



Flegel's Construction Co.

Home Remodeling and New Construction

How Do I Keep My Remodel or New Construction Within My Budget?

By Scott Flegel

Few challenges loom larger for you than setting the budget...and sticking to it...as you begin planning for your remodel or new construction.

Your architect will work with you to develop a plan for your dream home to match what you want to spend (We recommend you download a free copy of our instructional guide, How Do I Hire an Architect, from our website: <https://www.flegelsconstruction.com/>) Compromises and trade-offs could be required in order to fit everything you want into the money you want to spend. A good architect can work with you to create a design to fit your budget.

The well-conceived design means you should enter construction with a workable and integrated plan and budget, including a line item for unexpected challenges that may arise.

Surprises often occur when walls are opened. Certain design elements that look great on a blueprint may not be exactly what you envisioned as work begins.

Based on our years of construction craftsmanship, Flegel's Construction understands the challenges you'll likely face in selecting what you want versus what your pocketbook can afford. Here are our recommendations on how to build your dream within your budget.

1. Make Changes During Your Design Phase, Rather Than During the Construction Phase:

As work begins on your home, it becomes more difficult to adapt what's in the blueprint to any new direction. Changes during construction, when you'll be faced with the need to buy unplanned materials with associated labor costs to implement, are more expensive than during design when most things can be changed on paper, costing only the architect's time. During construction, changes usually mean waiting for new supplies, and that slows down the time to project completion and the date by which you can enjoy your beautiful home.

Therefore, during the design phase and before construction begins, prioritize your needs and desires. At Flegel's Construction, we'll sit down and discuss which features and amenities are most important to you and your family. We'll ask which elements are without compromise and which upgrades are desired but not mandatory. We'll work with you to incorporate these changes into your final design and budget before a hammer is lifted.

In order to visualize what your home will look like with the newly created design, we recommend a drive around your neighborhood. Look for homes that appeal to you and note

what about them catches your eye. Check out other neighborhoods with homes unlike yours as they might highlight design or features you desire in your new home. Inspiration is all around you! Then ask your architect to show you a 3-D model with any changes to the initial design you've envisioned based on what you've seen in your drive-arounds.

A great, fully-developed design is the foundation of a successful on-time and on-budget home construction. If you're not sure your design is as detailed as desired for construction, please call us to discuss. Flegel's Construction believes our work includes not only crafting a beautiful home for you and your family, it also includes a home delivered on-time and on-budget. It's just one of those special things we do.

2. Learn to Read a Plan and Compare Construction Bids

Many homeowners dive straight to the bottom line and evaluate a plan proposal based on price. Yet, price tells you little about the true cost of remodeling or building your new home. We're pretty sure you don't want to become an expert at construction...that's why you're considering professionals like Flegel's Construction to lead your project...yet gaining a few insights into how your home will be crafted dramatically enhances the results.

The bids you receive will be created using a variety of pricing approaches that can make comparisons complex. Bids can be priced based on square foot or assembly pricing. Square foot pricing delivers the least reliable cost forecast as it only determines the square footage of your project and multiplies that by a price per square foot. It does not consider the specific materials to be used. Are they estimating the least expensive materials or the most...or someplace in between? No matter the answer, square foot pricing is dangerous as it likely will not represent the final price you pay.

Assembly pricing provides a more accurate and detailed forecast of the cost to deliver your project. It is based on how much each component costs to built instead of simply using the average as square-foot pricing does. Therefore, it's more time consuming for any contractor to prepare. You should receive a highly accurate and detailed proposal to remodel or build your home, and that means fewer surprises later!

Flegel's Construction uses assembly pricing in all our proposals. A proposal from Flegel's Construction will provide you with a detailed plan so you can see the breakdown of costs. When you provide us with a complete plan set from your architect with your list of finish materials already selected, you'll be highly pleased to see a construction proposal you can read, understand and expect to receive. Then the price you see should be the price you pay, short of any unexpected or unanticipated changes that occur along the way.

Flegel's Construction will guide and advise you on the best way to develop a detailed budget for your dream home.

3. Manage The Unexpected Changes During Construction:

No matter how thoroughly you and Flegel's Construction plans before your project begins unforeseen conditions could arise once construction begins. Poor soil conditions, termite damage, dry rot, inadequate electrical, foundation cracks, water damage are just a few examples of issues that present themselves during the demolition stage.

Spending money on these issues is rarely enjoyable, yet always necessary as they insure your home is safe for decades to come. Yes, unexpected changes will take a bite into your budget and require some trade-offs. So we recommend you plan for them upfront. We advise all our clients to plan for the unexpected during the planning stage. Set aside some funds for the surprises. Make it a line item so there's no issue about whether the money is there and available when the surprise arises.

Then before any work begins to fix the issues, we recommend you do what we do with our clients—get a full, detailed explanation of the problem and the work needed to repair it fully, not just adequately. Get the cost for the unexpected before any work is performed.

No matter how prepared you are for a smooth construction, the unexpected can show up. If you've planned for the surprise, the surprise will be less unsettling to you and your budget.

Putting a line item in your budget for unexpected surprises could actually result in some good news for you. If no surprises surface, you'll have extra funds for some of the fun projects you want to incorporate!

4. Manage Your Desire to Make Changes

As your home begins to take shape, you might become inspired to make a change or add an addition to your project for which you didn't budget. You'll see something you didn't see before or be motivated by what your home is turning into. Your heart will say "yes," and your budget will tug "no."

This is where a great contractor by your side, working with you, becomes invaluable (again). Flegel's Construction handles these new desires by talking with you about how to incorporate your inspirations into the project. Could we make a trade and execute your new idea and modify someplace else? Could we offer choices of different materials, enabling you to "find" money for the new idea? Or does the new desire simply require a few more dollars as there is no place else in the budget to fund the new project?

Because Flegel's Construction has on-going, weekly meetings with you we'll be able to work with you to determine how to integrate your desired changes before they become too costly to deliver. During those weekly meetings we not only discuss the work-in-progress we also can discuss changes to the plan you desire. That way any changes can be anticipated early before they become too costly to add.

5. Integrate Architecture and Construction Teams During Design Phase

One of the best ways to insure your home is built or remodeled to your specifications and budget is to integrate your construction company into the architectural design phase. You'll have a better understanding of material alternatives, construction challenges and timelines when your contractor joins the design phase. Flegel's Construction optional services include partnering with the architect of your choice to create an integrated design with an eye to construction.

We trust this guide, and others you'll find on our website <https://www.flegelsconstruction.com> will enable you to become confident about the process of remodeling or building your home. We want you to feel comfortable from the very first step by using these insights to create the home you envision. Flegel's has a decades-long, impeccable record crafting homes in Silicon Valley. Plus, I personally has over 30 years of home building and remodeling craftsmanship in his background. It's the thing we do very, very well. We want you to know not only our craftsmanship but also character, so you'll feel confident when you choose us (and we trust you will).

Until we meet to discuss your project.

A handwritten signature in cursive script that reads "Scott".

Scott Flegel and Team
Flegel's Construction