



VISION, SCOPE & SELECTIONS I

The Core of Your Construction Project

Building the 5 Fundamental Documents to keep your project on schedule and budget.

[OVERVIEW](#)

[DESIGN PROCESS](#)

[SCOPE WORKSHEET](#)

[META SELECTIONS](#)



Step 1
Preconstruction

CONTENT PAGE

- 1 OVERVIEW**
Welcome to working with Caber Carter and our processes.
- 2 ABOUT PRECONSTRUCTION**
Why we are evangelical about using Preconstruction Services Contracts before we build a project.
- 3 PROJECT PROCESS**
The basic three stages of construction and how each step supports the next step.
- 4 DESIGN PROCESS**
A detailed list of the design process with our goals and outcomes to give you a roadmap of the project.
- 5 PROJECT SCOPE QUESTIONS**
Finding the facts and motivations that underline the design decisions.
- 6 MUST HAVES**
What can you not live without. Let us know so we can advocate where we spend our time and energy.
- 7 META SELECTIONS**
Understanding how you weigh each part of the project so we can utilize our time where you want it most.
- 8 THANK YOU - ABOUT US**
information about how Caber Carter got its name, and where we came from.

WE BUILD YOUR VISION



OVERVIEW

Welcome to working with Caber Carter. The Vision, Scope and Selections I packet you have here has been built to clarify your vision so we know what success looks like to you.

Caber Carter are second generation carpenters that focus on quality and love what we do. At the end of the day we also want your home or project to be beautiful, structural, and built efficiently.

We've found the traditional method of construction to be lacking in the preconstruction phase, and all other financial, material and timing decisions suffer.

We now use a detailed construction process, to include a Preconstruction Services Contract (PCS) that provides enough time at the beginning of each project to clarify each step and ensures your vision is adapted to our construction methods.

We are proud of our relationships and our high ratings because we built relationships with each client and tailored our work to fit their home.

Thank you for your trust, we know it needs to be earned every single time with a new client and we look forward to having that opportunity to work with you.

If you have any questions don't ever hesitate to pick up the phone and give us a call at 503-303-1470, or email your project manager.



Jon Sanford

Owner, Caber Carter

ABOUT PRECONSTRUCTION

Preconstruction is the work up to signing the construction contract and breaking ground. This is a vital step in construction, it clarifies the vision of your project, identifies resources and materials we need to use.



THE FIVE CORE DOCUMENTS

The construction Process can be broken down into three main categories. Pre-construction, construction and post construction. We are in the pre-construction phase where we make sure that when we get to Construction we are effective and we can perform your vision expertly.

Our goal of the preconstruction meetings is to create five documents. These are the founding documents of your construction work and will lead us to make sure we all are on the same page.

These five documents together create a packet that you could hand to any builder that's worth their salt and they would give you an excellent project, which they know how to estimate on because all of the eventualities and thought process are worked out ahead of time.

We know home renovations are emotionally taxing, and we've learned that this process can greatly increase your chances to finish on time and budget.

WE BUILD YOUR VISION EFFICIENTLY AND PRECISELY

“

“He who works with his hands is a laborer.

He who works with his hands and his head is a craftsman.

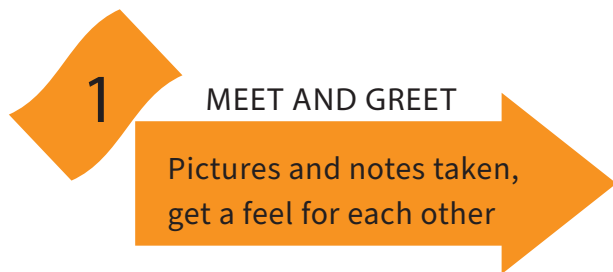
He who works with his hands and his head and his heart is an artist.”

— *Saint Francis of Assisi*



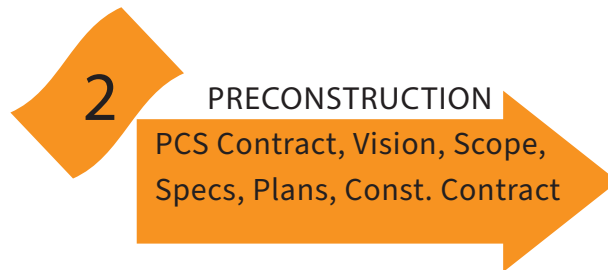
PROJECT PROCESS

As second generation carpenters we've learned a thing or two about building. We've found a process to identify gaps between dreams and project goals, to reduce misunderstandings and save time, energy and money.



