



## **Open Book Construction Management (OBCM)**

Updated 1/9/12

Trust and Credibility are the essential foundation components of the **OBCM** system. The Total Quality **OBCM** system promotes the client and builder operating as one common TEAM, allied with the goal of securing the best design and quality for the best value we can find. If you the client wish to bring us a competitive bid on a particular phase, TQHB welcomes the opportunity to keep our pricing competitive and you in control of your expenses.

You the client will see a detailed phase by phase spreadsheet known as **A Good Faith Estimate**. The building process will progress as follows.

- TQHB will secure the most competitive bid available.
- TQHB will allow you complete transparency to all documentation throughout the entire build process and the ability to question any and all bids received should you feel the need to do so. In the event you do not notify TQHB that you wish to review, TQHB will then proceed to secure our best competitive and available sub to complete the specified work in a quality and timely manner.
- TQHB will allow you to maintain complete control of your money throughout the entire build process by providing every 2 weeks a report of all expenses that have been paid on your behalf. TQHB is only paid on completed work. A draw for reimbursement will be requested approx. every 2 weeks or as often as may deem necessary.

The Total Quality **OBCM** system will eliminate your need to seek multiple bids from several builders since we are committed to secure various quotes on all major phases when we feel it necessary so as to save you additional money without sacrificing quality!

Allow our years of experience and our Total Quality Management System to analyze every expense with the common goal of completing a quality home that is cost efficient and built in a timely manner. It will be our pleasure to create your custom home and build a strong relationship for years to come!

Sincerely,

Paul, Tim and the Total Quality Team

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