



- September 2022 -



Dear Friends of Design & Construction,

Even though we live in the heart and the spirit of the Endless Summer, we welcome the cooler temperatures and a quieter town to stroll and beaches to enjoy.

We love the story of the iconic movie "Endless Summer". Did you know that it was developed, produced and marketed in the quaint building on Del Prado in Dana Point that is now the "Bonjour Café"? Read the full story [here](#) and visit the café for delicious breakfast and mimosas on a weekend, tucked away from the crowds.

Cheers,

Eric Overstrom

Building Savvy

The Estimating Process & Why Thorough Estimates take Time

Many homeowners build or take on a major remodel for the first time. While it is an exciting time, it can also be daunting as it is an unknown process and one of the largest expenses any of us will ever spend. We want to lift the curtain on this process for you so you know what to expect. This is the first of a series of educational articles on the construction process.

The Dream Phase:

You collect images of what you like as inspiration for your new home or remodel.

The Design Phase:

You work with an architect to give your dreams life and form.

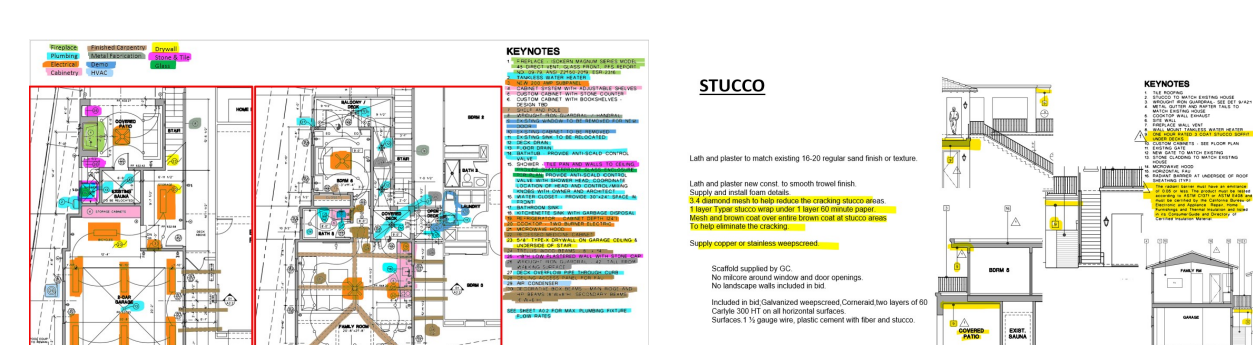
The Estimating Phase:

While you work with an architect, it is very important to bring the builder on board early to verify the rough feasibility in cost and design for your project. Based on complexity and features of the design, this can also sometimes be done on a cost per square footage basis as a rough direction of your design, and is based on RCGC's historical data and experience. This step allows you to save time to find the balance between design and cost.

Once the design is finalized, the builder starts the detailed estimating process which takes about four full weeks of work for a thorough estimate. This process includes:

Week 1:

- Analyzing all architectural, structural, elevation and interior design plans in great detail with RCGC's proprietary architectural analysis process
- Developing list of outstanding questions and clarifications
- Upon receipt of clarifications and all final detail from the architect, next is defining the scope and dividing all activities into required trades for the scope of this project
- Developing detailed project bid packages for external trade activities in our construction software Buildertrend and send to several pre-qualified trade partners for each trade
 - RCGC Pre-Qualified trade partners are pre-selected based on past work collaborations, quality, timely execution, availability, communication, licensing, insurance coverages and much more. Cost is also a factor but not the main driver but we want to be sure your finished home is of the highest quality.

