



PRE-CONSTRUCTION SERVICES

The smartest money on your project gets spent before anyone breaks ground.

A ballpark on a vacant lot is a fast guess, made on incomplete plans, by someone who needs to win the job.

Nobody prices a house properly in an afternoon. There is no structure to walk, no scope to measure, and usually no plans yet — so the number you get is a square-foot average, the scope is thin, and the gap shows up later as change orders.

Pre-construction replaces the guess with a real number. You find out what your project actually costs, on paper, before you are committed to building it. If the number does not work, you have spent a fraction of a percent to learn that — instead of finding out at framing.

Architects charge for early work. Engineers charge for early work. This is the same thing: professional judgment, applied before it is expensive to be wrong.

What that gets you

A budget you can take to the bank. Lenders want a detailed, line-item breakdown from a licensed GC. We produce one that holds up under review.

Value engineering that pays for itself. Smarter framing, better specs, tighter sequencing — usually more savings than the fee itself.

Problems caught on paper. A framing conflict on a drawing costs an eraser. In the field it costs a change order and two weeks.

One team from day one. We work alongside your architect and engineers instead of inheriting their drawings.

WHY DC GENERAL

Owner Daniel Calderon came up through the trades — journeyman carpenter, superintendent, project manager, now licensed GC. 42+ homes and 400+ multifamily units built. We know the Visalia, Tulare, Hanford, and Fresno County building departments by name.

And the part that makes this easy: **if you build with us, 100% of your pre-construction fee is credited against your construction contract.**

A note on free estimates. We do offer them — repairs and remodels get a free estimate, and that is not changing. Everything above applies to ground-up new construction, where there is no structure to walk and a real budget takes weeks of subcontractor bidding rather than an afternoon. Not sure which one your project needs? Call and ask. That is free too.

**STAGE 1 · DISCOVERY & FEASIBILITY**

Pre-Construction Questionnaire

Answer what you can. "Not sure" is a real answer — it tells us where to dig. Bring this to your site walk, or email it back to info@dcgeneralcontracting.com.

DATE	COMPLETED BY	SITE WALK SCHEDULED
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A**Who we're talking to***So we know who to call, and when.*

Your name

Co-owner / spouse / partner

Phone

Email

Best way to reach you☐ Text☐ Call☐ Email☐ Any of them

How did you hear about us?

B**The property***The lot decides more about cost than the house does.***Where are you with the land?**☐ I own it☐ In escrow☐ Identified, not purchased☐ Still looking

Property address or APN

Lot size (acres / sq ft)

Jurisdiction (city or county)

Is the lot zoned for what you want to build?☐ Yes☐ No☐ Not sure

What's already at the lot?

Utility extensions are one of the biggest hidden costs on a rural build.

Water	☐ City water at lot	☐ Existing well	☐ Well needed	☐ Not sure
Sewer	☐ City sewer at lot	☐ Existing septic	☐ Septic needed	☐ Not sure
Electric	☐ At the lot	☐ Needs extension		☐ Not sure
Gas	☐ Natural gas at lot	☐ Propane	☐ All-electric	☐ Not sure

Do any of these apply? Check all you know about.

☐ Structures to demolish	☐ Flood zone	☐ Easements
☐ HOA / CC&Rs	☐ Significant slope	☐ Difficult access
☐ Ag land / Williamson Act	☐ Needs a lot split	☐ None that I know of

Documents you already have

☐ Boundary / topo survey	☐ Soils report	☐ Title report
☐ Perc test	☐ None yet	

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What you want to build*Rough is fine. We refine it together in schematic design.***Project type**

☐ New custom home	☐ ADU	☐ Addition
☐ Home + shop or barn	☐ Other	

Approximate square footage

Bedrooms / bathrooms

Garage (size, attached or detached)

Stories (1 / 2 / not sure)

Also want any of these?

☐ Pool	☐ Detached shop	☐ RV parking
☐ Casita / ADU	☐ Solar	☐ Outdoor kitchen
☐ Landscaping in scope		

Style you're drawn to

☐ Modern farmhouse	☐ Traditional	☐ Spanish / Mediterranean
☐ Contemporary	☐ Ranch	☐ Still exploring

Three things this house absolutely must have**Three things you'd cut first if the budget got tight***Answering this honestly now saves a painful conversation later.*

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Budget*We're not shopping your number. We need it to tell you fast whether the project works.*

Straight talk: a builder who asks for your budget isn't trying to spend all of it. Without a number we can only guess at scope — and guessing is how projects end up thirty percent over.

Target construction budget

☐ Under \$400K	☐ \$400K – \$600K	☐ \$600K – \$850K
☐ \$850K – \$1.2M	☐ Over \$1.2M	☐ Genuinely not sure

Does that number already include...

☐ Land	☐ Design & engineering	☐ Permits & impact fees
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☐ Site work & utilities☐ Landscaping☐ Appliances

Hard ceiling you can't go above

Lender (if you have one)

How are you funding it?☐ Cash☐ Construction loan☐ Owner-builder loan☐ Cash-out refinance☐ Land equity☐ Not determined yet**Pre-qualified?**☐ Yes☐ In process☐ Not yet**Can you hold about 10% in contingency above your budget?**

It covers what nobody can price on paper — rock, bad soil, a utility that isn't where the map says.

☐ Yes☐ No☐ Tell me more about this

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Timeline

Plan on five to eight months from first meeting to permit in hand.

When would you like to break ground?

When would you like to move in?

Is there a hard deadline driving this? (lease ending, house sale, school year, family event)

Where will you live during the build?

- | | | |
|--|--|--------------------------------------|
| ☐ Current home | ☐ Renting | ☐ With family |
| ☐ On site — RV or trailer | ☐ Not figured out yet | |

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Where the design stands

This tells us which stage we're actually starting at.

Do you have plans?

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|--|--|--|
| ☐ Nothing yet | ☐ Sketches and ideas | ☐ Preliminary plans |
| ☐ Full construction documents | ☐ Permit already approved | |

Architect or designer, if selected

Have you met with the building or planning department yet?

- | | | |
|------------------------------|-----------------------------|--|
| ☐ Yes | ☐ No | ☐ Not sure what that is |
|------------------------------|-----------------------------|--|

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How decisions get made

Slow decisions cost more schedule than slow contractors.

Who needs to sign off?

- | | |
|---|--|
| ☐ Just me | ☐ Me and my spouse or partner |
| ☐ A family group | ☐ Trust, LLC, or partnership |

Realistically, how fast can you turn around selections and approvals?

- | | | |
|------------------------------------|---|--|
| ☐ Same week | ☐ One to two weeks | ☐ Longer — we take our time |
|------------------------------------|---|--|

How do you want project updates?

- | | | |
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| ☐ Text | ☐ Email | ☐ Phone call |
| ☐ Weekly on-site walk | ☐ Online project portal | |

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Experience & expectations

Last section. This one tells us how to work with you.

Have you built or remodeled before?

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|--|---|-------------------------------------|
| ☐ Built a home before | ☐ Remodeled before | ☐ First time |
|--|---|-------------------------------------|

What worries you most about this project?

- | | | |
|--|---|---|
| ☐ Going over budget | ☐ Taking too long | ☐ Quality of the work |
| ☐ Not being kept informed | ☐ Making wrong decisions | ☐ Getting taken advantage of |

What would make this project a success for you?

Anything else we should know?

Next step: we review your answers, walk the site with you, and give you a straight read on whether the project pencils — before you spend a dollar on design.