



A Better Way to Build

Working with UNITY HOMES

PACKAGE OPTIONS



SHELL PACKAGE

We prefabricate and assemble the panelized, high-performance, weather-tight building shell and interior partition wall framing on the locally installed foundation. Once the fully-insulated shell (including windows and exterior doors) is installed, the local general contractor completes the exterior and interior of the house.



TEMPO PACKAGE

We supply the shell of your house plus a selection of many finish materials and fixtures specifically curated to complement the design of your Unity home. We guide you in choosing interior and exterior finish components that are installed by your local builder.



LOCAL BUILDER

Unity's Shell Package typically comprises 40-45% of the home's construction scope, while a Tempo Package could be more like 60%. Most of the rest of the work required to build the home is done by a local builder, although some scopes may fall to the owner. The chart on the next page shows how the scopes of work are typically allocated on Unity projects.

GUIDELINES FOR SERVICES AND SCOPE

SERVICE / SCOPE	UNITY SHELL	UNITY TEMPO	LOCAL BUILDER
Design and Engineering	•	•	
Foundation Design	•	•	
Permit Plans	•	•	
HVAC Load Calculations	•	•	
Project Management	•	•	•
Shipping, Taxes, and Travel	•	•	
Shell Assembly Equipment	•	•	
Insulated Building Shell	•	•	
Windows / Exterior Doors	•	•	
Interior Wall Framing	•	•	
Porch and Deck Framing	•	•	
Interior Roof Boards	•	•	
Interior Doors		material	labor
Interior Trim		material	labor
Interior Stairs and Rails		material	labor
Exterior Roof Boards		material	labor
Exterior Trim and Siding		material	labor
Exterior Decking		material	labor
Exterior Stairs and Rails		material	labor
Flooring		material	labor
Kitchen Cabinets		material	labor
Bathroom Cabinets		material	labor
Bathroom Countertops		material	labor
Bathroom Accessories		material	labor
Plumbing Fixtures		material	labor
Tubs and Showers		material	labor
Lighting Fixtures		material	labor
Permitting			•
Site Work			•
Site Access			•
Utilities			•
Dumpster, Porta-potti			•
Foundation / Insulation			•
Roofing and Underlayment			•
Garage Doors			•
Plumbing System			•
Water Heater			•
Electrical System			•
Heating / Cooling System			•
Ventilation System			•
Sound Insulation			•
Drywall			•
Concrete Floor Finishing			•
Interior Painting			•
Kitchen Countertops			•
Built-ins and Closet Fit-out			•
Appliances			TBD
Renewable Energy Systems			TBD
Landscaping			TBD



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Let's Get Started **PRECONSTRUCTION SERVICES AGREEMENT**

Leading up to the signing of a Preconstruction Services Agreement (PSA), we will guide you toward the design platform that best fits your needs and style, the package type that is most appropriate, a preliminary project timeline, and budget numbers that are realistic.

Because Unity clients have varying needs for customization, we offer three different paths for the Preconstruction Services phase: Streamlined, Personalized and Semi-Custom. We determine the PSA fee and the design/build timeline for your project based on the design path and package scope you choose.

During the PSA process we will guide you through the design of the home and—for Tempo and Whole House projects—the selection of your finishes and fixtures. At the conclusion of the PSA process, you will have well-developed plans, outline specifications, and a fixed price construction contract for Unity's scope of work.

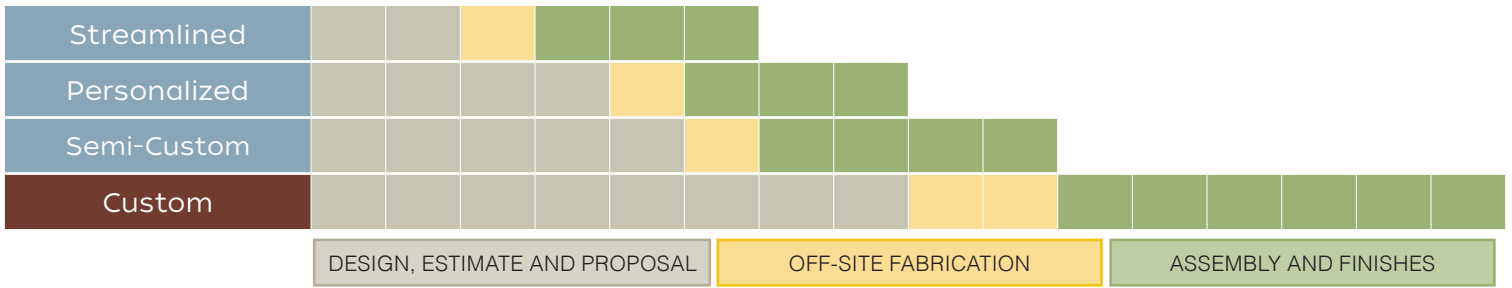
STREAMLINED This path starts with one of our sample designs, which have been optimized for our production process. We configure the plan to fit your site and your needs, using a limited collection of standard porches, connectors and garages that align with the base plan in specific ways. We position the configured plan on your site plan, and adjust it for the appropriate access and orientation. For Streamlined Tempo and Whole House packages, you select finishes and fixtures based on our curated collections that represent various design styles. The Streamlined path has the shortest time frame from design to completion of construction, and it is the most cost efficient.