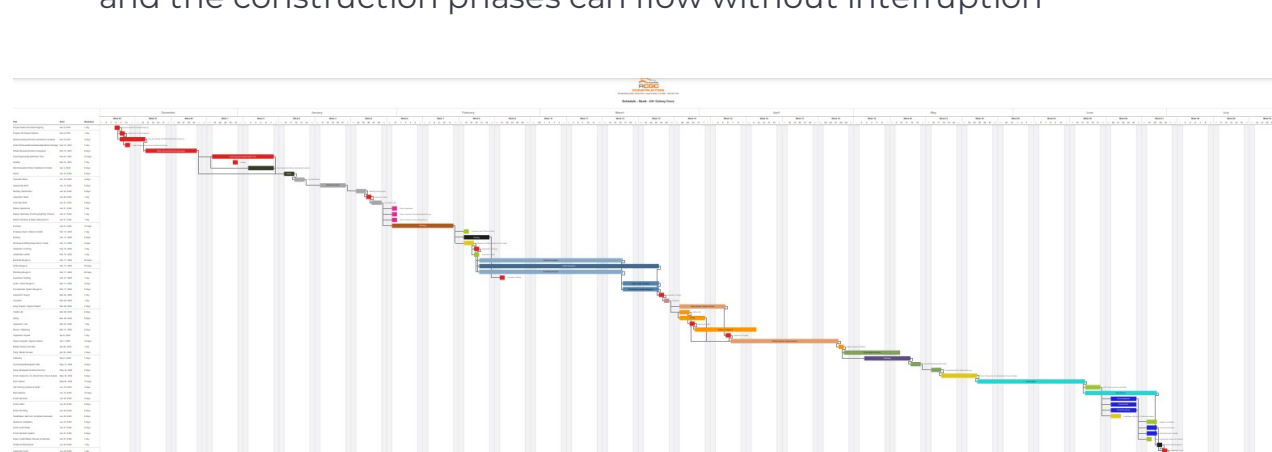


Week 2:

- Developing detailed project bid packages for rough and finish materials and send to several RCGC pre-qualified vendors for each material
- Clarifying any trade partner and vendor questions and provide additional detail that may be needed for a comprehensive bid

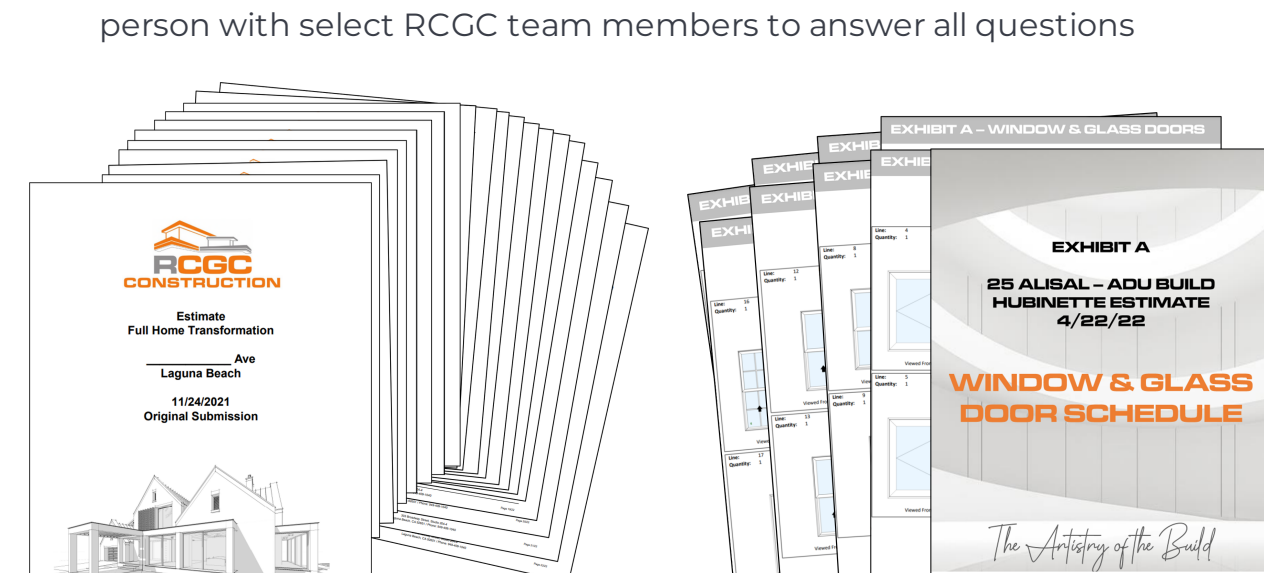
Week 3:

- Following up on trade partner and vendor bids to receive timely submissions
- Reviewing bids in detail, verifying plan compliance to the quality and detail we have defined in RCGC's Standard of Construction.
- Developing detailed timeline for the entire project and estimating all construction cost to ensure each step in the project is properly prepared and the construction phases can flow without interruption



