document to detail how we get from first meeting you to being ready to build your project.

Initial Contact

Nice to meet you! Thank you for reaching out. It's always exciting to hear how you found us. Whether through our website, social media, a call or a text, we are now aware of each other and it is time to find out if we are a good match. We will ask questions about your needs in an attempt to gain understanding of the scope of work of your potential project. If there is a positive connection, we will set up a meeting to see your space or future home site.

First Meeting

Thanks for having us out. Even if nothing comes of this, we love buildings and will enjoy seeing the work of past craftsmen and women as well as the new ideas brought to us by architects. We will listen and note all of your expectations as well as take photographs and video the space for further review.

The Ballpark or ROM- (Rough Order of Magnitude)

It takes time to properly estimate a project and turn that into a proposal. Before we do that work, we first give you an approximate ballpark of what we think the price will be based on our conversations with you about the scope of work, any initial plans, and our experience in the industry. This is what many companies call a "free estimate." We can usually come up with this number after just the initial meeting, unless the project has unique aspects that we need to look into further. If the price seems reasonable for the budget of your household and you want to move forward, let us know. If it doesn't, also please let us know and we can part as friends.

Project Development

Your project's success lies in the planning. We take this portion seriously. It takes anywhere from a few weeks on smaller jobs to a few months on larger ones. Since every project we take on is custom, it takes a good deal of time to get to a final price. There are often hundreds of decisions that need to be made to figure out the exact scope of work. There will be meetings, emails, calls and other back and forths between suppliers, architects, designers, trade partners, employees and you, the clients.

If you have plans drawn and detailed interior design specifications, we'll need time to digest these documents. If you don't have plans- it's time to hire one or both of these disciplines and we can help you find a good fit. We strongly prefer to be involved from the very beginning of the architectural process. As builders, we bring unique insight into the techniques and products that will give the best results and make the project go smoothly.

Before we start this work in earnest, we ask for a financial contribution from you to cover the amount of time it takes to get the project to a place where it is executable. The cost of our Project Development is based on our experience working through the planning of similar projects, so it varies depending on the type and complexity of the project.

By the end of this process we give you an exact price with allowances for items that you will select with the designer. This is our contract price. Be aware, the price can and likely will still change for a few reasons:

1. Unforeseeable complications- like hidden asbestos in your walls during a remodel or unstable soil found during excavation for a new build.
2. Major escalation of costs in products or services
3. Change orders -changes made to the scope of work during the project.
4. The reconciliation of the true cost of any allowance items or construction details flushed out in the final set of drawings.

We do everything we can to mitigate the possibility of these price increases during project development, but they do happen. We have found it is better to set proper expectations and be ready for them than to be surprised when they happen.

At this point, we will sign a construction contract and ask for a 20% deposit to reserve a spot on our build schedule.

Design and Finalization of Construction Documents

This is what most clients consider the fun part of the process. You will work with a designer to decide on all the aesthetics of your project. They will help you select plumbing fixtures, light fixtures, cabinets, countertops, paint colors and all the other details that make this space your home.

While you are working with the designer, the architect will be putting the finishing touches on your plans and producing construction documents. These are stamped and sealed plans that we can bring to city hall and use to get a permit for your project. We will also use these plans to verify the scope of work and pricing from our trade partners.

Once all of that work is done, we will schedule a final review meeting. This is a time for you, the architect, the designer and the Rosette team to sit down and go over every detail of the project to make sure we are all on the same page. At this point, you will meet the project manager assigned to your project and we will set a date for the start of construction.

*This is not a legal document, it is simply an informative document about the way we develop our projects.