



**M SERVICES** LLC

**Design | Build**

**A Refreshing Approach  
Guiding Owners - Creating Beautiful Places**



**Professional Management | Design Sense | Dedicated to Service**



# M SERVICES LLC

## Design | Build

---

### Guiding Owners

M Services Design | Build is dedicated to guiding owners through the entire process of designing and building a custom place – a home, office, store or public space.

I believe the best custom designed places are derived not from single-source builders, but rather from the collaborative assembly of teams of professionals, tradesmen and craftsmen. My mission is to guide you through this complex process.

Certain projects are of particular interest to me because they include elements of things that I am passionate about. This includes projects that:

- Use long lasting (sustainable) design and construction
- Require design solutions to build high quality smaller spaces
- Involve preservation, reclamation or land conservation
- Incorporate reclaimed and reused materials
- Create spaces with meaning – designed to impact lives

### A Refreshing Approach

In building custom places, owners are typically caught in the middle between designers, builders and contractors. During the project owners are left to wonder whether everyone's giving them good advice (because those parties stand to profit from that advice) and if their objectives are being



addressed, they are presented with difficult decisions in a haphazard manner and they discover they don't have the information or insight to manage the project budget. Not only is this difficult, it's not enjoyable.

My approach to your project is different, refreshing. I carefully manage your project using my unique combination of skills, serving your interests throughout the entire design/ build process.

# M SERVICES LLC

## Design | Build

---



## A Unique Combination of Skills

**Professional Management.** I bring to your project over 25 years of professional management skills developed while serving as a vice chairman, chief financial officer and partner of a real estate investment business, and before that, as a CPA. Most design/build projects lack organization and direction due to the lack of centralized leadership or the lack of comprehensive management skills. I am organized, collaborative and detail oriented. I have learned to lead diverse teams of people, communicate effectively, manage budgets and time schedules, and deliver clear, transparent reporting. I am able to see the “big picture” without losing sight of the little things that make the difference. M Services will bring leadership and organization to your project.

**Design Sense.** I have a life-long interest in architecture, from which I have developed a strong sense of design. Building a structure isn’t just about the nuts and bolts of construction; it’s also about fulfilling a design. Most design/build projects have gaps in the process where elements and details of the design are lost in execution. I provide a designer’s eye to the entire spectrum of your project. M Services will help you create a beautiful place.

**Dedication to Service.** I formed M Services with a clear purpose: to serve you, the project owner, through leadership and care. This is my natural inclination. I am focused on providing truly personal service under a structure where we have functionally aligned our interests. I am careful in selecting projects that fit this focus. M Services will tailor its services to help you realize your dreams and navigate the risks along the way, and will seek to do so in a way that makes the whole process enjoyable.

**Aligned.** I structure my services and fees to eliminate conflicts of interest that can undermine trust. I agree in advance to be paid fixed fees for the services you select and my fees will not change based upon choices you make along the way (except for mutually agreed changes in the scope of my work). I do not provide other profit making services. You will have the assurance that my advice is not biased by financial interests.

**Personalized.** I work to understand you, your interests and how you will live in the space to be built. I use that information to determine how I can best enhance the design and building process for your benefit. I translate that into care for you and your project. I will think on your behalf and represent your interests throughout.



# M SERVICES LLC

## Design | Build

---

### Services

I offer pre-design, design, construction and project management services. These services may be offered in whole or in part, depending on the project. Typically I do this in collaboration with other service providers (architects, sub-contractors, etc.), always acting as your advocate, manager and liaison with those third parties.

***Pre-Design.*** My pre-design services focus on helping you envision your project and develop a scope and preliminary budget. These services may also help you identify and select a property (if not already selected) and preliminarily target a building site on that property. The objective of this phase of service is to help you organize your goals and plans in preparation for the selection of the design team.



***Design.*** Typically, I work side-by-side with you in interviewing and selecting your design team, particularly a project architect. Occasionally – in the right situation – I offer some design services directly, but I am not a licensed architect. In any case, I provide design experience and skills which I use to:

- Communicate your design wishes to the architect
- Interpret the architect's drawings for you
- Augment the architect's drawings with details I can design
- Find unique materials that may be used creatively in your design

Many of these design services will also reduce your overall costs.

# M SERVICES LLC

## Design | Build

---



## Services

**Construction.** I act as your general contractor and oversee the construction of your project. I hire sub-contractors to complete all phases of the construction, thus allowing me to focus on serving your needs. During the construction phase I focus on project management (see below), preparing for tasks later in the schedule and looking for on-site design adjustments and opportunities.

