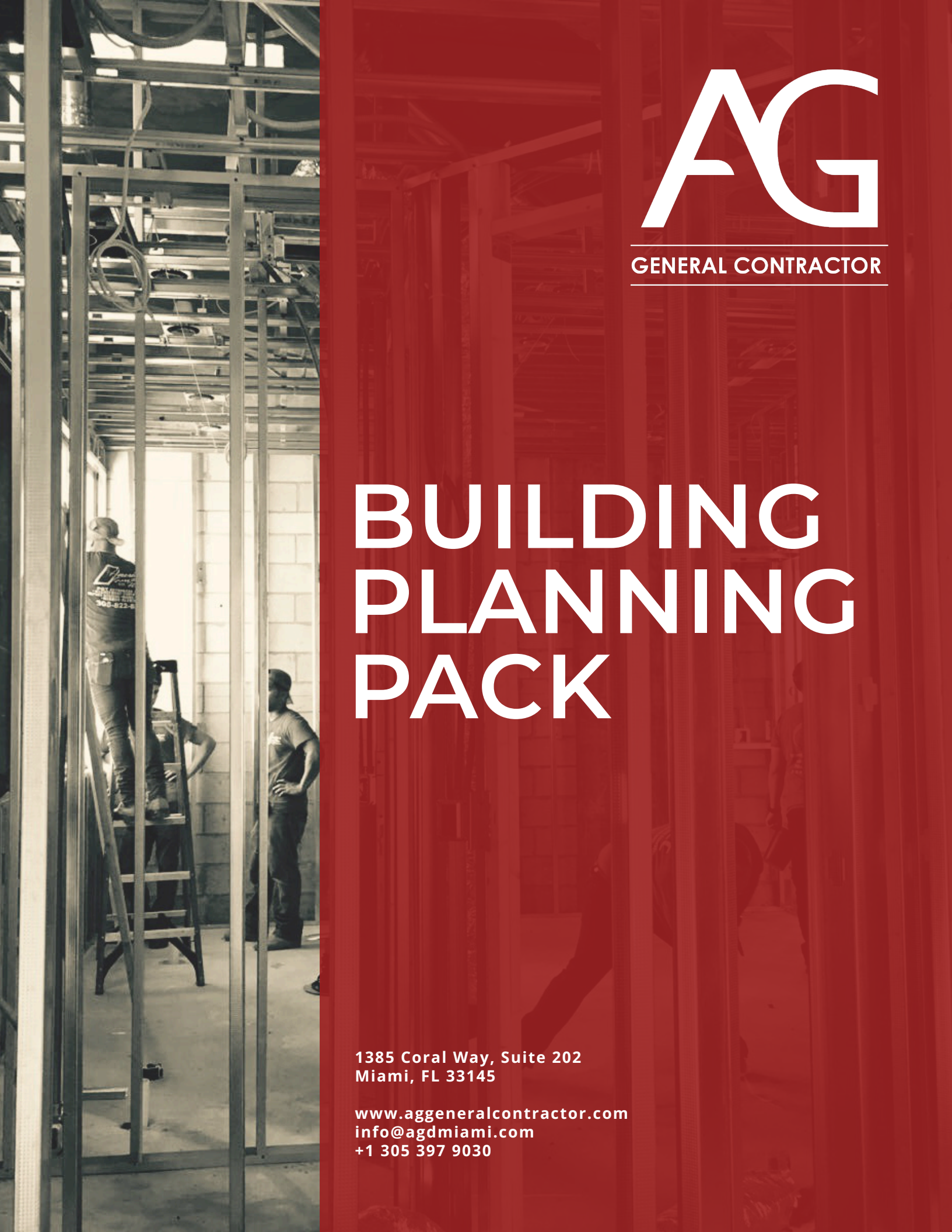


A black and white photograph of a construction site, showing the metal framework of a building under construction. Two workers are visible: one on a ladder and another standing nearby. The image is partially covered by a large red overlay on the right side, which contains the company logo and contact information.

