CONTRACTS
Alchemy’s team works alongside our clients, contractors and factories to deliver design. AIA documents are used for contracts.

OWNERS + ALCHEMY
Signed DSA + Signed B101 + Deposit = Project Start

Owners contract with Alchemy for the design of the project. DSA (Design Service Agreement) details the project’s scope, timing, budget, and outlines standard architectural services + AIA (American Institute of Architects) B101 document.

OWNERS + CONTRACTORS

Owners contract with a licensed general contractor (GC) for the site work and the build (if site-built), or the finishing work (if modular). This contract covers the building process and the oversight of sub-contractors for things like foundations, HVAC, decks, etc. and the “set” and “button-up” crews on a prefab project.

CONTRACTORS + FACTORIES

Prefab projects require a contract with an independent factory. These contracts, outlining all details and deliverables (from bathroom fixtures to siding), are typically held by the GC acting on behalf of the owner. There are times when an owner will hold the contract directly. Factory warranties are all passed along to owner.

Alchemy does not recommend owners act as their own General Contractor. If you have a background in building or project management, please notify Alchemy early in the process to discuss this option.

PERMITS & CODES
Alchemy: Designs projects to local zoning and building codes and the IRC (International Residential Code); works with engineers to meet regional requirements including seismic or snow-load.

Owner: May need to provide/obtain survey and some initial due-diligence information regarding property build restrictions.

General contractor: Builds and/or finishes to Alchemy’s specifications, pulls the local permits, hires all subs.

Factory: Builds to Alchemy’s specifications, pulls modular permits through the state, arranges transport.

FEES & INVOICING
Alchemy’s fee for a single family house is typically assessed as 15% of the Total Project [Structure + Site Work].

Projects are invoiced in stages:
• $5000 Feasibility Study
• Design Development
• Construction Documentation
• Construction Administration

Multi-family or commercial projects are typically assessed a lower percentage fee.

BUDGET & COSTS
Land + Structure + Site Work + Delivery (if prefab)
Alchemy Fee + Engineering Fees + GC Fee + City/Muni Permit Fees = Project Cost

For more information about working with Alchemy, please visit weeHouse.com or call us weekdays at 651-647-6650.

SITE-BUILT PROJECT EXAMPLES:

MODULAR PROJECT EXAMPLES: