

**BUILD.
REMARKABLE.**



HOME ADDITIONS



A NOTE FROM THE OWNERS...

Hi, we're Brandon & Megan,

We started this company to offer a better, more thoughtful way to remodel, design, and build homes here in the Cedar Valley. With Brandon's background in engineering and project management, and Megan's experience in interior design and planning, we bring structure, creativity, and clear communication to every project.

We know construction can feel overwhelming, which is why we use a design-build approach. That means everything is handled by one team, from first ideas to final details, so you always know who to turn to and what comes next.

We're proud to live and work in this community, and we're honored when someone trusts us with their home. Our promise is simple: we'll listen, we'll communicate clearly, and we'll work hard to make the process smooth from start to finish.

Thanks for considering Big Woods. We'd love to help you build something remarkable.

Brandon & Megan Smith

OUR CORE VALUES

1. Clarity Builds Confidence

We believe homeowners feel more at ease when they understand what's happening and why. We communicate openly, explain the process as we go, and make space for questions along the way.

2. Design with Purpose

Every decision we make is intentional. We focus on how your space will function in real life, and we align the design with your daily routine, long-term needs, and personal style.

3. Process Creates Progress

Our projects are built on structure, not guesswork. From planning to execution, we follow a clear process that helps reduce delays, avoid confusion, and move the work forward with focus.

4. Homes Should Feel Personal

Your home should feel like it belongs to you, not like it came from a template. We take time to understand what matters to you and design spaces that reflect how you actually live.

5. Professionalism You Can Count On

We take our work seriously and follow through on our commitments. You can expect us to show up prepared, stay accountable, and approach every interaction with respect and care.



Megan Smith
CEO



Brandon Smith
President



Dave Nitschke
Site Supervisor



Jeremy Hansel
Carpenter



Brant White
Carpenter



Riggins
Shop Dog

WARRANTIES & GUARANTEES

At Big Woods Construction, we take pride in the work we do and the relationships we build. That's why we stand behind the quality of our craftsmanship long after the project is complete. If something doesn't feel right or needs attention, we're here to make it right. Our goal is for you to feel just as confident in your home months or years from now as you did the day we wrapped up the job.

SUPPLIERS & SPECIALTIES

At Big Woods Construction, we believe a successful project is built on strong relationships, including the suppliers and vendors we trust. These relationships help us maintain consistent quality, reliable timelines, and dependable service throughout every phase of your project.

We're also proud to have an exclusive partnership with Forever Cabinets. This gives our clients access to fully custom cabinetry at a more approachable price point. It allows us to create kitchen, bath, and storage solutions that are tailored to your space and your needs, without exceeding your budget.

From the foundation to the finishing touches, we manage all sourcing and selections for you. That includes everything from structural materials and fixtures to furniture, artwork, and accessories, so your space feels cohesive and complete when it's ready to live in.

LICENSE & INSURANCE

Big Woods Construction is fully licensed to operate in the state of Iowa and is registered with the city of Waterloo as a certified builder. We also carry full liability insurance to protect both your property and our team throughout the course of your project.

We take safety, compliance, and accountability seriously. Our clients can move forward with confidence knowing their home is in the hands of professionals who meet all state and local requirements.

WHAT MAKES US DIFFERENT

Design and Construction Under One Roof

You won't need to manage separate firms or coordinate between teams. We handle everything from concept to completion, so the vision stays consistent and the process stays on track.

You Know What to Expect

We give you a defined plan, regular updates, and clear communication throughout your project. No vague timelines or last-minute surprises.

We Help Make Decisions Easy

From cabinetry and tile to lighting and furniture, we guide you through every choice so your home feels cohesive, functional, and personal.

Planning Comes First, Not as We Go

We take the time to plan every detail before construction begins. That upfront work prevents delays, keeps costs under control, and helps the entire project run more smoothly.



CLEANING CHECKLIST

We consider it a privilege to be invited into your home, and we don't take that lightly. Our goal is to treat your space with the same care and respect we would our own — keeping work areas clean, safe, and organized at every stage of the project.