AG

GENERAL CONTRACTOR

BUILDING PLANNING PACK

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SUMMARY

Building Planning Pack: Your Blueprint for Timely and On-Budget Project Success

The #1 Project Problem - Going over time and over budget

Starting a new project can be overwhelming, especially when faced with the challenges of keeping things on time and within budget. At AG General Contractor, **we understand that in the world of luxury, time is the ultimate currency.**

That's why we've created this **Building Planning Pack**—to help guide you through the research phase and eliminate the risks of project delays and financial surprises. With our years of experience delivering exceptional homes faster than the industry average, we offer a seamless process that ensures your vision becomes reality with precision, efficiency, and superior quality.

This pack includes the **key tools** you need to confidently move forward, reduce risk, and enjoy the peace of mind that comes from partnering with a **contractor that treats your project as our own.**

"If I had six hours to chop down a tree, I'd spend the first 4 sharpening the axe"

Abraham Lincoln



01 - BUILDING PROJECT ROADMAP

Review the roadmap and identify where you are on your journey



02 - BUILDING EXPERTS DIRECTORY

Directory of professionals who can help you at each stage of your planning and building process.



03 - BUILDING COST ESTIMATOR

A simple do-it-yourself worksheet to estimate your Building Project



04 - QUESTIONS TO ASK

Frequently-asked questions and should-ask questions you need to know about working with a General Contractor



05 - MYTH & REALITY

Clues to understanding Responsibilities of the trade



06- READINESS CHECKBOX

Gauge of how ready you are to move to the Building Phase



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01-PROJECT ROADMAP

Stay Ahead of Delays

At AG General Contractor, we help you navigate every phase—from pre-construction planning to project closeout—**so that there are no surprises along the way.** Our roadmap is designed to keep your project on schedule and on budget, ensuring that you are always in control.

With our approach, we help you:

- Eliminate assumptions that cause delays
- Identify restrictions early
- Minimize risks
- Stay within budget

Our roadmap includes:

RESEARCH & SPECIFICATIONS

Look & Feel
Specifications
Equipment

FEASIBILITY & PRELIMINARY ESTIMATES

Feasibility Construction Study
Preliminary Estimate

MEET THE TEAM

General Contractor's Staff
Architecture
Professional Consultants

DOCUMENT COORDINATION

Plans Coordination
Specs Verification
Construction Documents

BIDDING & SCHEDULING

Bidding Process
Final Estimate
Schedule of Values & Time

CONSTRUCTION & BUDGET CONTROL

Construction
Process Cost
Control Reporting



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02-EXPERT DIRECTORY

Your Dream Team of Building Experts

Who Are These Experts?

Understanding **WHAT** to do is one obstacle and working out **WHO** can help you is another.

On a daily basis, our team receives requests for us to recommend Design and Build professionals.

Our carefully chosen network includes architects, engineers, and subcontractors who share our values of innovation, transparency, collaboration, and quality.

Each expert is committed to delivering exceptional results within the agreed timeline.

Not only they do a great job, but they provide excellent advice, as well.

***"It's not WHAT you know.
It's WHO you know"***

If you have other questions about your project, don't hesitate to reach out to us.

If we can't answer your question, then we'll direct you to someone who can.



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03-COST ESTIMATOR

The #1 Question ...

'How much will my Project cost'?

There are so many variables that a definitive answer is literally impossible. Even worse, the consequences of trying to answer and risk giving 'bad advice' will have most experts running away to avoid the question.

The problem is that this question is **VERY important**. No one can proceed if they don't have a ballpark estimate of cost.

By asking and researching, you will find a pretty accurate estimate of your Project based on a **"Dollar per Square Foot"**.

This guide will help you to determine an estimate of overall project costs. Your actual number may be more or less, but it can be helpful to see an estimated figure. It is the First Step before getting a **Professional Detailed Estimate**.

