



OUR PROCESS

HOW DOES IT WORK?

GBC DESIGN + BUILD.
TEL: 905 487 0281



GBC DESIGN + BUILD.

+ Our company philosophy is simple.

We aim to provide our customers with innovative, on-budget designs. We nurture our client's ideas through the design process and understand that each client deserves something special. From conception to execution, we handle all aspects of the build process, including open and frequent communication with you. When you work with us you get a stunning final product that is unique to you, functional, and expertly crafted ●



CONSULTANT/EVALUATE

- After the initial call with our Design Consultant that results in both parties agreeing to move forward a site visit/evaluation meeting will be scheduled with all the decision-makers involved in the project.
- During this initial meeting, the Design Consultant will work with you to build a scope of work based on your needs and wishes. This will intern create a base for us to complete a preliminary study/planning budget.



PRELIMINARY STUDY

- During this preliminary study GBC Design + Build will develop a planning budget for the scope of work created in the initial meeting and this will give a rough indication of the overall project cost. A meeting will be scheduled with the Design Consultant to present the preliminary study and once the planning budget is approved a retainer fee will be provided.



COMMITMENT /DESIGN

- A retainer fee will be required to cover the cost of the pre-construction process. This includes a site measure, conceptual design, drawing production, and other documents required by the municipality for permit applications. A meeting on-site with the Design Director/Business Manager and Architect will be scheduled to begin the official design process. This meeting and site measure cannot proceed without receipt of the retainer fee before or at the beginning of this meeting.



PRESENTATION

- During this phase design concepts will be presented to you in 2D and or in 3D if requested (these options will be discussed in step 2: preliminary study). This will be an interactive meeting between the design director/business manager and client to review the overall design and details (Final scope of work). Before a complete project budget can be generated the design/ scope of work must be approved.



PROJECT BUDGET

- GBC Design + Build will complete a full budget proposal for the approved design with a detailed cost breakdown. A final presentation meeting with the design director/ business manager will be scheduled to review the complete budget and discuss any remaining details or questions.



CONTRACT AND DEPOSIT

- Upon budget approval, the contract is signed by both parties and a deposit is required. Upon receiving the deposit you will be onboarded by our team and the project will be implemented into the schedule. At this time drawings will be submitted to the municipality for permits. Based on estimated timelines from the municipality a schedule will be generated. The team will be communicating with you regularly with updates and will commence the build process upon receipt of permits.