

Pre-Construction Design Agreement

Harbor Ridge — whole-house renovation design & permitting plans — prepared for The Owners

The Bid Room · revenuex.agency/bid-room



HOMEOWNER	CONTRACTOR
The Owners Harbor Ridge, Lot 12, Anytown, ST owners@example.com (000) 000-0000	The Bid Room revenuex.agency/bid-room

Agreement date: July 10, 2026

Project

This Agreement is entered into between **The Bid Room — a Revenue Rx document system** ("Contractor") and **The Owners** ("Homeowner") for pre-construction design services relating to the proposed whole-house renovation at the property located at **Harbor Ridge, Lot 12, Anytown, ST** (the "Property").

The purpose of this Agreement is to authorize the Contractor to begin the design and planning phase of the project. On completion, the Homeowner receives a complete set of plans suitable for permit application and construction estimating.

Scope of Services

The Contractor agrees to provide the following services:

- Site visit and existing-condition review, including measurement of the affected areas.
- Consultation with the Homeowner on project goals, layout and priorities.
- Design of the proposed whole-house renovation.
- Preparation of construction drawings suitable for local building permit submission.
- Floor plan layout including proposed rooms and spaces.
- Coordination of the design requirements necessary for permitting.

- Up to two (2) plan revisions based on Homeowner feedback.
- Final permit-ready drawing package.

Plans are prepared for permitting and construction of this specific project only.

Design Fee

Item	Amount
Design Fee — whole-house renovation, permit-ready set	\$12,500.00

CREDITED TOWARD CONSTRUCTION

\$12,500

Applied against the contract sum if the Homeowner proceeds with The Bid Room as Contractor under a signed construction agreement.

Payment is due on execution of this Agreement. This fee covers all design services described above. Where the Homeowner proceeds to a signed construction agreement with the Contractor, the design fee is credited in full against the contract sum.

Schedule of the Design Phase

The design phase is anticipated to run six to eight weeks from execution: two weeks to measured drawings and a first layout, two weeks for Homeowner review and the first revision, and the balance to the permit-ready set. The schedule depends on the timing of Homeowner review, and on any survey or structural engineering the permit set requires.

Future Construction Proposal

On completion of the design package, the Contractor will prepare a construction proposal which will include:

- Detailed project budget, by area of work.
- Vendor quotations.
- Subcontractor pricing.
- Material allowances where selections are not yet final.
- Preliminary construction schedule.

Should the Homeowner choose to move forward with the Contractor, these plans serve as the foundation for the construction agreement.

Additional Services

The following are not included in this Agreement unless specifically requested in writing:

- Structural engineering (if required).
- Surveying.
- Septic or utility design.
- Civil engineering.
- Specialty consultant fees.
- Permit application and building permit fees.

Should any of the above become necessary, they will be discussed with the Homeowner before proceeding.

Ownership of Documents

All drawings, plans, estimates, specifications and related documents prepared by The Bid Room remain the sole property of The Bid Room until payment has been received in full.

These plans are prepared exclusively for this project and are provided solely for the use of the Homeowner. They remain the intellectual property of The Bid Room and may not be copied, reproduced, distributed, modified, or used by any other builder, contractor, designer or third party for construction purposes without the prior written consent of The Bid Room.

Any unauthorised use of these plans is prohibited.

Termination

Either party may end the design phase in writing. The Homeowner is responsible for design services performed through the date of that notice. Drawings not paid for in full remain the property of the Contractor and are not released for construction.

Acceptance

By signing below, both parties acknowledge that they have read and agree to the terms and conditions of this Agreement.

HOMEOWNER

The Owners

SIGNATURE

DATE

CONTRACTOR

J. Rivera, President
The Bid Room — a Revenue Rx document system

SIGNATURE

DATE

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