





Initially your project will begin with a site analysis and "site work." For an early spring start, site work can begin in the fall. Costs in this category vary; dependent upon topography, utility availability, and other site specific issues.



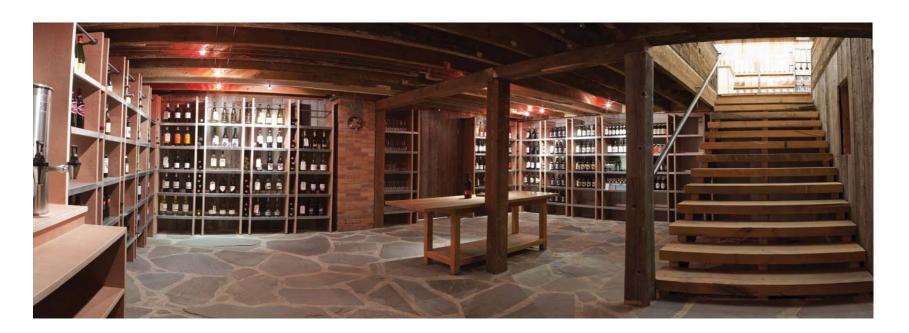


Site Work Includes:

- Home site along with any secondary buildings
- Site Plan from Planning Department
- · Test hole for septic design
- Water adequacy letter to Health Department
- Septic approval from the Health Department
- Septic Installation
- Well Installation
- Transformer, meter and hook-ups
- Hook-ups to water, power, propane, sewer and phone
- Road access and driveway excavation

Practical Considerations:

- Door and window placement in relation to snow accumulations
- Areas to push snow off driveway
- Driveway turn around without snow
- Spring runoff
- Room placements in relation to sun exposure
 - morning sunshine from the east
 - cooler on north
 - sun high in summer and low in winter
- · Secondary energy sources for heat and cooking
- Passive and active solar prospects



The Patterson Company combines both design and building experience in one company.









Design / Build

The Patterson Company LLC combines both design and construction experience in one company. We are knowledgeable about local suppliers and tradesmen, the environmental implications of building in the Methow Valley and the current costs in the local building industry. We can bring this expertise to bear on the design of your project from site analysis to construction finish. This combination of skills within a single team can add value to a project both in the quality of design and the attention to budget.

Architects

For many land owners who are beginning a construction project in the Methow Valley, an architect independent from the builder is a tremendous benefit to assist not only in the design aspect of construction, but to also recommend, interview and refer a builder, handle bids, administer progress inspections, monitor quality control, and facilitate communication between builder and homeowner. We have worked with many architects and can offer a number of recommendations. The location of a property owner's main residence may weigh on the decision to use an architect who has an office in both the Methow Valley and in the area an individual or couple lives full time.

Construction

Once the site and utility work is complete and the permits from the Planning Department and the Building Department are issued, construction may begin. Cost for construction of a custom home varies significantly and is determined by a number of factors. We use a wide range of building materials, suppliers and tradesmen in order to meet each client's specific budgetary and design needs. We focus our suggestions on the opportunities and constraints that your project presents, including:

- Budget
- Topography
- Design complexity
- Mechanical system
- Construction material
- Finish material

Other Services

We facilitate homeowners and architects during the design and bidding process by assisting with cost proposals during the course of choosing materials and making structural choices, and can offer an evaluation on design and mechanical function in regard to the extreme temperature ranges and weather conditions inherent to the Methow Valley.

Billing Process













Firm Bid

Invoices are submitted on a twice monthly schedule based on the percentage of the job complete. The work load of making decisions is heavy prior to construction for the Architect/Designer, Client and Builder, but once all construction and design choices are made only minor decisions are left during the construction process. We are comfortable submitting a "Firm Bid" and in most scenarios prefer this practice to "Cost Plus" invoicing.

In order to create a "Firm Bid" there are several prerequisites:

- 1. 99% of all decisions and choices for the project need to be made prior to the bidding process. Although changes are an ordinary process during the course of construction, a realistic estimate is based on firm choices. A limited number of allowances in a bid confines expensive and time-consuming "Change Orders" during construction.
- 2. We need 10 sets of Plans and Spec sheets for ourselves, sub-contractors and suppliers to review.
- 3. Once all plans and specification sheets have been collected it takes 4 weeks to compile a bid.
- 4. We will submit a bid for informational use, feasibility assessment or competitive comparison at a fee of \$2,500. This fee may be applied to the first invoice if the homeowner chooses to proceed with the project and uses The Patterson Company LLC as their builder.

Cost Plus Overhead

Clients are invoiced twice monthly, on the first and fifteenth. Included in the invoice are all receipts from merchants and subcontractors. All labor is billed by the hour and our lead carpenter on site keeps daily records. 15% profit and overhead is added to the subtotal of all invoices. We pass on all our vendor and trade discounts to our clients. Our long term, repeat relationship with subcontractors and suppliers adds up to a significant additional benefit to our clients and is one of the many rewards in using a well-established contractor. Okanogan County sales tax is applied to the total invoice.



Sustainable Building Practices



Sustainable homes are small, well-built and energy-efficient. When constructed using natural and non-toxic materials, a sustainable home can keep families comfortable and healthy for generations.





Site Analysis

- Contemplate the overall impact of building on the land
- Consider loss of agricultural land, habitat and biodiversity
- · Observe visual impact on neighbors and community
- Pay careful attention and consider professional assistance when building near riparian areas
- Do not build on a ridgeline; make sure roof line is below skyline
- Meander driveway and consider possible impact on hillside
- Minimize the environmental impact of site work during and after construction
- Replant native vegetation in a timely manner, restoring any disturbed landscape construction may have disrupted
- Cluster house and outbuildings

Climate Factors

- The Methow Valley has a yearly temperature range of 120 degrees.
- Appropriate insulation can have the single biggest impact on overall energy consumption of the home.

Size

• Build a practical sized home to fit your family.

Energy Efficiency

- Assess where energy use can be limited:
- Active solar system
- On-demand hot water heater
- · Efficient boiler system
- Russian fireplace
- Dual-flush toilets
- Water conserving plumbing fixtures
- Gray-water system to provide irrigation
- · LED lights
- Efficient appliances

Healthful indoor-air quality

- Positive pressurization of house to reduce air infiltration
- · Low-VOC paints and finishes
- Formaldehyde-free carpets, cabinetry and flooring
- No vinyl products
- High-efficiency air-ventilation system

Owners: Jeff and Molly Patterson

Email: jeff@pattersondesignbuild.com molly@pattersondesignbuild.com

Phone: 509.996:4112

Web Site: www.pattersondesignbuild.com

Address: 2 Bryan Road, Winthrop WA 98862

