

PROCESS

Agg. Architects Office

Process	SS course	KS course
	An integrated Design & Construction 【A long term warranty/Own design & construction】	Planning & Design 【Agg. Architects Office】
1	Contact	
2	Please visit the store closest to your planning area and select a course. ※ Initiation fee required	
3	Field survey / Public survey	
4	Our company:Manage(planning and design)introduction / hearing	
5	Presentation (Initial proposal)	
6	Meeting (Design correction about 2-3 times)	
7	Create approximate estimation drawing	
8	Submission of approximate estimation drawing and sheet	Approximate estimate preparation by construction company
9	Conclusion of a basic design contract ※Deposit required	Conclusion of a basic design contract ※ 20% of the design fee
10	Start of Detail design	
11	Meeting (2 to 3 times a month × for 3 to 5 months)	
12	Submission of interim estimate / estimate comparison table	Detail/implementation design completed
13	Implementation design completion	Selection of construction company (about 2 to 5 companies)
14	Start of construction estimate	Examining estimate content, Creating VE / VD / VU draft
15	Submission of estimate / construction schedule	Determination of contract estimate
16	Examining estimate content, Creating VE / VD / VU draft	If contract is only about the design work, then the work is completed
17	Determination of contract estimate	Conclusion of construction contract ※ 40% of the design fee
18	Conclusion of construction contract ※Construction contract fee (including design supervision fee) × 20%	Confirmation of application procedure → Acceptance
19	Confirmation of application procedure → Acceptance	Jichin-sai (ground-breaking ceremony)
20	Groundbreaking ceremony, Introducing the site supervisor incharge and each cooperating building contractor	Regular meetings with the site supervision incharge and each cooperating building contractor
21	Start of construction ※ Construction contract fee (including design supervision fee) × 10%	Start of construction
22	Completion of framework(raising the ridgepole) ※ Construction contract fee (including design supervision fee) × 40%	Completion of framework(raising the ridgepole) ※ 30% of the design fee
23	Completion ※ Construction contract fee (including design supervision fee) × 30%	Completion ※ 10% of the design fee
24	Periodic inspection / long-term warranty / after-sales maintenance	According to the guarantee standard of the construction company