



Park City, UT
Since **1998**

An aerial night photograph of a mountain resort. The scene is dominated by snow-covered slopes and dark evergreen trees. Several ski runs are illuminated by a warm, golden light, creating a stark contrast with the dark surroundings. In the foreground and middle ground, a town is visible, with its buildings and streets glowing with warm, yellow lights. The sky above is a deep, dark blue, suggesting twilight or early evening. The overall atmosphere is serene and majestic.

GERMANIA CONSTRUCTION

THE GERMANIA TEAM LIVES AND PLAYS IN THE VERY MOUNTAINS,
WHERE WE WORK TIRELESSLY TO TRANSFORM YOUR RESIDENTIAL DREAMS
INTO REALITY.

GERMANIA CONSTRUCTION



01.

DREAMING & PLANNING
LOCATION.
LOT
ARCHITECT

02.

GERMANIA **INTRODUCTORY**
MEETING
REFERENCES
GOAL
BUDGET

03.

SIGNED CONSTRUCTION
AGREEMENT
RETAINER PAID

04.

DESIGN PROCESS
COORDINATE WITH INT. DESIGN
SPECIFICATIONS/SELECTIONS
EXTERIOR FINISHES
INTERIOR FINISHES
FURNITURE LAYOUT

08.

SET START DATE

07.

FINALIZE
CONTROL ESTIMATE
STATEMENT OF VALUES (SOV)

06.

VALUE **ENGINEER**
AS NECESSARY

05.

PRELIMINARY **BUDGET**
TRADE PARTNER BIDS
SPECIAL SITE CONDITIONS
HOA LIMITATIONS

09.

ONBOARDING MEETING
COCONSTRUCT TRAINING
SUPERINTENDENT INTRODUCTION

10.

CONSTRUCTION
FOLLOWING OUR
DESIGN/BUILD SCHEDULE

11.

COMMUNICATE
WEEKLY P.M. MEETINGS
DAILY SUPERINTENDENT UPDATES
CLIENT COCONSTRUCT PORTAL

12.

TURNOVER
SYSTEMS TRAINING
EFFICIENT PUNCH LIST MANAGEMENT
WARRANTY

VALUE ENGINEERING



Building a team of Architect, Designer and Builder early on to create a well tailored set of construction documents.

Ultimately, leading to benefits in cost savings, scheduling and an elevated quality level of home



ESTIMATING

Control Estimate Book

The guiding document that acts as the financial backbone for our projects. It's broken up into divisions and supported by estimates, architectural take offs and design elements that coincide with the overall goal and vision of your residence.

Schedule of Values

Once the control estimate book is approved, it's converted into an active document called the schedule of values. This gets updated monthly, is provided with the draw and keeps our Owner's in tune with the financial progress of their project.



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CONSTRUCTION

Design Build Schedule

Shared with Client, Designer and Architect to keep all informed of deadlines for decisions, specifications and material choices to keep the project on schedule

Draw Packet

The draw packet comes monthly with the updated Schedule of Values. It's an overall summary of all billing for the month and includes all invoices

CoConstruct

Keeping our Owner's informed with job reports from the Superintendent and site photos uploaded weekly. All final specifications, Control Estimate and various documents are stored in a private cloud-based folder shared for 24/7 access.

ONLINE PROJECT MANAGEMENT

Our goal is to perfectly manage your expectations.

Success requires us to be 100% transparent regarding your budget, selections, change orders, trade partners, invoices, and progress.

To ensure our mutual success we manage every project on the CoConstruct platform.

We use it to communicate with our clients, to share financial updates, to communicate with our trade partners, to track our progress and to ensure we deliver your home on time and on budget.

The screenshot shows the Germania Construction CoConstruct dashboard for the Wallace Residence project. The interface includes a navigation menu with options like Projects, Task Manager, Time Clock, Contacts, Leads, Templates, Reports, Settings, and Community. The main content area is divided into several sections:

- Project Overview:** Features a large image of the Wallace Residence with an "Update cover photo" button.
- Progress:** A list of project milestones with progress bars:
 - Image Book/Design (Aug 11) - 100% complete
 - Excavation Contract (Aug 18) - 100% complete
 - Footings and Foundation Contract (Aug 18) - 100% complete
- Alerts & Updates:** A list of alerts including "Schedule" and "Job Log".
- Recent Photos:** A section with a "view all" link.
- My Tasks:** A section stating "You do not have any assigned tasks on the selected dates."
- Finances:** A table showing financial data:

Control Estimate	\$5,638,383.53
Selections	\$-804,298.87
Change Orders	\$0.00
Budget Adj.	\$0.00
Current Estimate	\$4,834,084.66
Payments	\$0.00

The left sidebar contains a navigation menu with categories like FINANCIALS (Summary, Estimate, Proposals, Bids, Purchase Orders, Change Orders, Budget, Invoices) and PROJECT MANAGEMENT (Schedule, Hours, Specs & Selections, Messages, To-Dos).

GERMANIA CONSTRUCTION

3D WALKTHROUGH

Mapping technology allows us to efficiently create scaled 3D walkthroughs of the entire house prior to 4-way inspection

[LINK TO AN EXAMPLE](#)





TURNOVER

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The most fun part of our job is introducing Owner's to their completed home with a system walk-through and executing the final punch list.