Week 4:

- RCGC always request bids from several trade partners and vendors for several alternates which allows RCGC to:
 - Select the best material option including alternates by calculating internal cost for material, labor and equipment
 - Select the best possible trade option for your project for external activities based on all factors considered
- Estimating the project management cost to oversee your level of project and ensure scheduling, compliance, quality, cost control and timeline adherence throughout the duration of your project
- Developing the comprehensive estimate by consolidating all activities into one project with every detail considered
- All complete estimates include attachments for the window/door details, preliminary timeline Gantt Chart and colored plans for focus trades
- RCGC reviews the detailed estimate with the client and architect in person with select RCGC team members to answer all questions



Product Spotlight

Light up your patio in fall & winter

Feeney's 24-Volt Wet Location Strip Light is an energy efficient LED strip inside a flexible, weather and dust proof housing with an impressive 50,000 hour rating. It can be top or bottom mounted depending on the railing type.

This versatile lighting option can also be used inside your home on your stairs and railing for better evening/night visibility.

Find out more at feeneyinc.com/LED



Lighting Compatibility:

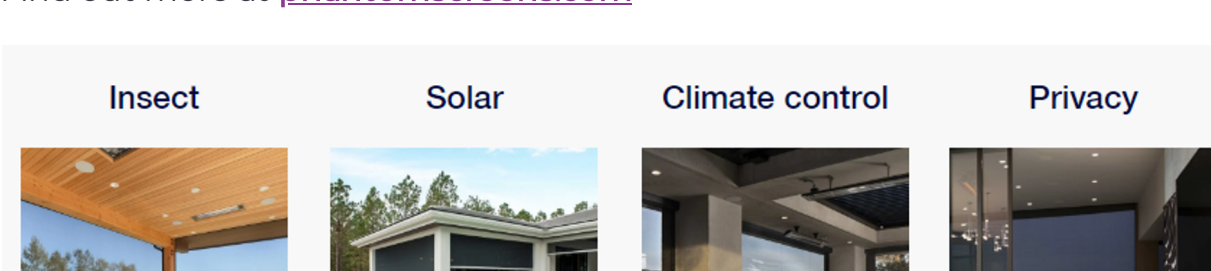
Juilli Type:	Top Rail Lighting	Bottom Rail Lighting	Post Accent Lighting
Horizontal Cable/Rail	●		
Vertical Cable/Rail		●	●
Glass Panels		●	●
Packet Panels		●	●
SS Mesh Panels		●	●
Lasercut Panels		●	●
Resin Panels			●

Find protection from the sun, heat and bugs while gaining privacy with retractable screens

The original retractable screen company Phantom Screens continues to revolutionize the screen industry and is the most trusted screen source on the market, expanding from window to door and patio screens.

Screens have become much more important and fill many more functions than they used to. If you are looking for privacy in closely built neighborhoods, retreat from the sun and most recently also the heat by while increasing your home's energy efficiency immensely, screens are a great option.

