



SCHNEIDER
CONSTRUCTION & RESTORATION INC.



OUR HISTORY



Schneider Construction & Restoration is a New Orleans area general contractor specializing in custom home building, major residential renovations, additions, and light commercial projects. We offer Design/Build services to our clients seeking Architectural, Engineering and Interior Design assistance.

Schneider Construction & Restoration was founded in 2002 by its President, Larry Schneider, who was born and raised in Old Metairie and still resides there with his wife and two daughters. He attended Tulane University on a Baseball scholarship and served as the Team's Captain for three years. He graduated in 1994 with a Bachelor of Science in Management with a concentration in Finance. After a three-year stint as a commercial banker and stockbroker, Larry decided to switch careers and was hired by a large New Orleans based General Contractor where he was first trained as a project manager and then was put in charge of several multi-million dollar commercial construction projects. Larry used his "Big Company" knowledge and skills to start his own business and applies the efficiency and organization he learned to residential construction.



Building or renovating a home can be stressful—but it doesn't need to be life-sucking event! Our processes are designed to put our customer's experience first. Quality materials and sound construction techniques are table stakes for contractors who want to stay in business, but an often-overlooked consideration is what is it going to be like for the homeowner during the construction process. All construction projects have challenges, but our clients enjoy the process because we work to make the experience pleasant and fun. Creating your dream home should be fun.



MEET THE SCHNEIDER TEAM



Larry Schneider
President

“Larry accomplishes things most contractors can’t—or won’t. He thinks about things from a design perspective, genuinely caring not only about how the house is going to appear, but how it will function.”

— Lindsay Woolf, Architect



Mallory Hymel
Head of Operations

Mallory is a customer service “Rock Star” and a natural leader. As Senior Project Manager, she oversees and is actively involved in all projects. She is our longest tenured manager and has a Construction Management Degree from LSU. Before being promoted, Mallory excelled in her role successfully completing dozens of winning projects. Our clients absolutely love her. She leads the team in 5 Star Reviews.



Christian Castellanos
Lead Carpenter

Christian is an integral part of our team. He possesses a unique combination of being a talented craftsman, problem solver, a great team leader and he’s focused on customer service.



Kristin Guilott
Project Manager

Kristin loves to “Wow” our clients. Her organizational skills and meticulous note taking make her a favorite amongst our clients and subcontractors. She has a Master’s Degree in Theatrical Design. Her design skills take her to another level as a project manager. Kristin’s constant drive for successful outcomes along with her willingness to please make her stand out amongst her peers. She has contributed to the success of our company in numerous ways and is the ultimate team player.



Ryan Casteix
Project Manager

Ryan comes to us with over 20 years of construction management experience with a large, local commercial contractor and a Construction Management Degree from LSU. His industry knowledge and attention to detail are unmatched amongst his peers. Ryan handles a majority of our most complicated projects and he does it all with a smile. Our clients love his approach to providing a high level of customer service in a fun loving environment.



Olman Castellanos
Lead Carpenter

Olman is an incredible carpenter, his skills are way beyond his years. He is a soft spoken, hard working leader with an “all business” attitude. His willingness to please and “wow” our clients is unmatched in this business.