PERSONALIZED This path begins with the base volume of one of our design platforms, and allows for broader flexibility in configuring the design using our catalog of standard components. You have more options for making changes to floor plans and windows, although the layouts are still governed by Unity's design system. For Tempo and Whole House packages, the Personalized path offers more finishes that can be chosen a la carte. The Personalized design-build path requires more time than the Streamlined path, and construction costs are typically higher.

SEMI-CUSTOM This is the path for anyone who wants to start with one of our platforms and needs to make changes to the floor plan or other minor alterations to the design. In addition to the options in the Personalized path, you can also add a few custom windows. This path has the longest timeframe for a Unity house.

CUSTOM For prospective clients who are drawn to Unity's high performance and attention to detail, but whose needs extend beyond the capabilities of our design system, our sibling company Bensonwood has a long history of designing very high quality custom homes.

TIMEFRAMES



BASE PSA FEE *

*Note that the Selections process for Tempo and Whole House projects adds \$1,000 to these fees

STREAMLINED

\$2,500

PERSONALIZED

\$6,000

SEMI-CUSTOM

\$10,000

BENSONWOOD CUSTOM

\$20,000+

VOLUMES	STREAMLINED	PERSONALIZED	SEMI-CUSTOM	BENSONWOOD CUSTOM
Volumes as Depicted in Web Plans
Connectors and/or Garages	standard	modified	custom	custom
Porches/Decks	standard	modified	custom	custom
Full Basements and Crawlspaces
Walkout ("Daylight") Bsements
Modifications to Roof Pitch
Merging Platforms
Modify Standard Dimensions
ASSEMBLIES	STREAMLINED	PERSONALIZED	SEMI-CUSTOM	BENSONWOOD CUSTOM
R35 Wall
R50 Roof Panels
R60 Truss Roof Insulation
Passive House
FLOOR PLANS	STREAMLINED	PERSONALIZED	SEMI-CUSTOM	BENSONWOOD CUSTOM
Reposition 3 - 5 Interior Walls
Reposition 5+ Interior Walls
Kitchen & Bathroom Layouts	standard	modified	custom	custom
WINDOWS	STREAMLINED	PERSONALIZED	SEMI-CUSTOM	BENSONWOOD CUSTOM
Mid-mounted, Triple-glazed, Tilt-turn
Non-standard Colors
Standard Size, Custom Location
Custom Size
Custom Size and Location



BASE PSA FEE *

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STREAMLINED

PERSONALIZED

SEMI-CUSTOM

**BENSONWOOD
CUSTOM**

\$2,500

\$6,000

\$10,000

\$20,000+

	STREAMLINED	PERSONALIZED	SEMI-CUSTOM	BENSONWOOD CUSTOM
STAIRS				
Standard (see Sample Plans)	.	.	.	.
Change Configuration	.	.	.	.
Change Location	.	.	.	.
FINISHES & FIXTURES <i>(not applicable for Shells)</i>				
Select a Collection	.	.	.	.
Select from Unity Catalog	.	.	.	.
Some Custom Selections	.	.	.	.
All Custom	.	.	.	.
Kitchen & Bathroom Upgrades	.	.	.	.
Owner Provided	.	.	.	.
HVAC <i>(Whole House only)</i>				
Tier 1 and 2	.	.	.	.
Tier 3	.	.	.	.
Components	standard	standard	custom	custom
FEATURES				
Overhangs, Awnings	standard	standard	standard	custom
Gas Fireplaces, or Stoves	.	.	.	.
Wood Stoves, Saunas, Pergolas	.	.	.	.
Stone Veneer, Masonry Chimneys, Skylights	.	.	.	.