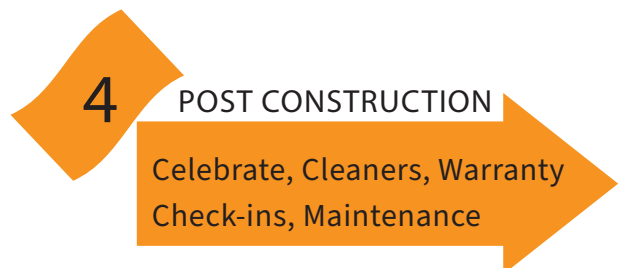
HOW DO YOU CAPTURE YOUR PROCESS? WHAT IS YOUR SYSTEM...?

Caber Carter uses a project management and communication software that provides our clients with a custom web page for their site.



IF YOU WERE TO DO ONE THING TO REDUCE MOST CONSTRUCTION PROBLEMS WHAT WOULD IT BE?

A Preconstruction Services Contract is an excellent way to identify most problems before they happen



LESSONS LEARNED



OVERLAND (2017 DEMURO AWARD)

Caber Carter repaired the flooring and structural components. Finished to a limited scope, reasonable schedule, reasonable support staff and a reasonable budget. Project was finished in reasonable timing and later won the Demuro Award for best Historic Renovation in Portland. Conclusion: a reasonable project with a limited scope works.



KENTON STREET STOREFRONT

Caber Carter provided expertise and carpentry for owner / draftsman who self performed the General Contracting to include plans revisions. Project was completed but due to inadequate plans, was over budget and behind schedule. Conclusion: the less a process is followed, the less wisdom is in your favor.



SUNSET COURT REBUILD

Caber Carter provided consulting and carpentry services to include demo, framing, truss installation, roofing, siding, windows/doors, fascia. Due to an inexperienced project manager, materials were delayed, plans were not updated. Conclusion: expanded scope is challenging but consistent communication can save a jobsite.

DESIGN PROCESS

1

BALLPARK REVIEW

- Review proposal to determine feasibility of scope and budget. Modify as needed.
- Sign design agreement and pay deposit to get on the production calendar.
- Assign design deadlines (not meeting dates).

2

MEASURING MEETING

- Overview of the space and scope to bring designer up to speed.
- Client to share Design Inspirations so Designer can recommend specifications.
- Designer to review needed specifications.
- Review, modify, and all parties commit to design calendar to achieve desired start date.
- Thorough measurements of existing space in order to draw complete plans without return trips.
- Photographs of all spaces.
- Review phase 1 Specifications.

3

CONCEPT REVIEW

- Present and agree on floor plan.
- Present 1st round of specifications.
- Determine details for layout review meeting.

4

SUB WALK THROUGH

- Introduce trade partners to the jobsite to discuss feasibility, measure site, and obtain pricing.
- Confirm measurements.



5

SHOPPING DAY

Designer to meet client at show room to help in design selections.

6

LAYOUT REVIEW

- Present floor plan modifications.
- Present and agree on cabinet layout.
- Present and agree on electrical layout.
- Present and agree on tile layout.
- Present 2nd round of specifications.
- Solidify final plans on site.
- Financial update.

7

FINAL PLAN AND CONTRACT REVIEW

Design:

1. Review cabinet layout.
2. Review electrical layout.
3. Review tile/other layout.
4. Finalize specifications.

Contract:

1. Deliver and overview draft Construction Contract, required notices.
2. Review draft scope of work.
3. Review draft plans and make final corrections.
4. Review draft specifications and make final corrections.
5. Review payment schedule

8

SIGN CONSTRUCTION DOCUMENTS

Scope, drawings, specifications, notices, Contract.

PROJECT SCOPE

Starting to understand the end goals, a rough budget and the roles Caber Carter will play to enact your vision

Project vitals

Project main contact

Age of the home?

Address of the home?

Ideal Project Start:

How long have you owned?

Home Square feet?

Ideal Project Finish:

Project Financing Lender

Budget Range?

Have you ever worked in the trades?

Favorite band or sports teams?

How long do you intend to live in the home?

Have you ever work on a home before?

Favorite local place?

Do you have a place to stay during the renovation?

Write one paragraph about what is motivating your renovation. Identify the problems you want to solve, including a clear goal. Describe your feelings when you know your renovation is successful.

Emotional motivation

"My current kitchen makes me feel like I'm still a renter. I want to walk in and feel grown-up"

Technical motivation

"The kitchen is small, falling apart and really difficult to cook in"

What does success feel like?

"My idea of success is a beautiful, organized kitchen with olive oil, knives, a cutting board and pepper at my fingertips at all times; room for pots (not in the oven), trash and recycling (not in the hallway). Ideally with plants!"

STANDARD RENOVATION CHECKLIST



START WITH A PLAN – RENOVATION CHECKLIST

The first thing to do is have a plan. Make drawings. Have a list of what you're going to do and what you'll contract out. Find contractors in your area that fit your budget. Get any city permits you need lined up. All of this is necessary before you can begin any type of remodeling.

