



Aurora

TIMBERFRAMES and BARNES

The Building Process with Aurora Timberframes

Research - There is a lot of information available about building a house or timber frame. You'll find a list of suggested reading material on our website at www.auroratimberframes.com.

Design agreement

- Initial meeting with designer** - We like to ensure a personality fit between our designers and our customers. The designer's job is to learn about your lifestyle around the home. Where do you use your computer? How much space do you like in the kitchen? Do you like to look out a window in a breakfast nook? **Time and effort spent early in the design process pays off ten fold downstream.**
- Set design and budget goals** – The designer should talk with you about what is needed to arrive at a design. We need to know your budget expectations to help you stay within them.
- Site visit when possible** – We want to understand how the building will fit on your site to preclude designing something that might not work. Where is the best view? How does the sun strike the site in summer and winter? Where does the road approach the house?
- Siting recommendations** – After the site visit we may offer an opinion on siting to optimize the view and solar gain. How does the building fit the geography? We will help you consider the options.
- Initial design provided** – The designer will offer you a preliminary design. Your job is to be critical of it. How will the circulation plan impact the way you live? Is there wasted space? Do the stair locations make sense?

Choose a design/builder for finish work – We are happy to help.

Initial frame estimate provided

When we have adequate information to make an intelligent estimate, we will give you our best guess. The accuracy of any estimate depends on planning.

- Design review and modifications** – This is the stage to change things inexpensively.
- Estimate revision based on design changes** – We will show you the financial impact of any changes made.

Design approval and proposal to build

When you approve the plans, we will give you an estimate and a formal offer to build.

Agreement and contract signed

When you accept the proposal we will provide a contract to build reflecting Maine State laws. The contract will include a description of the project, materials, payment schedules, and timeframes. It will also include our change order policy.

- Our change order policy** - We are happy to build anything you would like. However, after the project has been started, changes to the plans may be very expensive. To eliminate misunderstandings, we require all change orders to be in writing, as part of the contract, with the financial impact clearly stated.
- Payment schedule** - We purchase all timbers for a building at one time from a single mill. Mills require payment in advance so we collect the first payment prior to ordering. We are happy to provide waiver of liens from the mill on all materials if you wish. We have the same arrangement for stressed skin panels. We pay the manufacturer at time of order.
- The final payment** - Due upon installation of the panels or, in the case of no panel installation at the completion of raising. We leave the site "broom clean" ready for the design/builder and crew to begin the finish work.

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