Grant LaBorde
Project Manager

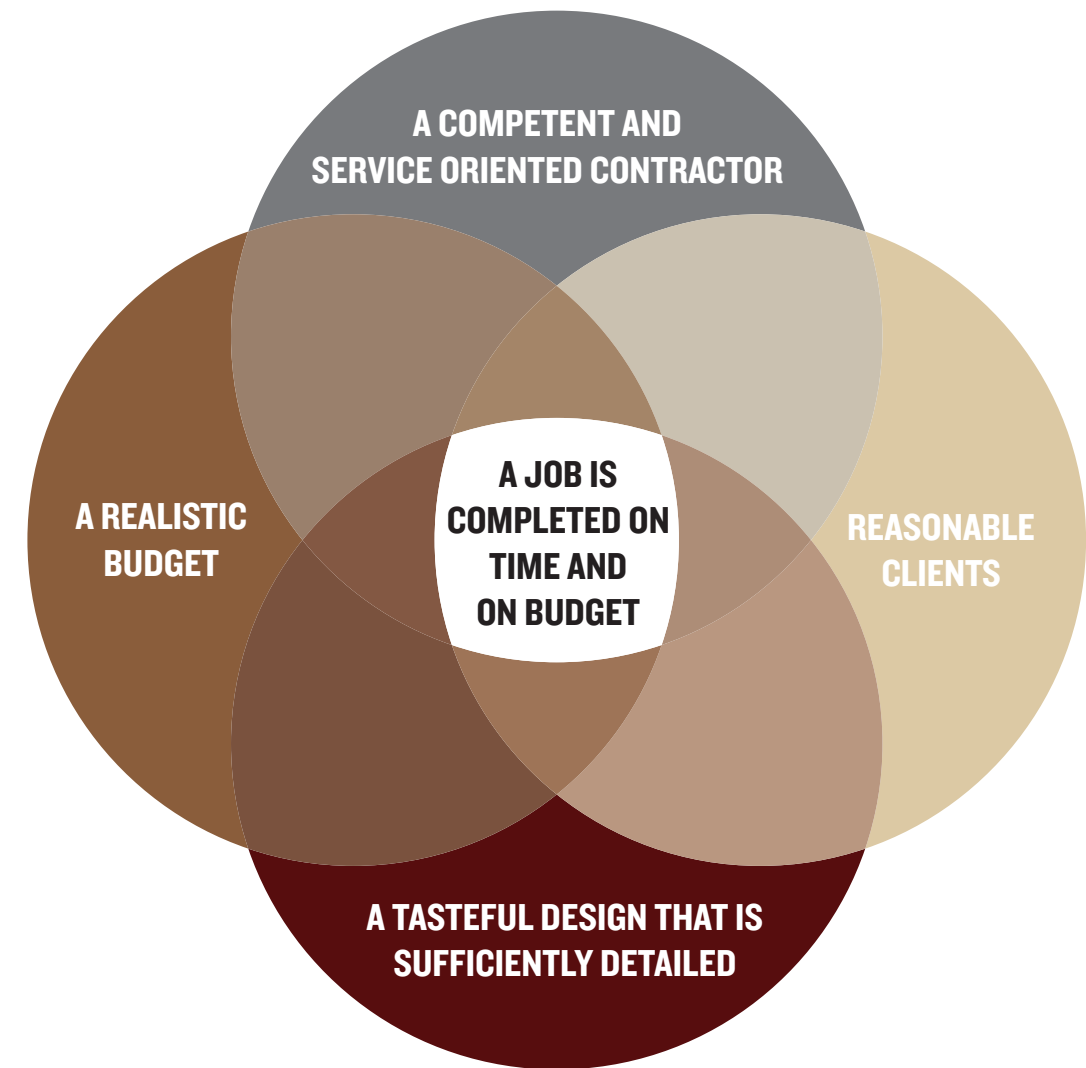
Grant is our newest hire and has quickly adapted to our service oriented values and systems. He has a Construction Management Degree from LSU and has prior management experience working for a large, local, commercial contractor. Grant is highly intelligent, has a great work ethic and is a resourceful learner. We are looking for great things from Grant as he has a long, bright future ahead of him.

WHAT MAKES US DIFFERENT

Schneider Construction and Restoration is different because we focus on customer service. We consider ourselves a customer service company that happens to build houses. Building a structure that conforms to the plans using the specified materials is table stakes - the lights have to work, the drains must drain, and the roof cannot leak. A contractor who fails to meet those basic standards cannot remain in business. What will your experience as the owners be like during the construction of your home? Will your contractor enable a productive collaboration of responsiveness, transparency and trust or will your questions and concerns go unanswered and unresolved?

We want you to be happy through the process of building your home and wowed with the results!

A successful project finishes on time, on budget, and our customer is really, really happy. We want our customers to be thrilled with their homes, and beyond that, we want them to enjoy the construction process. Homebuilding is a complex collaboration between all involved: owners, contractors, subcontractors, suppliers, etc. In other words, a home construction project is a people-driven endeavor. The first and primary consideration for employment at Schneider Construction and Restoration is whether or not a person possesses what we refer to as “Service DNA.” Simply put, we are committed to hiring and developing people who feel rewarded when serving others. Of course, they must read plans and execute sound construction, but they have to care about your experience.