AG General Contractor ensures that each step of the process is designed to sharpen costs and avoid surprises. Once you have this rough estimate, we will work closely with you to create a **detailed, accurate budget** that ensures **on-time and on-budget completion**.

Style	Standard	Medium	Luxury
Cost per SF	\$ 400	\$ 500	\$ 600
5,000 sf	\$2,000,000	\$2,500,000	\$3,000,000
7,000 sf	\$2,800,000	\$3,500,000	\$4,200,000
9,000 sf	\$3,600,000	\$4,500,000	\$5,400,000

Do it yourself!

Style	Standard	Medium	Luxury
Cost Per SF	\$ 400	\$ 500	\$ 600



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04-QUESTIONS TO **ASK**

Make Sure You Get The BEST Person For The Project

Asking The Right Questions

Selecting the right general contractor can make or break your project. At AG General Contractor, we believe in **proactive communication and problem-solving**.

Although extensive schooling and training are required for all professionals, it doesn't mean that all perform the same under different circumstances.

Finding the **RIGHT** team for your Project depends on several factors, including: teamwork communication, work style, specialization, methods, equipment, security record, environmental awareness, budget concern, reporting, etc..

Assembling the right Professional Team makes the difference between an enjoyable experience and one plagued with problems that hassles the whole way through until the end.

Before selecting the correct team for the proper challenge you should ask:

- ☐ What unique value do you have for our specific type of project?
- ☐ How can you add value to our project so that we maximize the return on investment when/if we sell?
- ☐ Do you offer a pre-build analysis service to help move us safely and efficiently towards the build phase?
- ☐ What are the specific challenges for our type of project and how have you overcome these in the past?
- ☐ If my budget, timeline and scope of project are unrealistic, will you let me know?
- ☐ How would you like me to share my ideas, images, needs, wants and research?
- ☐ What can I do to help you deliver the best work for us?



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05-MYTHS VS REALITY

What Do General Contractors Actually Do?

Being a general contractor is about more than just coordinating trades. We act as your **advisor, project manager, and problem solver**, ensuring every detail is handled with care.

Our role is to guide you through each step, ensuring the entire process is efficient, cost-effective, and aligned with your vision.

Architects only sketch designs that General Contractors build

The Architect is a key component. Together we work as a team to accomplish all the challenges that the Project demands.

General Contractors usually advise Architects with the latest products and construction methods to achieve best performance in the most efficient way possible.

Creative Construction Processes and craftsman execution enhances those unique architectural features of each Project.

No Formal Training - I Can Do My Own General Contracting

General contractors are experts who have such extensive experience in a variety of fields that they can confidently direct all sorts of construction work to a high degree of quality and finish, ensuring their work meets professional and legal standards.

General contractors rely on a deep network of highly skilled and trusted subcontractors they have built over many years of business.

With our expertise, we will work with you to ensure that your Project is both aesthetically pleasing and highly efficient so that you will enjoy it for years to come.



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06-PROJECT TAKEOFF

Are You Ready To Move To The Build Phase?

Rushing into construction without completing the necessary pre-work is the number one reason projects fall behind. Use this checklist to evaluate your readiness—**when all boxes are checked**, you'll be confident that your project is prepared for success.

We recommend **taking your time with this phase**. It's better to be prepared than to face costly delays later. At AG General Contractor, we make sure you're ready to move forward, with no assumptions or shortcuts.

"Measure twice, cut once"

Builders Mantra

1- Does the Architectural Project reflect all your needs?

☐
YES☐
NO

2- Are Engineering, MEP and other specialties completed?

☐
YES☐
NO

3- Is the Permit status under control?

☐
YES☐
NO

4- Does the scope of the Project meet your budget?

☐
YES☐
NO

5- Is the financing ready?

☐
YES☐
NO

Are YOU Ready?

☐
YES☐
NO

Let's Build Together

Ready to move forward with confidence? **Contact AG General Contractor** to schedule a consultation and let's ensure your project is completed on time and on budget.



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