

First call to *certificate of occupancy*.

Every Appolonia project moves through the same stages, and each stage has a gate that must be met before the next begins. Design-build under one roof, or alongside your own architect and interior designer. Feasibility, approvals and construction each have their own agreement.

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| 1 | <p><small>FIRST CONVERSATION</small></p> <h3>Fit and scope</h3> <p>Property, program, timeline and budget expectations. An honest read on whether we are the right builder.</p> <p>Review of any plans, surveys or listings</p> |
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| 2 | <p><small>BEFORE PURCHASE · OPTIONAL</small></p> <h3>Feasibility</h3> <p>What the property supports, what the ground will cost, and how long approvals will take, before you make an offer.</p> <p>Feasibility summary, permitting road map, order-of-magnitude budget. No cost.</p> |
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| 3 | <p><small>DESIGN TO PERMIT · OPTIONAL</small></p> <h3>Entitlement & budget</h3> <p>We direct the design team through local boards, CRMC and DEM while pricing the drawings at every phase, with our carpentry crew leaders pricing their scope from the preliminary estimate.</p> <p>Preconstruction estimate walked through line by line</p> |
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| 4 | <p><small>CONTRACT</small></p> <h3>Setup before the first shovel</h3> <p>Cost-plus contract with the fee stated. The schedule of values becomes the budget and the bill.</p> <p>Published schedule, selections calendar, every trade under signed subcontract</p> |
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| 5 | <p><small>CONSTRUCTION</small></p> <h3>Five cycles, running at once</h3> <p>Costs captured daily. Progress report and updated schedule every Friday, requisitions every other Thursday. Written change orders. Photos before every cover-up.</p> <p>Budget to actual on every requisition</p> |
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| 6 | <p><small>CLOSEOUT</small></p> <h3>Handover, done properly</h3> <p>Closeout starts four to eight weeks before handover. Punch list photographed and closed item by item.</p> <p>C.O., final lien releases, warranties, as-builts, 11-month walkthrough</p> |
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When your permit is issued, you get an exact start date.

SITework, FOUNDATIONS AND CARPENTRY ARE SELF-PERFORMED

The commercial standard, on every project.

We build private commercial projects too, and we run every house with the same controls.

Schedule of values	Contract, budget and bill, line for line.
Published schedule	Updated every Friday, sent to you and every trade.
Weekly progress report	Every Friday with the schedule: work completed, photos, next steps, open decisions.
Requisitions with backup	Every other Thursday, every receipt attached.
Lien waivers	No subcontractor paid without a signed release.
Subcontracts & insurance	Every trade under signed scope, insured before site.
Written change orders	Priced and signed before work proceeds.
Formal closeout	Punch list, as-builts and releases before final invoice.

WHAT WE SELF-PERFORM

- Sitework, excavation, drainage and final grade
- Utilities and septic systems
- Foundations
- Carpentry, frame to finish, by three crews exclusive to Appolonia, including custom millwork, cabinetry and furniture, on site or in our shop

AFTER HANDOVER

- Closeout package and house walkthrough
- Every final lien release before the final invoice
- Eleven-month walkthrough
- Appolonia Home Care, by annual agreement

BEFORE YOU BUY

- Feasibility summary, permitting road map and budget, at no cost
- Buyer representation by a licensed agent who will build the house

WHERE WE WORK

- The most complex coastal projects in Rhode Island and southeastern Connecticut
- Custom residential, private commercial and historic restoration
- Landscape and pools through a dedicated partner, on the same contract

START A CONVERSATION

Alex Appolonia

Owner. Your point of contact from the first call to the eleven-month walkthrough.

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REG.

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