WE KNOW THE WAY TO SUCCESS

Building your new home or remodeling your existing home can be a life-sucking, stressful unpleasant experience. It doesn't have to be! Our mission is to provide you with 5 Star Service so that you enjoy the construction process. We excel at delivering quality construction from a craftsmanship standpoint but our process is centered on serving our clients. If you're not happy, we're not happy.

A poor or inadequate design will lead to higher construction costs! We can certainly offer guidance on the quality of your design and budget. Custom construction projects are complex and it takes a collaborative approach to ensure the best outcome. We trust that our clients will work with us to make their project the best it can be. You can count on us to deliver a 5 Star experience to you.

WHAT IS A CONSTRUCTION ESTIMATE

AND WHY WE DO THEM

Winning projects have common building blocks. A winning project completes within the agreed-upon budget, finishes on time, and the owners are thrilled. The owners should be thrilled with their home and the process of building it. Working with a realistic budget is a cornerstone of successful projects. How do we make sure we can rely on our agreed-upon budget? How can we be sure that our budget is realistic? We get there by developing an accurate estimate.

Residential plans often leave a lot to interpretation. Most plans describe, in a general way, “what” is to be built but often suffer from a lack of specifics. Plans tell us what to build, but specifications tell us what to use. One can construct a 4’ x 6’ foot window using vinyl and cheap plywood or made with hardwood. There is a difference in cost depending on the materials used and the sophistication of the finish.

Contractors who offer free estimates often calculate the budget based on a general price for the square footage. If the contractor attempts to provide the potential client with the lowest bid, they are likely to base their general square foot estimate using cheaper materials. That’s fine as long as the client understands and accepts that approach. It is vital to bring specificity to the estimate to arrive at a realistic budget. Raising an estimate from general to specific requires a significant time investment on the contractor’s part - on average 20 - 40 hours. The investment is worth it because a realistic budget contributes to a winning project. The absence of a realistic budget almost always leads to increased costs over the project’s life.

Additionally, a specific estimate allows for Schneider Construction and Restoration to work through intelligent trade-offs that increase the quality of the construction of your home while maximizing cost savings. None of this is possible with a generic square foot-based estimate. In our pre-construction agreement we ask for a portion of our fee in advance of preparing detailed estimates.

Schneider Construction & Restoration Inc.					
ESTIMATE					
Schneider Residence - Addition/Renovation					
5301 Canal Blvd.					
8/3/21					
	MATERIALS	LABOR	SUB	TOTAL	COMMENTS
01 DIVISION 1 - GENERAL REQUIREMENTS					
01.1 PERMITS					Allowance
01.11 ARCHITECT'S FEES					Owner
01.12 ENGINEER'S FEES			\$450		Owner
01.13 DESIGN FEES					Owner
01.14 INSPECTION FEES					Third Party Fees
01.15 BUILDER'S RISK					Owner - Discuss
01.16 BUILDER'S PACKAGE			\$1,150		By Surveyor
01.17 SURVEYS					Owner
01.21 CLEANUP - WEEKLY					
01.22 CLEANUP - END of PROJECT			\$3,200		
01.22 CLEANUP -FINAL MOVE IN CLEANING		\$2,520	\$500		Owner
01.23 DUMPSTER FEES					
01.24 MATERIAL HANDLING					
01.25 TRASH REMOVAL					
01.27 TEMPORARY PROTECTION		\$665			
01.28 TEMPORARY TOILETS	Owner				
01.29 TEMPORARY ELECTRICITY	Owner	\$350			
01.30 TEMPORARY WATER					
01.31 SMALL TOOLS					
01.33 CONTINGENCY		\$175	\$15,500		
01.34 PUNCH LIST					
01.36 PLANS & REPRODUCTION					
01.37 PROJECT SUPERVISION					Two sets per architectures general notes
01.38 FINISH SAMPLES				\$18,200	
02 DIVISION 2 - DEMOLITION/SITEWORK/FOUNDATION					
02.1 DEMOLITION					Remove Rear Additions and Foundations - Major Demo
02.11 Structural			incl		Remove Interior Partitions Per Plans
02.12 Selective - Interior Demo			incl		
02.3 Dumpsters - For Demo Materials			incl		
02.2 SITEWORK				\$450	
02.23 Fine Grade				\$24,300	By Surveyor
02.3 SURVEY					
02.31 Building Corners				\$350	
02.5 FOUNDATION					
02.51 Dig and Pour Footings					Custom Wood Fence per detail 4 and 5 A501.01 - Driveway and at A/C Condensers
02.56 Termite Treatment				\$2,475	Not Included in this Estimate
02.57 CMU Block					Not Included in this Estimate
02.6 FENCING					Not Included in this Estimate
02.7 LANDSCAPING					Not Included in this Estimate
02.7 LANDSCAPING - Subsurface Drainage					
02.7 LANDSCAPING - Tree limb removal					
02.8 POOLS & SPAS					
03 DIVISION 3 - CONCRETE					
03.1 Driveways & Sidewalks				\$10,000	Not Included in this Estimate - Wait until Phase 2
03.3 Concrete Pads					Pool and Cabana
03.4 Concrete Steps and Landings					In HVAC
					Rear and Side Entry
04 DIVISION 4 - MASONRY					
		\$2,500		\$3,500	Allowance - At side and rear porches - Discuss whether concrete structure is necessary
05 DIVISION 5 - METALS					
				\$1,750	Allowance - Metal Railing at Side Entry Landing and Steps
06 DIVISION 6 - CARPENTRY					
06.1 BASE, CASE, CROWN		\$5,500		\$6,800	Allowance
06.2 TRIM					Allowance - Mudroom and Living Room
06.3 DOORS					
06.4 WINDOWS					Allowance - Kitchen/Pantry/Butler's Pantry, Laundry - Kitchen Hood Surround
06.5 FLOORING					Allowance - Powder, Master, Bath 4