CHECK THE BONES OF YOUR HOME

Have professionals inspect the foundation, siding, roof, windows, plumbing, and electrical systems to make sure you don't need any repairs there. You don't want to start on an expensive remodel only to find that you have to tear out some of the work you just did because your house needs foundation work.

BEGIN DEMOLITION

Get a large dumpster to hold all of your waste and begin removing anything you're getting rid of. Take out cabinets, remove walls, and destroy old tile. If you're not living in the home while renovating it, do as much demolition as you can early on.

FRAME OUT THE NEW STRUCTURES

If you're putting up or moving walls, now's the time to frame them in. Add support beams where needed, enlarge or add/remove windows and doorways, and do anything else related to the structure.

ADD NEW ELECTRICAL, PLUMBING, AND DUCTWORK

If you're adding anything new to your HVAC system, putting in new pipes, or adding new electrical wiring, all of this needs to be done before the insulation and drywall are put up.

INSULATE THE WALLS, THEN HANG DRYWALL

Next, have the insulation installed in the attic and walls. After it's in, you can have the drywall installed.

INSTALL WINDOWS AND CARPENTRY

Any new windows you're putting in are installed once the walls are done. You can also install new molding, baseboards, trim, and built-ins during this time.

FINISH OFF THE WALLS

Paint, hang wallpaper, and finish off all of your walls.

PUT DOWN NEW FLOORING

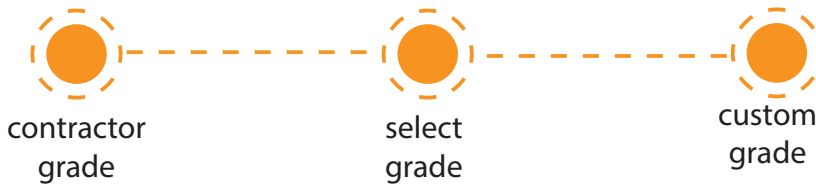
Finally, put in your flooring. This is often done last so your new carpet, tile, hardwood, laminate, and other surfaces aren't damaged while installing other parts of the remodel.

META SELECTIONS

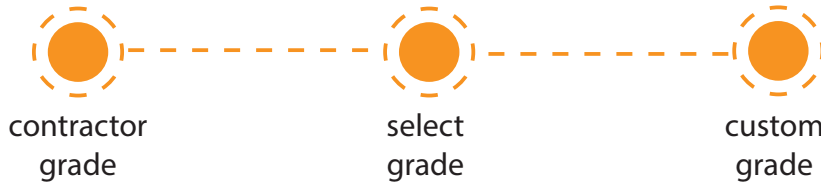
Circle the area that represents what level of materials you'd like us to use in each phase of construction. We will always do excellent work with a warranty, but this tells us what weight you put on each phase, and where your money will be spent.

1

EXTERIOR ELEVATIONS- SIDING / TRIM / GUTTERS



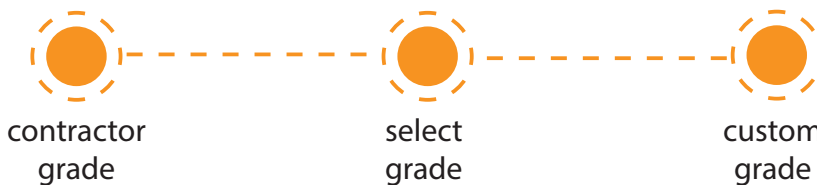
INTERIOR TRIM/ PAINT/ WALLPAPER



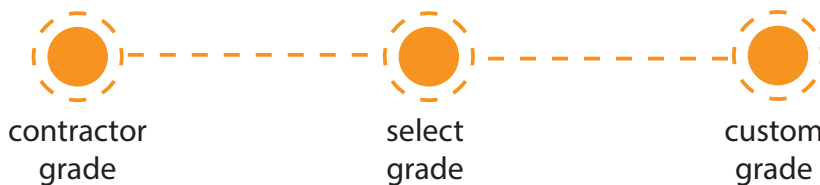
2

3

INSULATION R-VALUE



INTERIOR LIGHTING AND FIXTURES

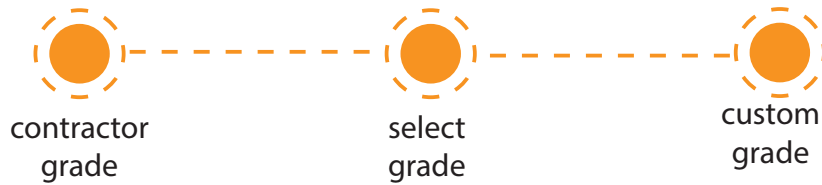


4

META SELECTIONS

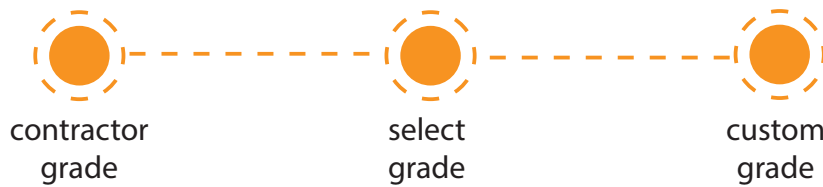
5

FLOORING (HARDWOODS, TILE, VINYL, LAMINATE)



