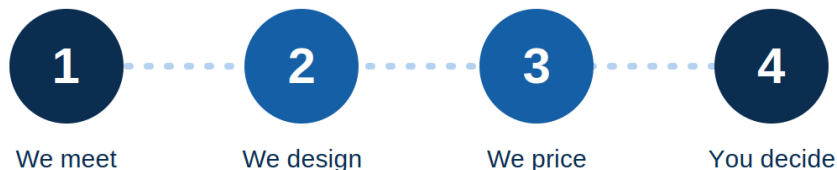


Welcome — here's how we work.

A quick, no-pressure look at our process before we ever meet.

Thanks for thinking of Menzl Construction for your project. Before we sit down together, we want you to already know how we do things — because the contractors who hide the ball usually have something to hide. We don't. **Here's the whole picture in two minutes.**



The big scary number

Let's be honest about the thing every homeowner worries about: ***what is this going to cost?***

Early on, that number feels like a monster. It's big, it's loud, and nobody — not us, not any honest contractor — can tell you exactly what it is on day one. Anyone who throws out a firm price before doing the work is guessing, and guesses are how projects blow up.



Before: a scary unknown



After: tame and fenced in

Our job is to turn the monster into a hamster

We can't make the number disappear — but we can put fences around it. Through careful planning, real measurements, engineering where it's needed, and actual bids from our trade partners, we shrink that wild unknown down to something tame, predictable, and easy to live with. By the time we're done, the scary monster is a hamster: small, friendly, and exactly where you can see it.

The whole point of our pre-construction phase is to build those fences — so you never get surprised, and you always know what you're walking into before you commit to building.

How the pre-construction phase works

This is the planning stage — everything that happens before a single nail goes in. It's where we do the homework that makes your real construction price accurate instead of a guess. Here's what we actually do during this phase:

- Visit your home and study how it's really built — structure, systems, and what your project will touch
- Sit down with you for design conversations and walk the space with our trade partners
- Coordinate the architect and engineering, and review every drawing for build-ability
- Collect real bids from our trade partners and price out materials
- Hand you a clear, organized pricing package so you can make a confident decision

You pay only for the time we actually invest

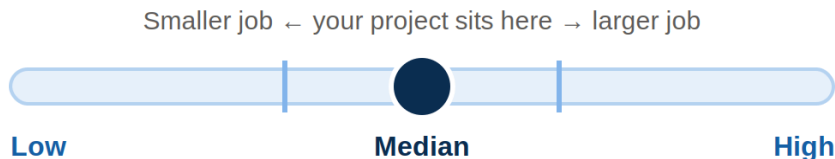
Our pre-construction fee is simply **an estimate of our time**, billed at **\$150/hour**. That time covers everything above — phone calls, in-person design meetings, engineering and pricing coordination, estimating, and trade-partner walkthroughs. We estimate the hours up front and put that number in writing before you sign anything.

Our promise to you: Every project is different, so the hours can vary. If we ever get close to the hours we estimated, **we'll give you a heads-up before we bill for any more.**

You're never trapped. If the project isn't right for you for any reason, you can step away — with no surprises.

What to expect on cost

Besides our time, two outside costs may be part of your project. These ranges are what an average project looks like — yours could land lower or higher depending on size and complexity. After we meet, we'll show you exactly where your project sits on each scale.



Our pre-construction time (\$150/hr)

LOW	MEDIAN	HIGH
\$3,500	\$5,000	\$15,000

Engineering (if your project needs it)

LOW	MEDIAN	HIGH
\$300	\$1400	\$2,500

Architectural design

LOW	MEDIAN	HIGH
\$5,000	\$7,500	\$10,000

Not every project needs all three. A smaller remodel sits toward the low end with little or no engineering; a whole-home renovation sits higher. We'll mark your spot clearly so there are no surprises.

And here's the best part

If you move forward and build with us, your full pre-construction fee gets **credited back** toward your construction project. So the planning work isn't an extra cost — it's a head start.

What happens next

We'll meet, walk your project, and answer every question. Then we'll send over a simple Pre-Construction Agreement that puts all of this in writing — the scope, your estimated hours, and the fences around your number. No pressure, no guesswork. Just a clear path forward.

We're looking forward to building your legacy!

— The Menzl Construction Team