WHAT TO EXPECT IN THE PROCESS

Prospective clients often ask about our process. People want to know what it's going to be like working with us and what the process looks like. Here are some things you might like to know:

- President, Larry Schneider is intimately involved in every project.
- Your project will be assigned a Project Manager to ensure that your project has everyday, hands on oversight.
- Your Project Manager will meet with you weekly to cover current work and upcoming milestones.
- Schneider Construction has used the same subcontractors and direct labor for over ten years. When we engage your project, we know who is doing the work and we guarantee quality construction.
- Schneider Construction is a custom builder, we are willing to work with suppliers of your choice. If you don't have a relationship with a design team or supplier, we have long standing relationships with suppliers and service providers who have proven trustworthy. We continue to work with them because they deliver and they help us please our clients.



OUR PROCESS

WEEKLY MEETINGS

Weekly on-site meetings between our Project Supervisors and our clients are a centerpiece of our process. Weekly meetings typically last 30 minutes to an hour and provide a focused forum to address the progress of your projects. Weekly meetings ensure that information is flowing. We would rather over-communicate than suffer the repercussions of assuming we are all on the same page. Here is what you can expect:

- Weekly walkthrough to clarify job details and identify concerns
- Architects and designers are always welcome to attend. We want the information to flow.
- Subcontractors will participate in the weekly meetings before they begin their work to prevent mistakes and avoid rework.
- Discussion of what has been accomplished.
- Discussion of upcoming work including the specific information we need from you, our client.
- Updates concerning our progress against the schedule. We want to finish your project on time.
- Once per month, we will review your bill, allowance sheet, and any change orders that arise.



Date: 02/10/2022

Project: 5301 Canal Blvd

In Progress:
Offsite Re-Work of Existing Windows - Sun Millworks
Plumbing Roughin - Projected Completion by Early Next Week
Exterior Siding & Painting
Electrical & Specialty Wiring Rough-in - Projected Completion by End of Next Week

Upcoming:
Complete All Rough-in by End of Next Week, 2/18/22
Roughin Inspections - Projected Start Week of 2/21/22
Insulation - Projected Start 2/23/22
Drywall - Projected Start 2/28/22
Questions on Pay App #4

Need from Clients:
Generator
Spec on Washer/Dryer Being Reused? Icemaker & Wine Cooler in Butler Pantry/Bar?
Stone Selections Finalized?
Interior & Exterior Painting - Paint Existing? Additional Cost as Shown in Estimate
Review Plumbing for Existing Shared Bath
Review All Current Roughin Layout

Attendees:

Notes:



OUR PROCESS

Billing

We bill our clients using the percentage of completion method. This method is a common industry standard favored by most lending institutions. This method serves you, the client because you are only billed for work we have completed. We do not ask for a deposit in advance of future work. We’re not going to get ahead of you, and we don’t want to. Our relationship will be based on transparency and trust. The monthly bill you receive will have sufficient detail to see and verify that you are paying for the work we have completed.