To maintain a professional, safe, and respectful work environment, the following cleanup tasks must be completed at the end of each workday:

- **Remove all trash and debris from the work area**
- **Sweep or vacuum to clear dust and small materials**
- **Ensure all floor protection is intact and in place**
- **Unplug and neatly store all tools and equipment**



REVIEWS



5 Stars - Sarah A.

“We had an outstanding experience with Big Woods Construction when we recently hired them to remodel our attic space. From our first consultation to the final walkthrough, the team was professional, attentive and incredibly skilled. They transformed our old attic space into a beautiful, functional space that now feels like a seamless extension of our home. Their attention to detail, creative solutions for working with tricky angles and limited space truly impressed us. The project was completed within budget, with excellent communication every step of the way. It’s hard to find a contractor who is not only reliable and efficient but also courteous and respectful of your space. I wouldn’t hesitate to hire Big Woods again for future projects and would highly recommend them to anyone looking for excellent work and service.”

5 Stars - Rachael H.

“Big Woods Construction was very easy to work with and did a fantastic job with our bathroom. It really helps that they have a team to do the work and a designer to help it all come together. Highly recommend!”

5 Stars - Karen S.

“Big Woods Construction did a fantastic job on our basement renovation! Communication between us and Big Woods was great! Any questions or concerns we had along the way, they either called or came out the same day to address any questions we had. The project was done in timely manner and we are very pleased!”

5 Stars - Paul J.

“We could not be happier with the work that Big Woods did for us. Our bathroom turned out way better than expected and Brandon’s crew were so enjoyable to work with. I will be recommending Big Woods to everyone!!”

WHAT IS DESIGN-BUILD?

*Design isn't an extra step.
It's how we build smarter.*

Most contractors start building, then figure out the details as they go. That leads to delays, surprises, and decisions made under pressure. Our design-build approach works differently. Design and construction happen under one roof, so everything is aligned from day one.

You won't need to hire a separate designer or try to make decisions on your own. We guide you through selections with mood boards, renderings, and expert advice, so your space looks great and functions the way it should. With fewer handoffs and more planning upfront, your project stays on track and feels less stressful.

It's time to
BUILD.REMARKABLE.
with
BIG WOODS
CONSTRUCTION

BUDGET

Understanding Your Budget

Remodeling is a big investment, and part of our job is helping you understand what a realistic budget looks like for your goals. We don't exist to max out your budget — we're here to help you get the most value out of it.

The graphic below shows where most of our projects fall. We'll walk you through the types of options available at different levels, from practical upgrades to high-end features, so you can make informed decisions that match your priorities. Every project is different, but our goal stays the same: to meet you in your comfort zone and deliver the best possible outcome within it.



Not sure what your comfort zone is yet?

That's okay. We'll help you understand key drivers of cost and how your choices impact the overall budget, before construction begins.

WHAT IS A TYPICAL INVESTMENT?

Every home and every remodel is different, but most of our clients are looking to make a smart investment in a space that works better for the way they live. The ranges shown here reflect typical project budgets based on the scope and level of finish our clients choose most often.

These numbers are not exact quotes, but they provide a helpful starting point to understand what different types of projects may cost. We will work closely with you to align your goals and priorities with your comfort zone, and guide you through decisions that help you get the most value from your investment.



Bathrooms

\$20,000-\$50,000



Kitchens

\$50,000-\$120,000



Basements

\$40,000-\$100,000



Additions

\$150-\$300/sq ft

A step-by-step process you can trust

Our process is clear, organized, and designed to take the stress out of remodeling or building.

With expertise in both construction and interior design, we guide you through each step. From early planning to final finishes, we make sure you always know what to expect.

We focus on eliminating the common frustrations that come with home projects by making decisions early, managing the details, and maintaining open communication. The result is a space that fits your life, reflects your style, and comes together with fewer surprises.

If you're ready to get started, we're here to help you move forward with confidence.

1

DISCOVERY CALL

We discuss your goals, general scope of work and develop a realistic budget to deliver your new space.

2

IN-HOME CONSULTATION

We'll visit your home, discuss your needs and measure your space.

3

CONSTRUCTION DRAWINGS & APPROVALS

Our team will create detailed construction drawings for your addition. These drawings are used to obtain building permits and to provide accurate plans for bidding and construction.

4

BIDDING & ESTIMATES

We share your project plans with a network of trusted, local trade partners to gather competitive bids. Once we receive their pricing, we compile everything into a final, detailed estimate for your review.

5

DESIGN SELECTIONS

This time is to revise, fine tune, select materials and visualize your dream space with our design team.

6

CONSTRUCTION

Sit back, relax and watch your dream space come to life!

