



OUR DESIGN & PLANNING PROCESS



www.kcsimprovement.com

OUR PHILOSOPHY- IT'S WHAT SETS US APART!

KC's Improvement & Construction Co., Inc. has been transforming Triad homes for **over 40 years**.

We take the details seriously. Clients rely on our vast expertise, efficient project management, transparency, and commitment to quality at every stage of the renovation process.



DESIGN AND PLANNING PROCESS

1

Let's Get Started – Initial Consultation Form

Time commitment – 5-10 minutes

Cost - FREE

This form helps us gather details about your project and contact information. Photos, sketches, or dimensions are very helpful if you can provide them. We ask these questions to better understand your needs and ensure you get the best value. Your information will be reviewed by a dedicated team member specializing in your project type.

2

Project Review Discussion – Complimentary Phone Consultation and Site Visit

Time commitment – 30-45 minutes

Cost - FREE

During this call, we'll discuss your goals, answer questions, and outline your vision at a high level. We won't dive into every detail, but by the end we'll know if:

- A) it's time to schedule a home visit to confirm feasibility and cost,
- B) you'd like more time to review the process—we'll keep your file open for 90 days, or
- C) we're not the right fit, in which case we're happy to recommend other providers.

DESIGN AND PLANNING PROCESS

3

Professional Services Agreement and Project Planning

Time Commitment – TBD Based on Design
Cost – Approximately 7-10% of the conceptual
budget

(plus an additional 6-8% of the conceptual budget depending on the extent of architectural needs, engineering design, and depth of conceptual drawing requested.)

Once the PSA is signed and a 50% retainer is paid, KC's will start the project planning and design phase. During this phase we will:

- **DRAWINGS** – Create schematic design/floor plan drawings and 3D renders when required (2 revisions are included)
- **MATERIAL SELECTIONS** - Specify items like cabinets, countertops, flooring, plumbing fixtures, etc. All decisions are made before the construction phase starts, greatly reducing the chance for change orders or delays during construction.
- **ESTIMATING**- Complete takeoffs (building material calculations) to compile supplier quotes and documentation finalizing all construction details so we can properly price your project.
- **TRADE DAYS** – Conduct site visits with trade partners to verify and quote HVAC, electrical, plumbing, etc.
- **PERMITTING/ZONING/CODES** – Collaborate with building officials, municipalities and/or engineers as needed for permitting, zoning or code requirements.
- **FINAL PRESENTATION** – Draft a detailed job scope that will outline the design, project phases, material selections, final budget, timeline and payment terms. If approved, we will draft a construction contract to sign and begin the ordering and construction phase.

WHY OUR PROCESS WORKS- IF YOU FAIL TO PLAN, YOU PLAN TO FAIL!

With over 4 decades of experience in residential and commercial remodeling and construction, we understand the value of **proper planning**.

At the end of our PSA phase, we will have picked out every material, met with every sub-contractor, and finalized construction plans down to the last stud. Every decision will be made before hammers start swinging. This greatly minimizes the chance for change orders mid-construction which can cause substantial delays and increase cost.



ESTABLISHING FINISH LEVEL

One of the first things we'll ask is about your preferred style and finish level—whether you like budget-friendly options, luxury upgrades, or something in between. This helps us give you the most accurate estimate. Just keep in mind, changing finishes later may also change the overall cost.



MID RANGE

- Solid wood or RTA cabinetry
- Low priced appliances
- \$100 faucet, \$500-700 oven
- Laminate or pre fabricated counters

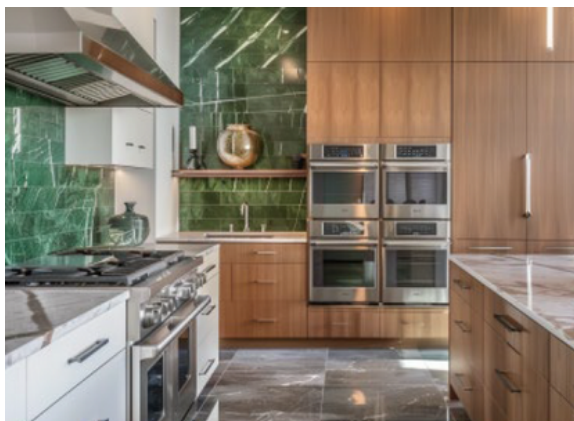
HIGH-END

- RTA or custom cabinetry
- Stainless steel appliances
- \$250 faucet, \$1000 oven
- Level 1 granite/quartz counters