Find out more at phantomscreens.com



- Good to Know & Consider in your Plans for your new Home -

Trends

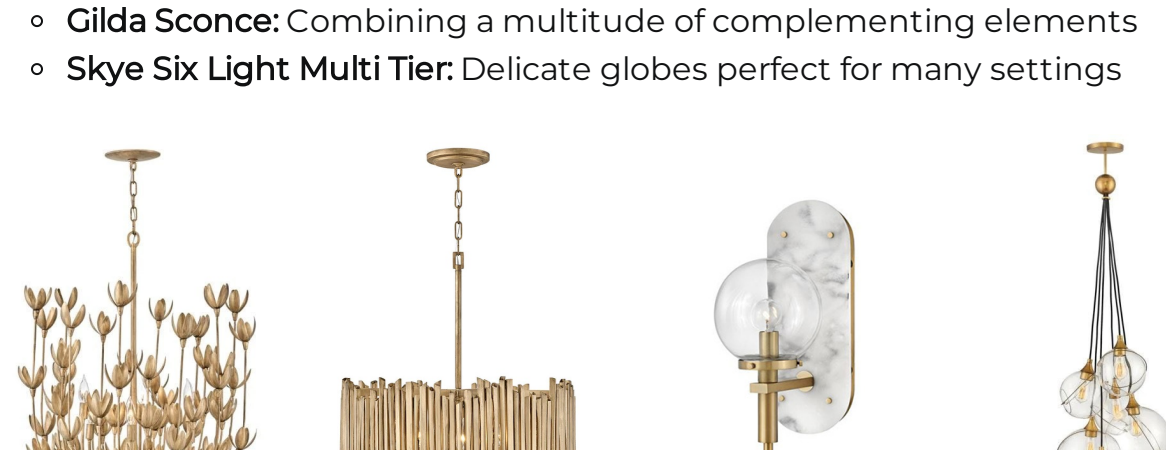
Light Fixtures as Main Focal Point

Beyond functionality, the versatility, design, options and central location within the home provide the perfect setting for awe-inspiring lighting fixtures.

We are in love with Laguna Beach Local Lisa McDennon's unique and fabulous designs. She has expanded her expertise and business from stunning interior designs to selling home decor & furnishings with her boutique "Nuance" in the heart of the village, to the design of lighting fixtures in the "Lisa McDennon Collection".

Here are just a few of our very favorites of her collection:

- Flora: Very unique design sure to be a great conversation piece
- Roca Drum: Versatile as a beachy, artistic and elegant design element
- Gilda Sconce: Combining a multitude of complementing elements
- Skye Six Light Multi Tier: Delicate globes perfect for many settings



Source: Lisa McDennon, More at nuance-home.com

Thank you from your team at



About Us

RCGC is your personal custom home builder and custom remodeler. RCGC loves their clients and the opportunity to build amazing homes for them along this beautiful coastline we are so blessed to call home.

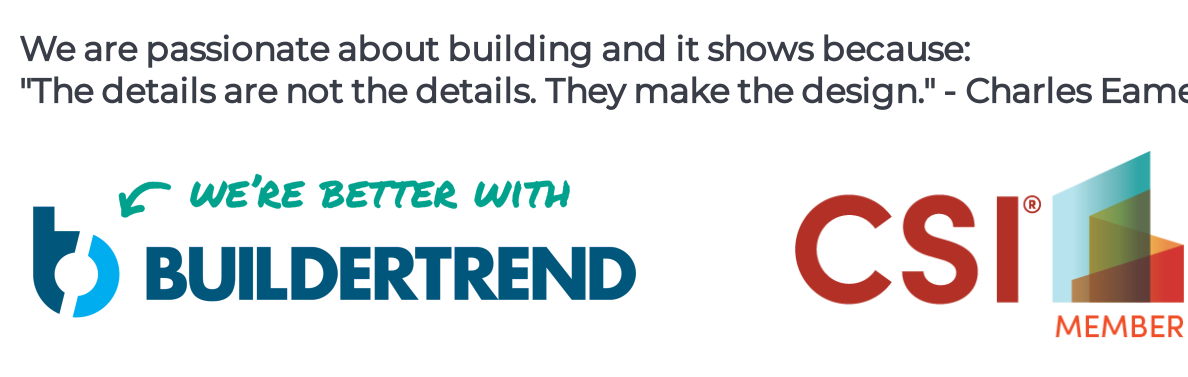
We are BIG on Communication and Technology during the design, construction phase and throughout the warranty period. Trust & Transparency are key, we allow clients, architects and designers to access our online construction software, Buildertrend, which centralizes communication, shows real time schedules, budget and design selections.

RCGC is a member of the Construction Specification Institute and utilizes its industry standard CSI codes ensuring that all areas of construction are considered in your initial estimate and to work most effectively with the architect and designer teams involved on your project.

RCGC is also a proud member of the NAHB - National Association of Home Builders. NAHB member construct about 80% of the new homes built each year.

We are passionate about building and it shows because:

"The details are not the details. They make the design." - Charles Eames.



Best Regards,

Eric Overstrom

Eric Overstrom, President

License #028625
eric.overstrom@rcgc.construction



"Otis" Project Manager

Call us Today 949-482-5563

303 Broadway St, Studio 204-4, Laguna Beach



www.rcgc.construction