STEP-BY-STEP PROCESS



**CONSTRUCTION DRAWINGS &
ESTIMATE
\$2,000**

The most crucial part of any project is understanding your needs and goals. We follow an extensive process to uncover your desires and budget targets during our discovery and in-home consultation meetings.

Before we begin work on your drawings and estimate, we collect a nonrefundable fee. This covers the cost of drafting and detailed estimating, ensuring your plans are thoughtfully developed and pricing is accurate. At the end of this phase, you'll receive a full set of construction drawings that are yours to keep—whether or not you choose to move forward with us or the project. We believe this deliverable provides real value and clarity, regardless of your next step.



CONSTRUCTION AGREEMENT & DEPOSIT

Once the initial estimate is approved, we'll move forward with a construction agreement and collect a 10% deposit to reserve your spot on our build schedule. This ensures your project is officially in the queue while we continue refining design details and finalizing material selections.

STEP-BY-STEP PROCESS



DESIGN SELECTIONS

There are a lot of decisions to make during a renovation, but you don't have to make them alone. Our team takes the lead in pulling together a full design package that includes flooring, cabinetry, countertops, fixtures, hardware, lighting, paint, and furniture if needed.

We guide you through each selection, making sure every choice fits your budget and your style. If something you love goes beyond your original allowance, we'll be upfront about the cost and explain exactly where the differences show up. That way, you stay in control and avoid surprises. You'll also receive detailed floor plans and 3D visualizations to help you clearly see how everything will come together before construction begins.

STEP-BY-STEP PROCESS



CONSTRUCTION

During construction, we manage the schedule, subcontractors, and day-to-day details so you don't have to. You'll always know what's happening and what to expect next.

We maintain high standards on our job sites and communicate clearly if any questions or changes come up. A progress payment of 40% is due at substantial completion, with the final 10% due once all work is complete. Our goal is to keep the process smooth so you can enjoy watching your space come to life.



STYLING & FURNISHINGS (ADD-ON)

Once construction wraps up, many clients choose to keep working with our design team to fully finish their space. From window treatments and furniture layouts to rugs, lighting, and accessories, we help pull everything together so your home feels polished and complete.

This optional service removes the guesswork and ensures your space is move-in ready from day one.

If you're interested, let us know during the selections phase — we'll walk you through what's possible.

FREQUENTLY ASKED QUESTIONS

1. What's included in my estimate?

Your estimate includes labor, materials, and all major construction costs. It also includes allowances for finish selections like flooring, cabinetry, tile, and fixtures. We will walk you through each part of the estimate so you understand what is included and how your choices may affect the final cost.

2. What happens if I choose something more expensive than the allowance?

If you choose finishes or materials beyond the initial allowances, we'll clearly outline the price difference and discuss options. You'll always have the opportunity to approve changes, and we'll update your estimate accordingly during the design selections phase.

3. What is your billing schedule?

We bill on a bi-weekly basis for time and materials incurred during that period. Each invoice will include a breakdown of labor hours, trade partner costs, and materials purchased. This helps you track progress and manage payments in real time.

4. How does your fee structure work?

We apply a 20% markup to all time and materials, including labor from our crew, trade partners, and material suppliers. This covers project management, overhead, scheduling, and coordination to ensure your addition is delivered to our high standards.

5. What if I change my mind about something after selections are complete?

We understand that things evolve. If you'd like to make a change after selections are finalized or during construction, we'll prepare a written change order that outlines any impact on cost or schedule. You'll always approve changes before they're made.

6. How long will an addition take to complete?

It depends on size and complexity, but most additions take several months from permitting to completion. We'll give you a realistic construction timeline and keep you informed throughout with a project schedule and regular updates.

7. How will you communicate with me during the project?

We pride ourselves on proactive communication. You'll receive updates from our team via your customer portal, where you can also view messages, photos, approvals, and your invoice history. We're always available via phone, email, or text as well.

Ready to start the conversation?

If you're thinking about remodeling, building, or designing a space that truly fits your life, we'd love to hear more. Every great project starts with a conversation — and we're here to guide you through what's possible.

Reach out to schedule your discovery meeting or ask any questions you might have. We're here to help you take the next step with clarity and confidence.



Serving Waterloo, Cedar Falls and the Cedar Valley



319 - 415 - 1440



Brandon@BigWoods-Construction.com



www.BigWoods-Construction.com