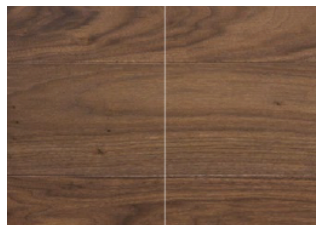
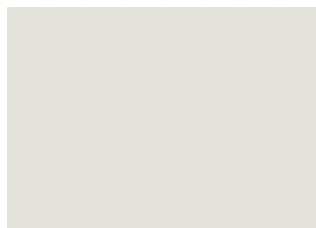
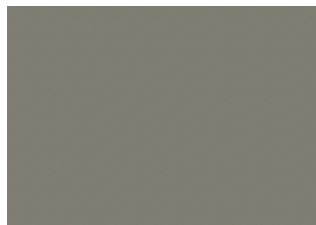
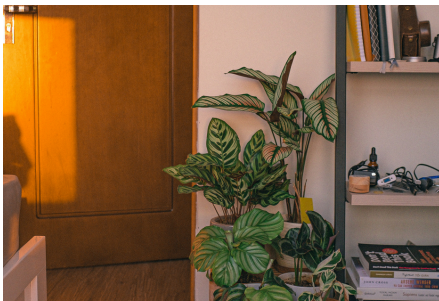
LUXURY

- Custom cabinetry
- Chef quality appliances
- \$350 faucet, \$2000 oven
- Marble or natural stone counters



MOOD BOARD EXAMPLE

When needed, we may start a project off by collecting inspirational images and ideas from the client and then compiling a mood board that captures the desired aesthetic and end-use. This is used as a guide during the design process and referenced back to when selecting materials, finishes, and layouts.



MATERIAL SELECTIONS EXAMPLE


Once a design aesthetic is established, we begin guiding the material selection process. We keep track of every item picked, and quantities needed and call out if there are any lead-time issues to consider when placing orders. You don't want to pick out flooring and then when it comes to order, find out there's a 4-week leadtime and it won't get delivered in time!

Painting/Pressure Washing/Wall Paper

24.100 - Painting - M

GC provided painting materials, supplies and equipment
GC provided primer
GC provided interior wall paint


[Upload](#)



23.100 - Floor Covering - M TBD

Client provided bathroom floor tile and threshold. Please upload selection


[Upload](#)



14.100 - Plumbing - M TBD

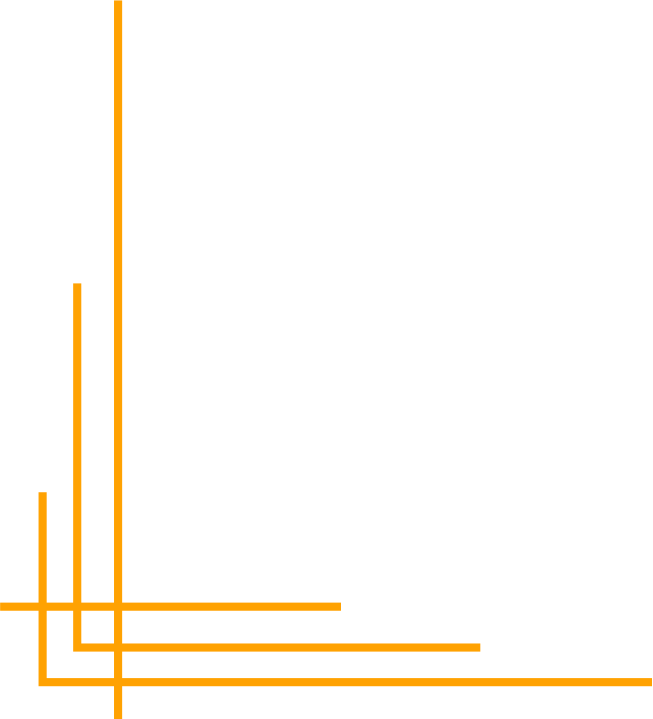
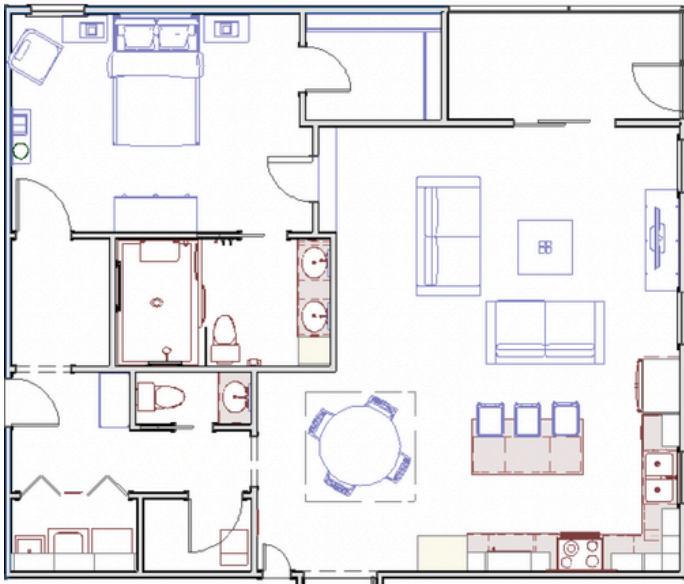
Client provided shower head and valve (1).
Client provided vanity faucet (1)

[Upload](#)



2D AND 3D DRAWING EXAMPLES

While materials and finishes are being finalized, we are also working on floorplans and layouts. We offer several drafting formats to help clients visualize their project better.



2D AND 3D DRAWING EXAMPLES

These drafting formats are also shared with our sub-contractors so they fully understand what the project should look like.



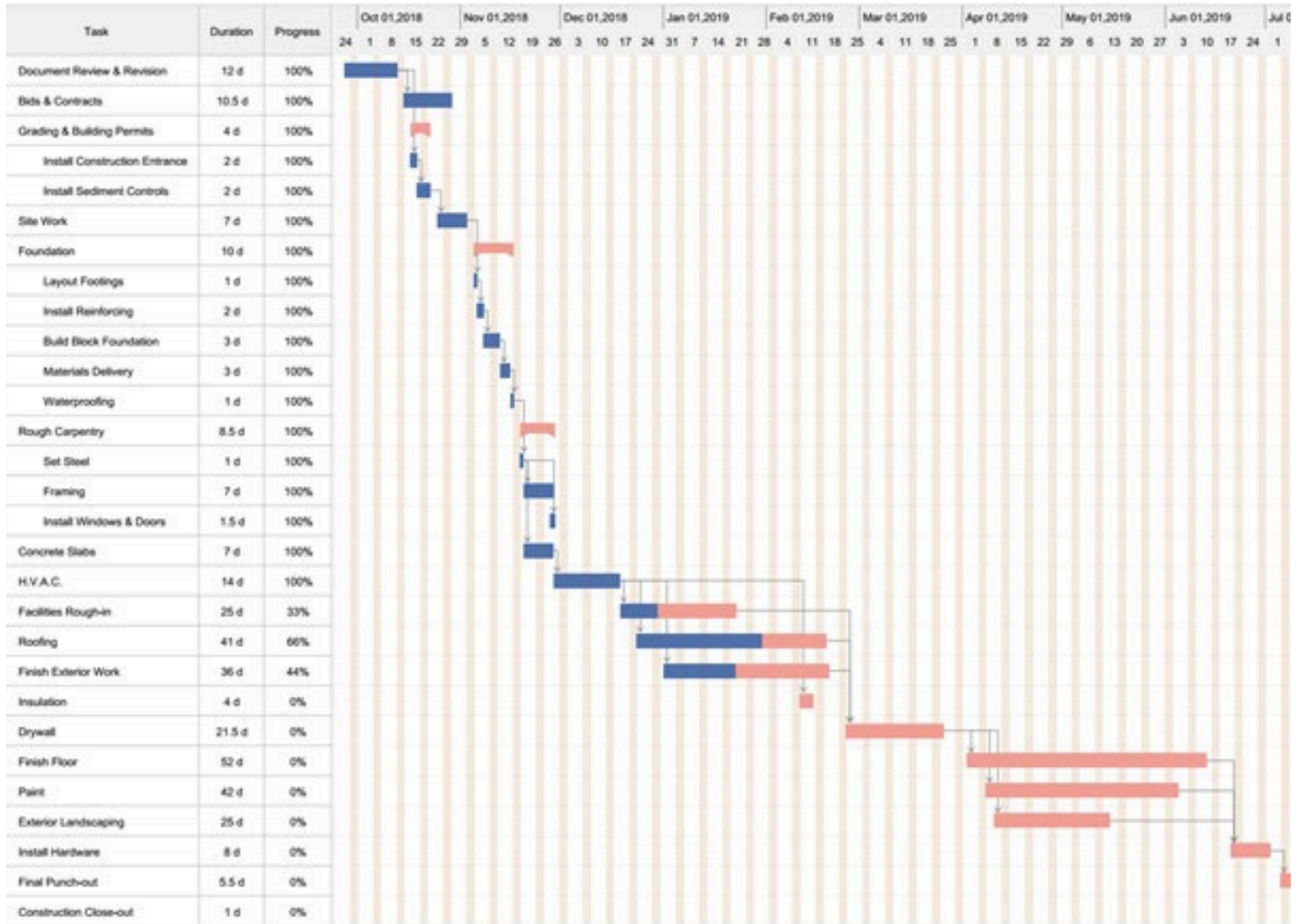
LIVABLE REMODELING

We know that renovating can disrupt daily life, and we do everything we can to minimize the negative impact during the construction phase. We seal off entryways to prevent dust from entering the rest of the space, we protect flooring when needed, and we properly ventilate all spaces. We can also plan renovations/additions in phases so you can utilize your spaces for as long as possible.