We expect payment within seven calendar days of you receiving each bill. You should receive your bill on the last Wednesday of each month.

ITEM #	Description	Scheduled Value	From Previous Application	This Period	Materials Presently Stored	Total Completed and Store to	% Complete	Balance to Finish
1	General Conditions/General Requirements	\$25,916	\$24,620	\$1,296		\$25,916	100.00%	\$0
2	Demolition, Foundations, Sitework	\$2,186	\$2,186	\$0		\$2,186	100.00%	\$0
3	Concrete	\$0	\$0	\$0		\$0	100.00%	\$0
4	Masonry	\$8,250	\$2,625	\$5,625		\$8,250	100.00%	\$0
5	Metals	\$7,698	\$7,698	\$0		\$7,698	100.00%	\$0
6	Carpentry	\$1,700	\$0	\$1,700		\$1,700	100.00%	\$0
7	Siding, Roofing & Gutters	\$7,230	\$1,056	\$1,475		\$2,531	35.00%	\$4,700
8	Windows & Doors	\$166,606	\$154,390	\$12,216		\$166,606	100.00%	\$0
9	Finishes (Insulation, Drywall, Painting, Tile, Stone, Flooring)	\$4,650	\$0	\$4,650		\$4,650	100.00%	\$0
10	Specialties	\$4,141	\$207	\$0		\$207	5.00%	\$3,934
11	Appliances	\$0	\$0	\$0		\$0	100.00%	\$0
12	Plumbing	\$11,554						
13	HVAC							
14	Electrical							
15	Contractor Fees							
Totals								

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: Larry Schneider
5301 Canal Blvd
New Orleans, LA 70124

PROJECT: 5301 Canal Blvd

AIA DOCUMENT G702

APPLICATION NO: 5

FROM CONTRACTOR:
Schneider Construction & Restoration, Inc.
P.O. Box 9282
Metairie, LA 70055

ARCHITECT: Lindsay Woolf

1/31/22

PROJECT NO: 297

CONTRACT DATE: 12/30/21

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	280,872.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	280,872.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	272,239.00
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	0
b. 0 % of Stored Material (Column F on G703)	\$	0
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	272,239.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	243,610.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	28,629.00
8. CURRENT PAYMENT DUE	\$	8,633.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	

The undersigned Contractor certifies that to the best of the information and belief the Work covered by this Application completed in accordance with the Contract Documents, the Contractor for Work for which previous Certificates for payments received from the Owner, and that current payment

CONTRACTOR: Schneider Construction & Restoration, Inc.

By: Larry Schneider

State of: _____
Subscribed and sworn to before me this _____ day of _____, 2022.
Notary Public: _____
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work is in accordance with the Contract Documents and the quality of the Work is in accordance with the Contract Documents. The Architect is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from Application and on the Continuation Sheet that is submitted with this Certificate.)
ARCHITECT: _____

By: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is the only amount the Contractor named herein. Issuance, payment or non-payment of this Certificate shall be without prejudice to any rights of the Owner or Contractor.

OUR PROCESS

CHANGE ORDER

It is natural for clients to modify some aspects of the construction plan once it is underway. It would be great if every set of plans were just precisely perfect with no changes, but that rarely happens in an endeavor as complex as building or renovating a house. First and foremost, we want you to be happy, so naturally, we want to accommodate changes (for example, the plans call for a window in a specific location, but you decide later that you'd prefer a door in that location).

Change orders affect the project's budget and the project's schedule. When a client requests a change to the plans, we will provide an estimate on both the cost of the change in materials and labor and the impact the change has on the project's schedule/completion date. If you are comfortable with the cost of the change, we will proceed. In all cases, you will make an informed decision because our process is transparent.

Change orders will be discussed and reviewed at our weekly meetings. We ask that our clients sign a change order document acknowledging their decision to proceed.



