

HIGH PERFORMANCE POST FRAME

DESIGN & PRECONSTRUCTION SERVICES GUIDE

Designing Better Buildings Before Construction Begins

WHY WE START WITH PRECONSTRUCTION

The success of a building project is determined long before construction begins.

While many builders focus primarily on construction, we believe the most important decisions occur during design and preconstruction.

Building placement.

Building performance.

Budget development.

Structural design.

Material selection.

Construction sequencing.

Every decision made before construction has the potential to save thousands of dollars, prevent costly mistakes, and improve the long-term performance of the building.

That is why we offer a dedicated Design & Preconstruction Services Agreement before construction begins.

WHAT IS DESIGN & PRECONSTRUCTION?

Design & Preconstruction is a professional planning and development process that transforms an idea into a buildable, engineered project.

Rather than guessing at costs or designing during construction, we work with clients to fully develop the project before construction begins.

The result is a clear roadmap for success.

WHAT IS INCLUDED?

Discovery & Project Development

We begin by understanding:

- Your goals
- Intended building use
- Budget expectations
- Design preferences
- Performance priorities
- Future expansion plans

This allows us to create a project specifically tailored to your needs.

Site Evaluation

We evaluate:

- Site access
- Topography
- Utilities
- Drainage
- Solar orientation
- Prevailing winds
- View opportunities
- Site constraints

A well-positioned building performs better and costs less to build.

Conceptual Design

We develop:

- Initial floor plans
- Building layouts
- Exterior concepts
- Functional space planning
- Building orientation strategies

This phase transforms ideas into a working concept.

Budget Development

One of the most valuable aspects of our process.

We create:

- Preliminary budgets
- Material cost analysis
- Scope development
- Construction planning

This provides realistic project expectations early in the process.

Value Engineering

When needed, we help clients balance scope and budget.

This may include:

- Alternate building configurations
- Material substitutions
- Construction sequencing options
- Performance-based recommendations

The goal is to maximize value without sacrificing project objectives.

Subcontractor Coordination

When appropriate, we coordinate meetings and consultation with specialty trades to improve planning accuracy.

This may include:

- Excavation
 - Concrete
 - Mechanical
 - Electrical
 - Plumbing
 - Roofing
 - Specialty systems
-

Structural Engineering

Once the project is sufficiently developed, we coordinate with a structural engineer who specializes in post-frame construction.

This results in:

- Engineered structural plans
 - Structural calculations
 - Permit-ready documentation
-

Construction Planning

Before construction begins, we develop:

- Construction workflow schedule
- Project sequencing
- Material takeoffs
- Scope verification

This reduces surprises during construction.

WHAT WILL YOU RECEIVE?

At the completion of Design & Preconstruction Services, clients receive:

- ✓ Engineered Plans
- ✓ Construction Drawings
- ✓ Scope of Work
- ✓ Budget Overview
- ✓ Material Takeoffs
- ✓ Structural Engineering
- ✓ Construction Workflow Schedule
- ✓ Project Development Documentation

✓ Performance Recommendations

This information becomes your property.

WHO OWNS THE PLANS?

You do.

Once Design & Preconstruction Services have been completed and paid for, the resulting plans and documentation belong to the client.

You may choose to:

- Build with High Performance Post Frame
- Obtain competitive bids
- Delay construction
- Modify the project in the future

We believe clients should own the work they pay for.

WHY IS THERE A FEE?

Many builders provide preliminary designs and budgeting at little or no cost.

Unfortunately, this often results in incomplete planning, inaccurate budgets, and costly surprises later.

Our process requires significant time and expertise, including:

- Design development
- Building science consultation
- Budget development
- Engineering coordination
- Scope development
- Project planning

This professional service deserves the same level of respect as architectural or engineering services.

INVESTMENT

Design & Preconstruction Services typically represent approximately:

2%–5% of the anticipated construction budget.

The exact fee depends on:

- Project complexity
- Building size
- Site conditions
- Scope of services required

Projects begin with an initial deposit and are billed bi-weekly throughout the design process.

DOES THIS SAVE MONEY?

In our experience, yes.

Projects that invest in planning typically experience:

- ✓ Fewer change orders
- ✓ Better budgeting accuracy
- ✓ Improved construction efficiency
- ✓ Reduced project risk
- ✓ Better building performance
- ✓ More informed decision making

The cost of planning is almost always less than the cost of correcting mistakes during construction.

OUR APPROACH

We are not simply designing a building.

We are developing a complete project.

A project that balances:

- Performance
- Durability
- Comfort

- Energy Efficiency
 - Constructability
 - Budget
 - Long-Term Value
-

THE RESULT

A thoughtfully planned, engineered project that is ready for construction.

Designed.

Engineered.

Performance Driven.

Built Better.

HIGH PERFORMANCE POST FRAME

Building Science Driven Design-Build

Engineered Post Frame Construction

High Performance By Design