

## Design Build Professional Services Agreement

Kalin Custom Homes, Inc. is a full service custom, semi-custom Design Build firm. We specialize in working with our clients in the early stages of the homebuilding process. This program is divided into three stages.

### Initial Review (No Charge)

- ♦ Initial meeting to discuss ideas
- ♦ Computerized preliminary cost estimates
- ♦ Field inspection of lot with client to determine suitability for building

### Pre-construction Final Plans (Fee Based\*)

- ♦ Drafting of final plans for specific rooms, exterior elevation and changes to original plans and drawings
- ♦ Engineering review and structural analysis
- ♦ Preparation of site plans to begin construction

### Architectural and Engineering Review (Fee Based\*)

- ♦ Final architectural rendering
- ♦ Field survey
- ♦ Professional review to obtain required State Engineering Seal

\*Fees for Preconstruction plans and professional review will be agreed to in writing after initial review. Customers who ultimately sign a building contract with Kalin Custom Homes, Inc., will receive a credit on the first draw towards contract price for these services. Customers who do not sign a contract with Kalin Custom Homes, Inc., will retain copies of all developed bids, estimates, plans, specifications and drawings.

## Choosing Kalin Custom Homes



Mark Kalin has been building homes for over 25 years. He began building homes in 1976 and established his own company, Kalin Custom Homes, in St. Joseph, in 1979. In 1987 he moved to Smithville, and incorporated Kalin Custom Homes, Inc

Mark has been an active member of the National Association of Home Builders (NAHB) since 1986 attending and participating in NAHB shows and conventions for the past 15 years. He has also been active in local Home Builders Associations serving as the President of the Midland Empire Home Builders Association in 1986 and serving on the Educational Committee of the Kansas City Builders Association from 1995-1997.

Kalin Custom Homes is a family business with Mark's wife, Kathy, providing real estate services and bookkeeping for the company.



Mark's son, Jason, focuses his efforts in the computer design functions of the Design Build program.

Paul Higdon, a long-time employee of the company now provides on-site management to each building project.



**Kalin Custom Homes**  
**8 North Creek Road**  
**Smithville, MO 64089**

**Office (816) 215-0500**  
**Fax (816) 532-0709**  
**[www.KalinCustomHomes.com](http://www.KalinCustomHomes.com)**



Kalin Custom Homes' Design Build program makes you a partner in your home's design

- ♦ Eliminate 'budget-buster' surprises by determining building and material costs during initial design
- ♦ Develop building 'specs' during design and planning by applying practical building experience to the design process
- ♦ Streamlines information flow from designer to builder eliminating the risk of errors and the builder's learning curve

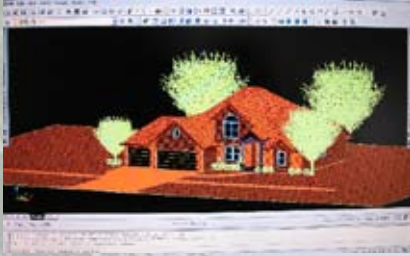
Your priorities drive the design-build process to give your family a well tailored and customized home



**Kalin Custom Homes, Inc.**  
Design • Build • Develop

## Experience the design-build difference.

Kalin Custom Homes' Design-Build services makes building the home of your dreams possible for any family. Whether customizing the plans on a 'spec' home or starting from the ground up, this professional approach to home-building provides a perfect blend of your ideas, industry standards, professional engineering review and Kalin's 25 years of home construction expertise.



Kalin's Design-Build program allows you, the homeowner, to play an integral role in the design and construction of your home. Working side by side with our experienced staff gives you added peace of mind and the convenience of working with a single contractor through every step of the process. Whether we provide the initial design plans or work with design plans you have already developed, Kalin's Design-Build services provides you an unprecedented continuity of service that will save you time and money.

At Kalin Custom Homes, we believe that a family's home is an expression of their lifestyle and personality. We will work as your partner in identifying your desires for your home through the design process, then, help you make those dreams come true as construction progresses. Kalin's expert staff will offer guidance through each step, from designing the floor plan that meets your family's specific needs, to choosing quality products that are best suited to your budget.

## You are the team leader.

You and your family are the most important members of our Design-Build teams. Your ideas and specific goals for your home are the starting point from which your team will work. Tell us your dreams and ideas, and our expert staff will create an individualized

design based on your family's lifestyle. You can take advantage of your team's skills, experience and knowledge to make your dreams become a reality.

Each project has its own special concerns. However, with Kalin's experienced staff on your team, these concerns seldom become problems. Kalin is prepared to handle any issue that arises, such as design considerations for building in historic areas, creating special amenities and accessibility, or preserving landscape and scenic views. We, in partnership with outside professional engineers and selected architects will make certain that all applicable building code and structural requirements are fully met throughout the project. If you are remodeling, Kalin's experienced staff can offer solutions to correct or compensate for design or structural issues in your existing home.

## We work with you – and for you.

Once you have chosen to participate in our Design-Build program, we will schedule the initial meeting where you will present your goals, needs and ideas. From the information you provide, we will prepare a general cost estimate for your project. After you have approved the original estimate, our staff will then prepare a preliminary design and a more detailed estimate. Your input and selections will give your Design-Build team the groundwork they need to perfect the design and develop an even more detailed set of specifications, which proceed into a detailed cost analysis and finally progress into contract documents.

The planning stage is the perfect time to discuss any special considerations for your project with your Design-Build team, but we encourage you to keep the lines of communications open throughout the entire project. If you have questions or concerns, we encourage you to discuss them with your team well in advance or as they arise.

It is during this planning stage that Kalin's expert staff factors in practical construction applications. We offer design solutions that are based on the realities of the construction process, as well as any special



considerations that are specific to your project. In addition, your team members will review with you the fee schedule and answer any questions you may have with regard to the cost of the various phases of your project.

After all design decisions and materials selections are made, the team will prepare the final set of complete construction drawings, and you will be presented a final contract price. It is still possible to make changes after this step; however, a minimum amount of variances offers the best chance of completing your project on time and on budget.

## No transition necessary.

With the Design-Build program, the team that performs the actual construction or remodeling of your home is the same team you have worked with from the beginning. They are completely familiar with your ideas, and with the final design. This virtually eliminates the possibility for misinterpretation of design elements or floor plans, and reduces the risk that selected materials are not readily available which can cause delays in construction or create a need for substitutions.

Site visits during the construction process provide an opportunity for our clients to discuss the progress of the project with their Design-Build team. We do, however, ask that our clients schedule a time for their visit in advance to enhance safety and allow your team to prepare any items they may need to discuss with you.

Take the first step in establishing a solid partnership with professionals you can trust. Call Kalin Custom Homes today and you'll be on your way to a beautiful home, perfectly tailored to meet your family's needs.