5301 Canal Blvd
Change Order Log
As of 02/10/2022

C.O. #	Description	Amount	Days	Approval	Comments
		\$2,275	0	YES	Upgrade from Standard Tank to Tankless Water Heaters
1	Tankless Water Heaters	\$5,400	0	YES	New Sewer Line Due to Obstructions/Breaks in Existing
2	85' Section of 4" PVC Sewer Line	\$2,290	0	YES	Relocate & Upgrade Current Electrical Panel
3	Relocate & Upgrade Electrical Panel	\$500	0	YES	Pour Two (2) Spread Footings Per Arch/Eng. Direction
4	Concrete Spread Footings	TBD	0	TBD	Install Lattice Work Between Piers
5	Lattice Between Piers	\$750	1	YES	Close-in Existing Attic Access & Purchase & Install New Ladder
6	Remove Existing Attic Access, New Ladder	\$12,489	1	YES	Install New 20kW Generator, Electrical & Gas, Doesn't Include Frame
7	Generator	\$10,650	1	YES	Additional Insulation Btw Floors, Walls, Under Subfloor
8	Additional Insulation	\$7,550	0	YES	Add. Built-ins in Exist. Sitting & Closets in Exist. Bdms.
9	Additional Built-ins/Closets	\$1,625	0	YES	Alarm, Fire System, Low Voltage Wiring, Camera System, Network
10	Additional Specialty Wiring	TBD	0	TBD	Replace in Kind, Glass is Broken, Meeting with Haro Glass for Price
11	Dormer Glass Window & Upstairs Window	\$1,365	1	YES	Install a Recirculation Line for Water Heater
12	Recirculation Line for Water Heater	\$800	0	YES	Remove Existing & Install New Hardie Siding on Existing Dormer
13	Dormer Siding	TBD	0	TBD	Install 2 New Plaster Medallions in Formal Sitting & Formal Dining
14	Plaster Medallions	\$2,850	1	YES	Plumbing Work Associated With Existing Shared Bath
15	Plumbing for Existing Shared Bath				
16					
17					
18					
19					
20					
21					
		\$48,544			
		\$7,282			
	TOTAL				
	Contractor Fee 15%	\$660,610			
		\$55,826			
	Original Contract Amount	\$716,436			
	Change Orders to Date				
	Revised Contract Amount				
	Original Contract Completion Date				
	Revised Contract Completion Date				
	Signature				



CHANGE ORDER



WE ARE A CUSTOMER SERVICE COMPANY THAT HAPPENS TO BE IN CONSTRUCTION



"We embrace the difficulties as part of the job."

"No rework - We get things right the first time."

"We respect true craftsmanship & workmanship."

"We work hard but more importantly we work smart."

"We see things from our client's perspective."

"We pay attention to the details."

"We do what we say we are going to do."

"We study and fully understand the plans."

"Our vendors and subs are our partners/teammates."

"Job site cleanliness and organization are divine."

OUR REVIEWS SPEAK FOR THEMSELVES.



“We worked closely with Mallory (our Project Manager) and Larry to build our custom home. From interviewing architects with us to giving sourcing input, they guided us every step of the way, and really made building an enjoyable and collaborative process! Once construction began, we had a weekly site meeting with them to go over progress, where they informed us of any upcoming selections that needed to be made. Mallory was always available via phone or email, and always offered solutions for any request, big or small. We selected Schneider Construction based on a family member’s recommendation, and now we recommend them to anyone who needs a general contractor!”

– Natalie Weiser



“Schneider Construction and Restoration did a fabulous job building our beautiful dream home. Larry and his team are incredibly responsive, have great ideas and solutions to offer in both the planning and construction phases, and actually finished the building of our home on schedule! I highly recommend them for any size construction project.”

– Christine Lejeune



“The construction team was punctual, courteous, and friendly, and their workmanship is excellent. We also felt the price was very reasonable considering the extent of our project and the quality of the work and the experience. We could not have asked for a better renovation experience. We highly recommend Schneider for any home project!”