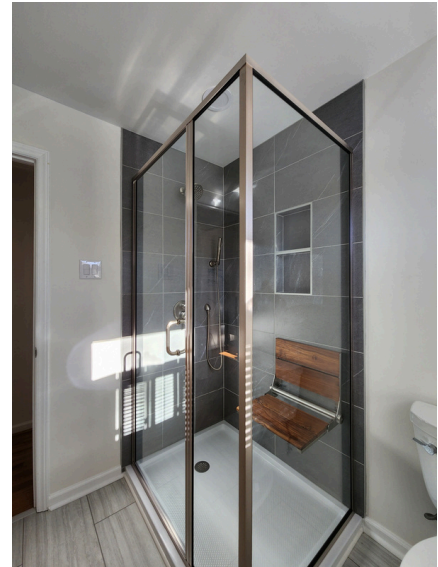
MORE PLANNING!

At the end of the PSA phase, we will provide our Project Management team with a clear schedule of work for all trades to make sure the project stays on track.



PAST PROJECTS

Whether you're looking to remodel your kitchen, add a beautiful covered porch, make exterior updates, or completely redesign your whole space, we can do it all!



MODERN ELEGANCE



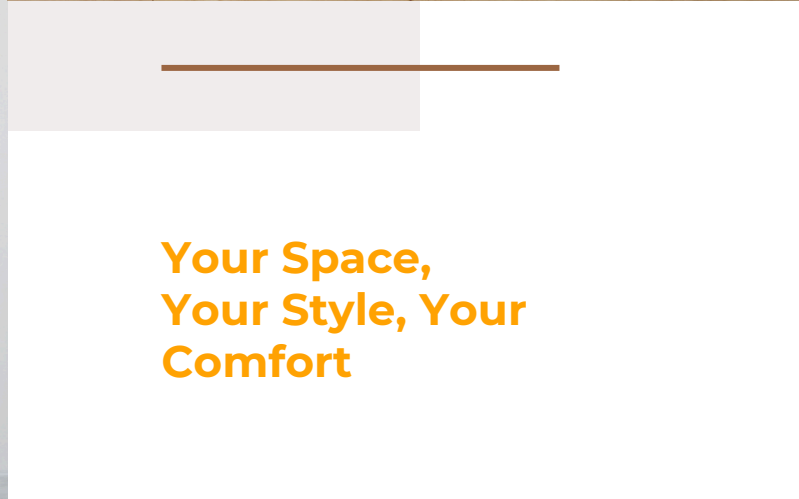
**CRAFTED FOR
EVERY CORNER OF
YOUR HOME**

**ON BEHALF OF EVERYONE AT KC'S
IMPROVEMENT, THANK YOU FOR
CONSIDERING US FOR YOUR PROJECT!
WE'D LOVE TO MAKE YOUR DREAMS A
REALITY!**

**MODERN
MINIMALIST**



Designs that Define Your Style



**Your Space,
Your Style, Your
Comfort**

REACH US HERE:



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