



Planning Your Design-Build Project

Thoughtful planning is the foundation of every successful home improvement project.

Whether we are remodeling an existing home or improving the way a space functions, our process is designed to guide each step—from early ideas through construction—with clarity, collaboration, and confidence.

1 | Initial Conversation

Every project begins with a conversation. We'll meet with you in your home—or virtually—to talk about your ideas, goals, and challenges. During this discussion, we'll explore how you use your spaces today, what you would like to change or improve, your design preferences, and the level of investment you are considering. This first meeting helps us understand your home, your priorities, and the opportunities your project may present. We also discuss typical investment ranges for projects like yours, so expectations are aligned before design work begins.

2 | Project Direction

Following our initial meeting, we prepare a written summary of what we discussed. We'll often share examples of similar projects we have completed and provide a broad investment range based on comparable work. From there, we recommend the planning approach that we believe will best support your goals and the type of work involved.

3 | Planning the Project

This is the stage where ideas begin to take shape. Our goal during planning is to thoughtfully develop the design while gaining clarity around the work involved and the anticipated investment—so everything is well understood before construction begins. As a design-build firm, our team helps guide both the creative and practical aspects of the process. Alongside layout and construction planning, our in-house design team works closely with clients to navigate design decisions, material selections, finishes, fixtures, and overall aesthetic direction. We help organize the many choices involved in a home project so the process feels collaborative, well guided, and manageable. Depending on the starting point of your project, planning typically follows one of three paths.

Path A: Teakwood Design-Build

Most of our remodeling and addition projects follow this approach. In this model, our team guides both the design and construction planning while working closely with you to shape the vision for your home.

For projects with a relatively defined program—such as kitchens, bathrooms, interior remodeling, or smaller additions—the planning process is typically streamlined. We begin by documenting existing conditions and

exploring layout options while also helping guide selections for cabinetry, fixtures, finishes, materials, lighting, and other design details that shape the character of the space. Our in-house design team works closely with clients throughout this process, helping coordinate decisions so the design, functionality, and budget remain aligned. As the project develops, we refine the scope of work and develop a preliminary construction estimate so we can review the budget together and confirm that the project is consistent with your investment goals. If adjustments are needed, we may explore options for value-engineering before moving forward. Once the design, selections, work plan, and budget are clearly established, we prepare the final construction drawings and contract documents so the project is ready to proceed.

Projects involving larger additions, structural changes, or significant reconfiguration of a home often benefit from a more structured planning process. We begin by exploring conceptual design options and establishing an early investment range to confirm that the overall vision is achievable. As the design evolves, our team helps guide both major and detailed decisions—from space planning and architectural character to materials, finishes, fixtures, and allowances—while coordinating structural and technical considerations in parallel. This integrated approach allows design decisions, construction planning, and budgeting to progress together in a coordinated way. As selections and scope become more fully defined, we continue refining the budget so expectations remain aligned throughout the process. When the design is fully developed, we complete the construction drawings, coordinate with trade partners, and prepare the final construction proposal.

For new home construction, we typically collaborate with an architect and are happy to introduce clients to design professionals who are a strong fit for their goals and project type.

Path B: Working with an Architect

Some clients choose to work with an architect to develop the design for their home. In these situations, Teakwood collaborates closely with the architect to help guide the project toward construction.

As the design progresses, we provide input on constructability, coordinate with trade partners, and develop cost information so the design remains consistent with the anticipated investment. This process may include reviewing drawings together, refining specifications, and evaluating alternatives if adjustments are needed. As the design becomes fully defined, we work with the architect to finalize coordination, complete construction documentation where needed, and prepare the final construction proposal so the project is ready to move forward.

Path C: Using Existing Plans

Occasionally homeowners come to us with drawings that have already been prepared by another architect or designer. Even when plans appear fairly complete, it is helpful for us to review them carefully before construction begins. In these situations, we begin with a planning and review phase focused on preparing the project for construction. This typically includes evaluating the drawings for constructability, clarifying specifications, identifying missing details, and developing a preliminary construction budget. When appropriate, we may suggest adjustments that could improve efficiency or help manage costs. Once the documentation, budget, and overall plan are clearly understood, we finalize the construction proposal so the project is ready to begin.

4 | Construction

Once the design, work scope, and investment expectations are clearly established, construction begins. Your Project Manager and field team take the lead, coordinating the work and keeping you informed throughout the process. Communication, scheduling, and progress updates are managed through Buildertrend so you can stay connected to your project as it moves forward. The project concludes with a final walkthrough, project close-out, and our one-year workmanship warranty.

Why We Take the Time to Plan

At Teakwood Builders, we believe the experience of creating or improving a home should be as rewarding as the finished result. Our design-build approach brings design guidance, planning, selections, and construction together in one coordinated team. Ideas can develop thoughtfully while the practical realities of building, budgeting, and decision-making are considered along the way. Clients benefit from having a single team helping guide the process—from early concepts and product selections through construction completion. The result is a process that feels collaborative, organized, and well guided—and a home built with lasting quality and care.