

Building Dreams



New Home Design & Build



House Extensions



Loft Conversions



Fitted Bedroom Furniture



Fitted Kitchens



New Bathrooms

Sage Construction Ltd
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Woolton, Liverpool
L25 9NR

CALL 0151 428 9270



Dreaming and Planning

During our first meeting we will discuss your dreams, aspirations, ideas, budget and timeline for your project. We'll listen carefully so we have a clear understanding of what you want to achieve. We will then take measurements to allow us to give you an estimate for your budget. We use estimating software that will give you a detailed report of the budget. Our experienced team will help you through the process to make sure all the details are covered.

Creating a Budget and Agreeing To a Partner Plan

Once we have created the initial budget we will go through it in detail with you. We will then work closely with you to create more detailed project plans. If you are happy with the budget and preliminary designs we can then agree to a "Partner Plan". This will allow us to continue developing your dream project. We will continue to review the initial budget, take more detailed measurements and decide any changes you may be interested in making. The detailed drawing produced at this time will give you the blue print for creating your new living space.

Detailed Estimate – Reviewing Your Design

On completion of the detailed drawings we will re-visit the estimate for final agreement of the budget. Prices quoted are FIRM and will not be altered unless you wish to make changes. This estimate will detail the complete scope of work for the project.

Selecting Your Materials

Reviewing the detailed estimate allows you to clarify specific items you are looking for in the project. During this step we will walk you through the process of choosing the details that make your project your own. Questions on materials and design elements will be addressed at this time. This will prevent costly change later. Any changes to the project can be made and a new estimate calculated.

Finalising the Plans

This is the point where it all comes together! Our designer will take all the information he's gathered along with your specifications and create the final plans for your project. At this meeting we will review the plans and specifications and sign the final agreement to start work on site.

Post Design/Pre-Construction

Knowing that timeliness is important, we will order any materials necessary from our suppliers so materials are ready for when we need them. While we are waiting for any building permits necessary, we will also contact our trade partners and create a schedule for your job with them and our project manager.

Pre-Construction Job Conference

It is important to us that you are as comfortable and knowledgeable as possible before starting your project. Before starting your project we will introduce you to your project manager and review the project on site. We know that the construction process can be disruptive to your normal routines. Our goal is to minimise that disruption as much as possible through clear communication and attention to detail.



Introduction

Once the design of your project and the final budget is agreed, the time has come to build your project. The construction process is very logical. We have described below a typical house building project. The elements are similar for other construction processes such as alterations, but there may not be so many elements and they may be set out in a different order.

- 1 Preparation
- 2 Foundations and ground floor
- 3 Drainage
- 4 Superstructure
- 5 Roof
- 6 Windows
- 7 First fix
- 8 Plastering
- 9 Second fix
- 10 Finishes
- 11 Final fix
- 12 External works



Preparation

On a new build this work involves stripping the site of trees, bushes, and the soil. On an old site, it may involve demolition of existing buildings. On a large project an external security fence may be erected with site cabins.

Foundations and ground floor

Once the site is ready, plant and machinery will be brought in to excavate the foundations. The spoil will either be retained on site or removed off site. This will depend on space and what has been agreed in the budget. A normal foundation would be a concrete strip foundation. If the ground is poor the foundations may consist of piles or other alternative solutions.

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Drainage

While the heavy plant is on site, it makes sense to install the underground drainage system at this time.

Superstructure

The superstructure is the main construction of the external walls, first and second floors. This is the structural element of the build. In some designs the superstructure may include a steel frame, or timber frame.

Roof

On completion of the superstructure the roof can be erected and made water tight. It is always wise to get a build water tight as quickly as possible to allow other trades to begin their work. The roof may be constructed from timber roof trusses, or concrete depending on the design.

Windows

Once the roof is on and water tight the next job is to make the whole building water tight. this is achieved by installing the windows and glass.

First fix

First fix stands for work elements before plastering. Now the building is water tight other trades can now begin there work. First fix includes electrical wiring, plumbing pipework, fixing door frames, internal studded walls, staircases and the like.

Plastering

The plastering can begin as soon as the plasterer has sufficient rooms to plaster in front of the trades doing the first fix.

Second fix

Second fix is now obvious, it's the work elements after plaster. Once the plastering is completed the joiners can now fix architraves, skirting, internal doors, kitchen fittings, the plumber will fit the boiler, the electrician will fit the electrical board and such like.

Finishes

The finishing trades are painting, wall and floor tiling, suspended ceiling.

Final fix

We are now at the end of the project. The painting is being completed, it is now time to finish off all trades. this includes the joiners fitting door handles, mirrors, fitted bedroom furniture. The electricians are wiring up the light fittings, switches and outlets. The plumber is testing the heating and water systems.

External works

The final job after all the scaffolding has been taken down is to construct paths, driveways and landscaping.



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Introduction To Project Management

Project management is getting the building built on time, to budget, to the performance specification safely. It consists of controlling the four components below:

- Time
- Money
- Specification
- Safety

Project management is about quality communication and controlling the four elements. We have tools to do this as we will describe to you below.

Time – The project time line

We work out the time schedule from the budget. We convert monetary values to time values and prepare a program schedule and a time line. This is in the form of a bar chart. The chart describes the elements of work over a period of time. Our project manager has control of this program chart and will share it with you at regular progress meetings.

Money – The project budget

You will have seen our detailed budget during the negotiation stage of your project. We now use this to make sure we stick to the budget. If you decide to make a change, we will record the change and will give you a budget reduction or increase as the changes take place. This will keep you informed of the final budget of your project. We like to be transparent with cost control and communicate any changes as they occur.

Specification – The quality assurance

Your project manager will continually review the scope of work and specification making sure what has been described has been built. On large project we will write up a quality plan.

Safety – Keeping everyone safe

The safety of you, our people and the general public is our number one priority. We employ full time safety advisors who will visit the site on a monthly basis to carry out a safety audit. This allows us to keep a high standard of safety on our sites. And more importantly keeps everyone safe.



Our mission is to deliver your project and give you a WOW

Our goal is to give you the best possible experience that we can. From the time our business began our values have driven how we work with you. You can rest assured that these values guide everything we do:

- Integrity
- Quality
- Great Communication
- Creating Positive Relationships
- Staying on Schedule
- Education
- Respect for others
- We Value Our Client Relationships

We want you to know that we value our working relationship with you. We want you to feel comfortable with us and our Trade Partners. Every employee has completed our working in homes qualification process and understands how we expect our clients to be treated. Our Trade Partners are time tested and trusted specialists that also recognise the importance of satisfying our customers.

Whether it's communicating the schedule clearly, attending meetings on time, protecting your home with dust sheets, or listening to your ideas and requests, it's important to us that you feel respected in everything we do.

Why Choose Us

With over 30 years experience and a real focus on customer satisfaction, you can rely on us for your projects success. We provide a professional building service with a real focus on customer satisfaction.

- Financial responsibility to you
- Superior quality and high standard of workmanship
- Value for money
- Highest standards in cost control
- On time and on budget
- Real focus on customer satisfaction

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