— Rebecca Coatney

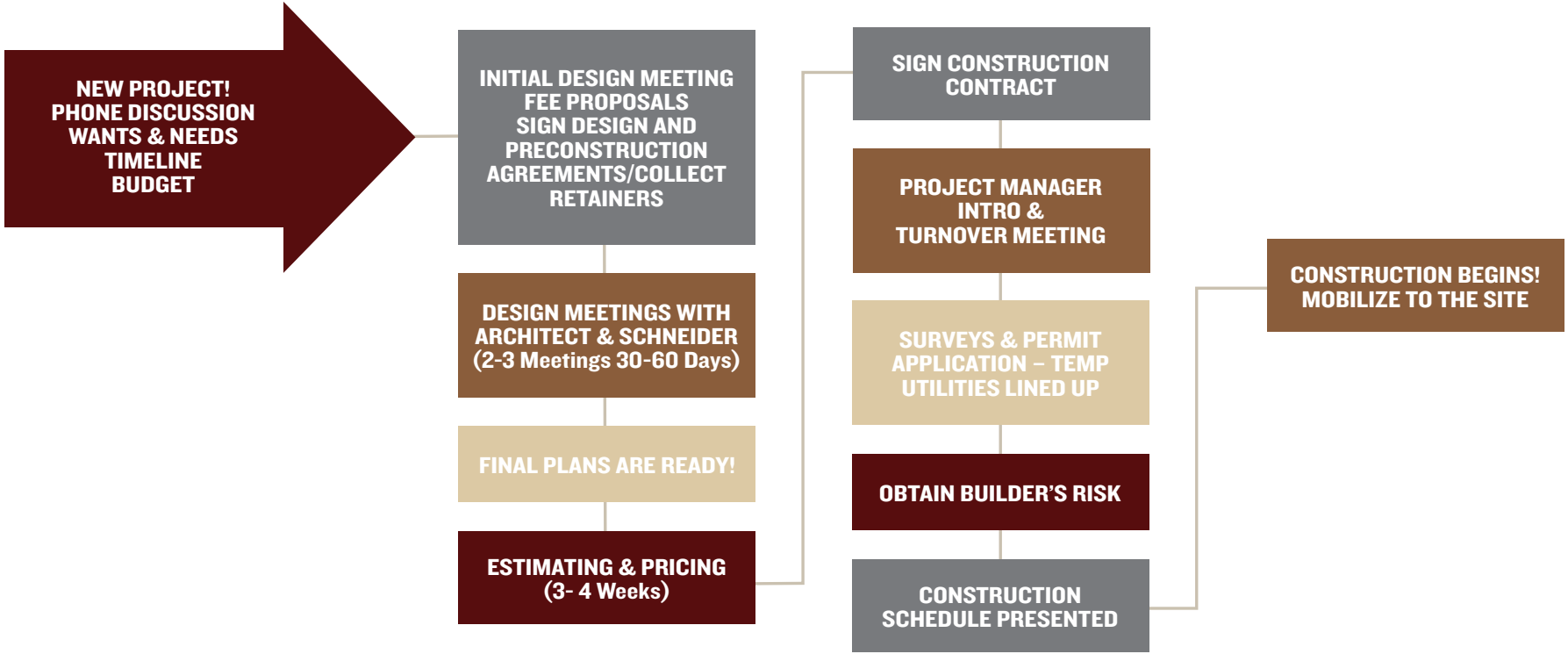


“We are so pleased with our backyard renovation! The project manager Mallory and the owner/contractor Larry Schneider were very professional and always a phone call, email or text away. Very prompt in responsiveness and if if were asked to do something that was not in the original plan, it was done right away with a “sure that will not be a problem”. The workers were always there on time and I love the weekly meeting with Mallory the project manager to go over what was being done, what was next and would answer any questions. We ABSOLUTELY LOVE OUR NEW OUTDOOR KITCHEN! Their work is top notch! I would HIGHLY recommend Schneider Construction for any project big or small!!!!”