**Project Management.** My background includes managing complicated projects that involved many constituents. You will find me to be well organized, attentive to details and accountable to stake holders. I manage the sub-contractors in all aspects, including bidding, contract negotiation, scheduling, budget monitoring and quality control. I manage the project books and records, providing you with reports as and when agreed and making the books and records available for your inspection as you wish. The financial process will be fully transparent to you. I prepare and maintain a project time schedule and use that schedule to manage sub-contractors and help you make decisions in an orderly fashion.





# M SERVICES LLC

## Design | Build

---

### Views on Sustainability

Sustainability has become a popular subject, perhaps even a bit of a fad. Regardless of its popularity, I make a serious effort to incorporate sustainable design and construction in every project.

I pursue sustainable design and construction by following several core principles.

**Common Sense.** Many of my sustainability practices are no more than common sense solutions to design and build problems. Applying common sense thinking to a complex project is an easy and effective step towards sustainability.

**Technology.** I look for opportunities to utilize proven technologies that result in advancements in sustainability – in materials, construction processes, operating efficiencies, etc.

**Mindset.** Opportunities to improve sustainable design and construction are often lost due to a fundamental lack of focus. In contrast, the best sustainable design and building projects are products of a mindset – a determination to establish sustainability objectives and look for opportunities to achieve those objectives throughout the project. You likely have your own perspectives on sustainability, so I work together with you to develop the specific mindset for your project.

Guided by these core principles, I apply a set of sustainability practices to your project, which are highlighted on the following page.





---

## **Sustainability Practices**

***Long Lived Materials & Design.*** I encourage long-thinking, flexible designs built with long-lived materials. Extending the useful life of the structure and its component materials will extend its financial life and the length of time until replacement. This reduces the annual cost of your project and the consumption of resources.

***Renewable Materials.*** I look for opportunities to use materials that are manufactured from sustainable resources (e.g. wood from sustainable forestry, recycled or reclaimed products and locally sourced materials). This can be a fun aspect of the project and can lead to discovery of elements that become signatures of the design.

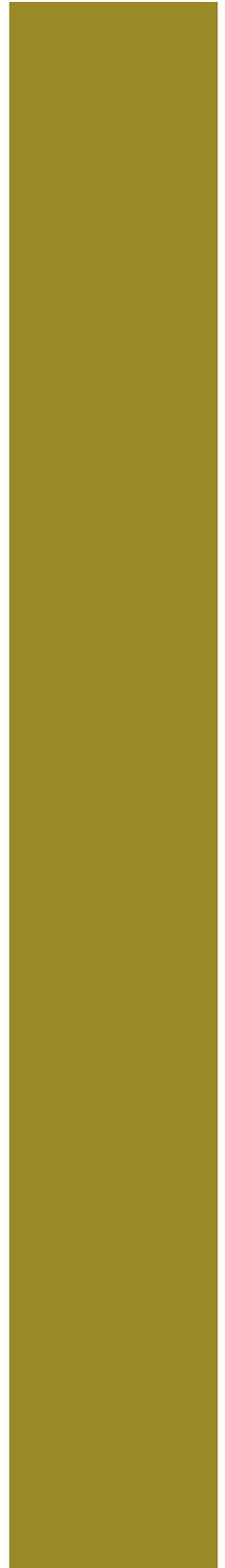
***Energy Conservation.*** Designing for energy conservation is just plain smart — it will lower the operating costs of your structure and conserve energy resources. During the planning and design phase I help you explore the costs and benefits of the wide range of energy conservation choices.

***Low Site Impact.*** I help you design and develop plans that carefully integrate the structure with the land, limit the impact of the construction process on your site and its surroundings and reduce site maintenance after completion.

***Low Maintenance.*** During the planning phase I encourage you to establish low maintenance objectives, to ensure they are designed into the project. A low maintenance structure saves you time and money and consumes fewer resources.

***Reduced Construction Waste.*** I encourage thoughtful planning of the structure, construction site and construction process to help reduce the amount of materials wasted during construction.

***Project Size.*** The larger the construction project the more resources it will consume, during and after construction. My approach to this problem is to design creatively, seeking to maximize usable space, minimize wasted space and emphasize beauty and quality craftsmanship over size. I will help you consider options to control the size of your project.





# M SERVICES LLC

## Design | Build



### Contact Information

Ross Martin - Owner

Mobile: 734-255-7069

Home (MI): 734-426-5418

Home (MT): 406-995-7502

Email: [ross@mservicesdesignbuild.com](mailto:ross@mservicesdesignbuild.com)

Website: [mservicesdesignbuild.com](http://mservicesdesignbuild.com)

Mailing Address: 5180 Zeeb Road, Dexter, MI 48130

MI Builder License: 2102191935