Warranty Book

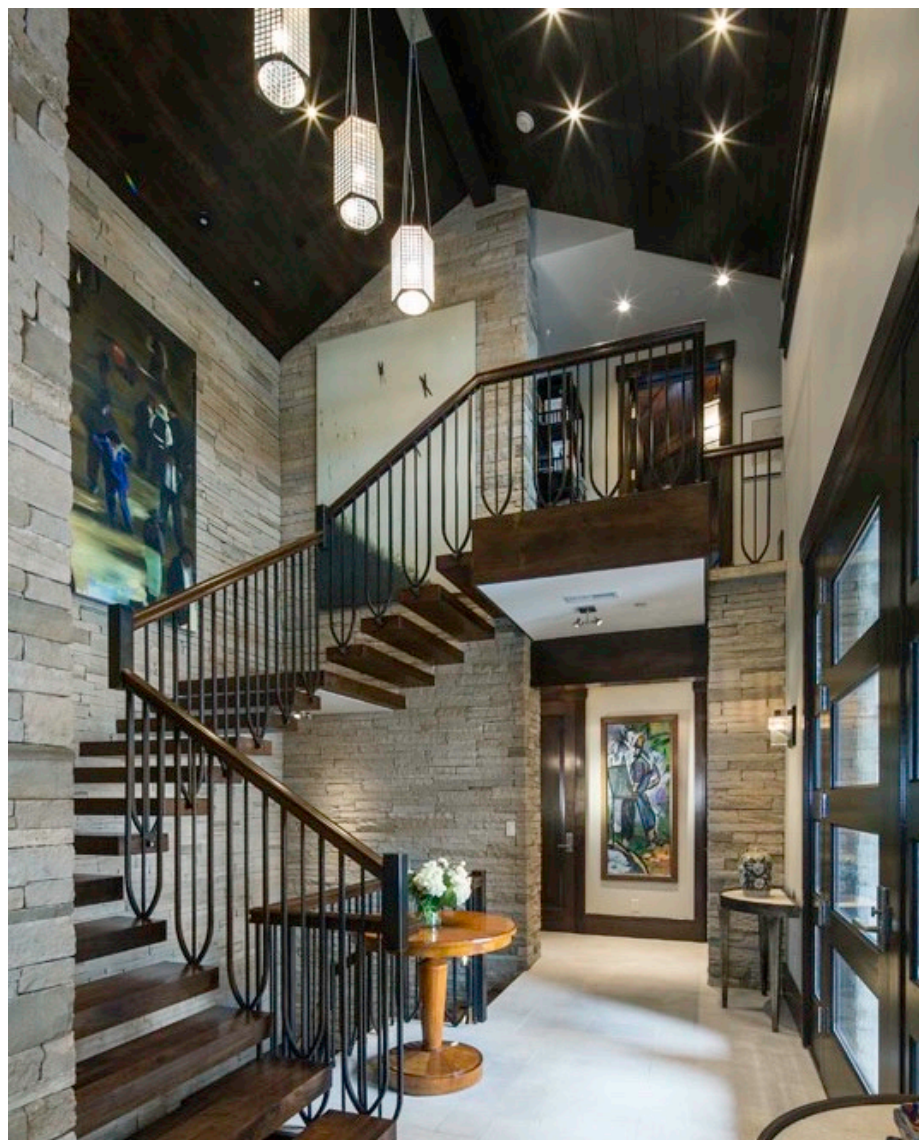
Delivery of a physical and digital document containing our warranty information, suggested maintenance guide and schedule, contact information, user manuals and equipment warranty information.

GERMANIA CONSTRUCTION

FIT&FINISH

We believe the fit and finish of our homes stand out above the others.

Our attention to detail is something our entire team focuses on from start to finish, taking pride in the completed outcome.



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CLIENTS

Germania Construction builds an excellent custom home with quality products and attention to detail. Design and functionality are well blended. Job sights are very clean, and systems are neatly installed. If you are looking for a custom home builder capable of building a quality, high end custom home, Germania is an easy decision. I perform thousands of real estate inspections in the Summit county area, and Germania's homes are among the best.____

Matthew Stauffer, Home Inspector

My experience with Germania Construction in DeerCrest was everything and more than we had expected. It is evident that Craig and his team take pride in the quality and craftsmanship of their work. Multiple times they made constructive value engineering recommendations, which kept our costs under control without compromising our vision.

We value the friendship we've built with Craig and recommend Germania Construction to everyone.____

Rob S. Deer Valley

Germania Construction was amazing to work with from start to finish. Living 1,000 miles from P. City, the Germania Team gave us the confidence that they were fully engaged from the architectural drawings to addressing the final punch list. Their coordination and communication, the architects and designer, and the subcontractors and craftsmen were amazing to watch as they focused on every detail and are so proud of their finished product. Our experience with every Germania employee has been terrific. Craig has put together a great team. ____

Jerry H. Empire Pass

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GERMANIA CONSTRUCTION

CONNECT



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