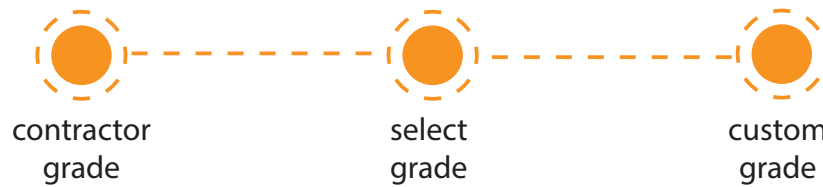
CABINETY

6



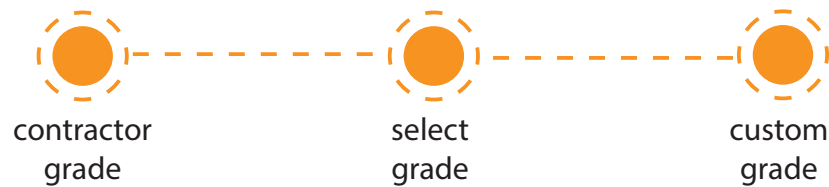
7

WINDOWS AND DOORS



COUNTER TOPS AND HARD SURFACES

8



MEET OUR TEAM

JON SANFORD



Owner Caber Carter

JAMIE SLOAN



Administrative

ANDREW HIBBS

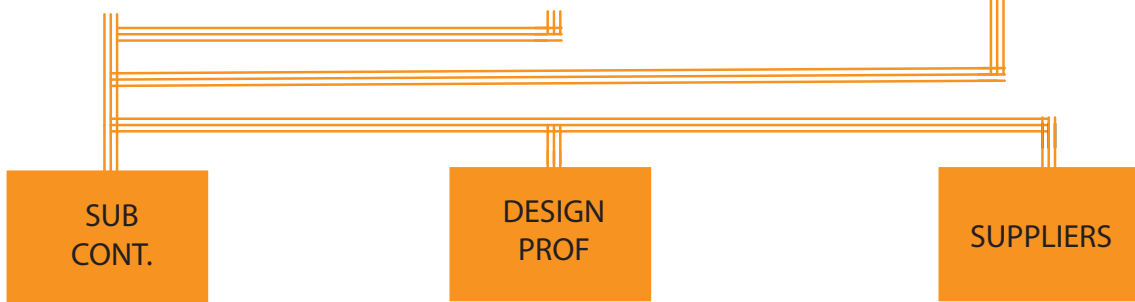


Apprentice Carpenter

FOUNDER, LEAD
CARPENTER ...

LONG TIME ADMINSTRATIVE
MANAGER...

PORTLAND YOUTH BUILDER
AND EXPERIENCED LABOR...



Our History

Caber Carter Inc. is a design/build/remodel firm, meaning we handle the project from conception to completion.

Caber Carter was started by two carpenters (Jon and Clint) who's fathers were also carpenters and worked together in 1980 (hence the 1980 in our logo). After working as carpenters for a development in Portland, the two cofounders started Caber Carter in 2017.

The name Caber Carter is actually a joke. Each founder got to name half of the company. Clint chose "Caber" which is a pole used in the Scottish Highland Games for an event called the "caber toss". Jon chose "Carter" which is a family name meaning "to cart around and pick things up". Put together Caber Carter means one of the owners would throw things around and the other has to cart around and pick it up.

Our CCB number is 216857, and you can find our work in the portfolio section above, as well as Google and HomeAdvisor.

We are proud of our relationships and work which is probably why we were suggested to you. Our reputation is our business and our future, so we are delighted to be rated "Elite" by Home Advisor (the nation's largest contractor resource) for "Craftsmanship and Service", as well as many five star ratings at both Home Advisor and Google.

In fact we love building so much that we have a podcast about building in the northwest. (rss.com/podcasts/betterbuilt) You can also find us on Spotify, Google and Apple podcasts.

From my family to yours, I eagerly look forward to making a customer for life.

-Jon Sanford, Owner Caber Carter Inc.



JCS.
CABER CARTER



DESIGN BUILD REMODEL

For the love of the craft

ADDRESS:

11194 SE Adamson Ct.
Milwaukie, OR 97222

CONTACT:

(503) 303-1473 (Phone)
(503) 303-1473 (Fax)
info@cabercarter.com