

Pricing & Engagement Guide

A complete reference for every engagement type. For a personal recommendation, start with a free 30-minute consultation — no cost, no obligation.

Three ways to work with Luxona, based on where you are in your project:

- ✓ **Before signing a contract** — Proposal & Commercial-Terms Review, from \$900
- ✓ **Need ongoing representation through construction** — Owner's Representation (Luxona's primary service), lighter-touch options from \$5,500
- ✓ **Acting as your own contractor** — Owner-Builder Advisory, from \$1,750

Owner's Representation

Comprehensive advisory support from scoping through closeout. You contract directly with and pay your contractors; Luxona represents you.

Free Consultation	No cost	30 minutes, phone or video
Discovery Consultation	\$750–\$1,200	On-site walkthrough; credited toward your engagement if you proceed
Limited-Scope Engagement	\$5,500–\$8,000	Defined-scope advisory support
Full Representation	\$9,000–\$15,000	Comprehensive advisory, scoping through closeout
SUPPORTING OPTIONS		
Supplemental/Ongoing Advisory	\$1,750–\$3,250/mo	Ongoing retainer support
Hourly Advisory	Quoted per engagement	Select or supplemental scopes

Note: Every relationship begins with a free 30-minute consultation. For Owner's Representation engagements, the next step is typically a paid Discovery Consultation, credited toward your engagement if you proceed.

Large / Complex Projects — Priced Individually

Applies when: anticipated construction budget exceeds \$750,000; expected engagement exceeds 12 months; the project involves significant coordination among multiple design and engineering disciplines; or the project otherwise requires a level of involvement beyond standard Full Representation.

Luxona provides a written, scope-based fee proposal — structured as a scoped hourly estimate, a fixed engagement fee, or a monthly retainer. **When a Large/Complex Representation engagement is structured as a monthly retainer, retainers begin at \$3,500/month** — a distinct, higher tier reflecting the greater time commitment of large-scale representation.

Luxona's fees are never calculated as a percentage of construction cost — on this tier or any other.

Proposal & Commercial-Terms Review

Single-pass review of a contractor proposal before you sign — not an alternative to ongoing representation.

Free Consultation	No cost	30 minutes, phone or video
Proposal Review	\$900–\$1,400	Scope, pricing, allowances, exclusions, payment terms, written summary
Proposal + Bid Analysis	\$1,800–\$2,800	Above, plus line-by-line comparison across multiple proposals
Hourly Advisory	Quoted per engagement	Select or supplemental scopes

Note: Both packages are single-pass engagements with turnaround within 5 business days. If you later decide you want ongoing representation through construction, the review fee is credited toward a Full Representation engagement.

Owner-Builder Advisory

Independent advisory support for homeowners acting as their own contractor, who retain full authority and responsibility for the project.

Free Consultation	No cost	30 minutes, phone or video
Fixed Advisory Program	\$1,750–\$5,500+	Discovery, project-document review, milestone observations, closeout advisory review
Hourly Advisory	Quoted per engagement	Select or supplemental scopes

Note: Project-document review does not include architectural, engineering, code-compliance, or permitting approval. As the owner-builder and permit holder, you assume significant responsibility for the project, including the direct supervision required by Florida's owner-builder requirements.

Ready to talk through your project?

Start with a free 30-minute consultation. No cost, no obligation.

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Your Home. Your Vision. Your Advocate.

Luxona is an independent construction advisor and owner's representative. Luxona is not a licensed contractor and does not perform or contract for construction. Homeowners contract directly with and pay their contractors. Contractors remain responsible for required licensing, permitting, code compliance, construction means and methods, site safety, and their work. Pricing shown is current as of the date of this guide and subject to change; the fee stated in a signed engagement agreement controls.

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