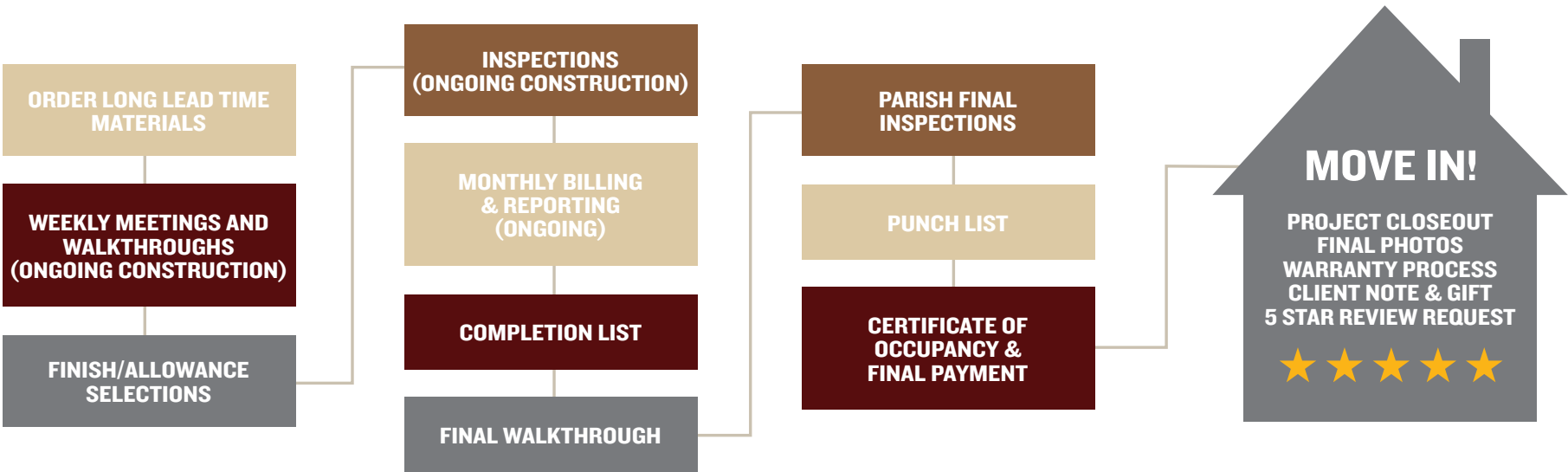
– Melissa Manthey

THE CONSTRUCTION PROCESS

PRECONSTRUCTION

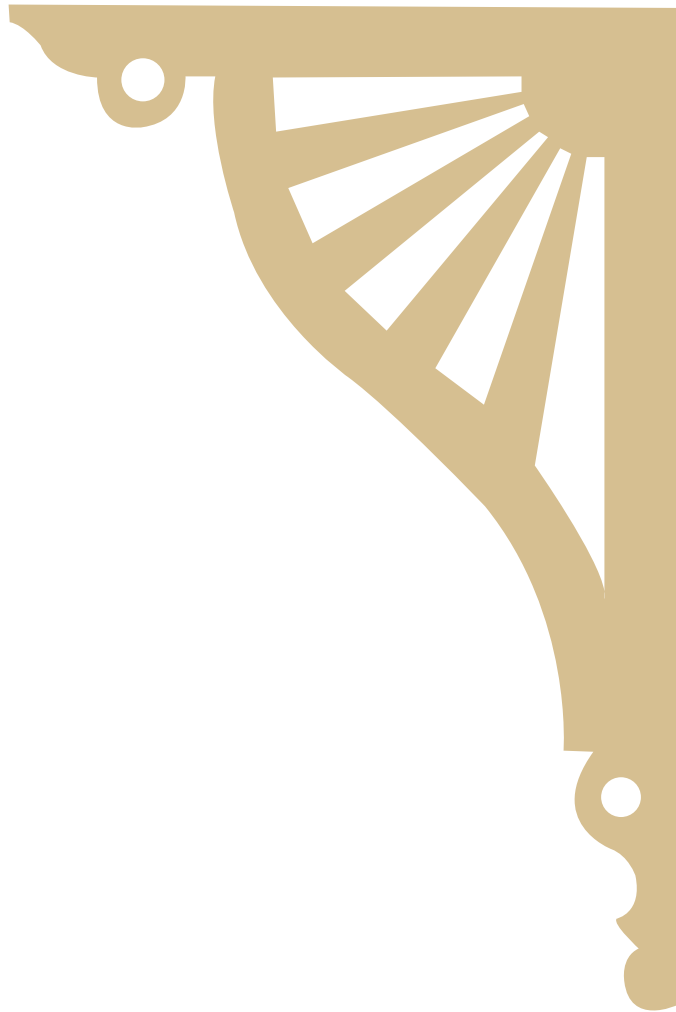


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