



# Renovation: Get Started Guide

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Support you on your Renovation Project

# Renovation Process: Not seen on TV



So many of these Home Reno Show give us a look at the Demolition to Construction and a highlights of the Design Development (DD) decisions. Rarely do they show the entire process - setting us up for failure when our projects take so much longer: having a plan is your best foot forward to make sure your project is on schedule, budget before go launch yourself in to Demolition mode. **Trust me, even when things are planned, items will come up but you will have a game plan to help forecast any possible bumps – there are always bumps with construction!**

Decision Phase					Renovation Phase			
Program	Initial Design	Design Development	Construction Documents	Planning & Bidding	Permit	Scheduling	Demolition	Construction
Know what your goal is, rationale, limitation	2D Design on paper, layout out your options	Understanding your finishes, patterns, materials (good to know when you are going to get your bids.)	Not always necessary for every project. Depending on your need for permit or local multiple, some can use the space plans. Research required to confirm this need	What the price!? Working with various contractors to gather prices and select your team to support your project	Not always necessary for every project. Depending on your need for permit or local multiple, some can use the space plans. Research required to confirm this need	Scheduling out your trades ahead of time will only support your end date. Also review your sequencing plan.	It's Demo Time! This is the time to kick off the project PHYSICALLY and critical to create a clean slate for your construction	Many variables and always a bump of some kinds. All depending the complexity, scale and project scope
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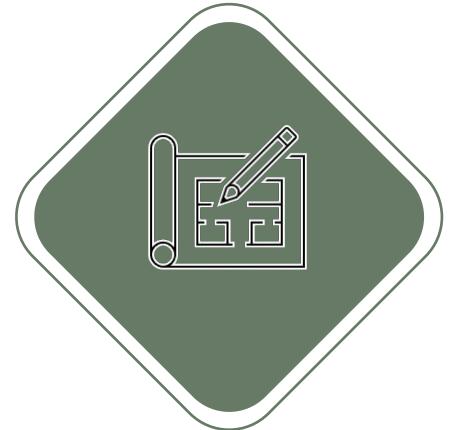
## 2. Sketch it out! (aka Initial Design)

Visuals are the ultimate communication tool, no matter your starting point. Some people find this easier than others, so remember that you can always leverage your network to help bring your ideas to paper or schedule some time with me!



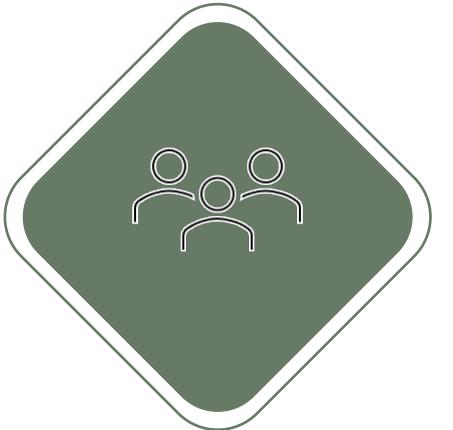
### DIY

Depending on complexity, it's easy enough to get some old school graphic paper and measure your space to start giving you an idea to speak to options.



### Sketch with a Pro!

Work with a Pro to sketch it on 2D: You can always get someone to help you get it more professional than the sketches you have, also happy to support you if you need it here.



### Full-Service Pro

Start working with an Architect or Designer if that's your preferred route if you're looking for a Full Service Support and someone to walk you through your decision making this is your spot.

Need Help?

### Hot Tips!

Perceived complexity can easily bring the price up. Clear Plans = Clear Price

Sketch it up yourself to avoid brainstorming with your dollar.

Then once you get to the final stages, Sketch with a pro to confirm spatial needs and layout.

# 1. Let's make a plan (aka Program!)

Before contacting a team for your renovation, you need a clear plan. The most effective way to get realistic estimates is by defining your scope first—understanding the full picture of what you want to achieve is where every successful project begins.



## Room by Room

Create a table room by room if applicable OR go need by need and write out the questions above and gather your initial program to understand the needs you are looking to address and the spaces you have available.

### 1 What's the need?

*I wanted the space to be my Primary Closet for my bedroom.*

### 2 What the space?

*I want enclose my exterior porch to become an interior space.*

### 3 What are your known limits?

*Costs, limited space, etc*

# 3. Intro to Construction Planning and Management



When you coordinate your own project, you unlock three main benefits: total scheduling flexibility, direct line-of-sight communication with all the experts, and the ability to optimize your budget by allocating more funds to the work itself.

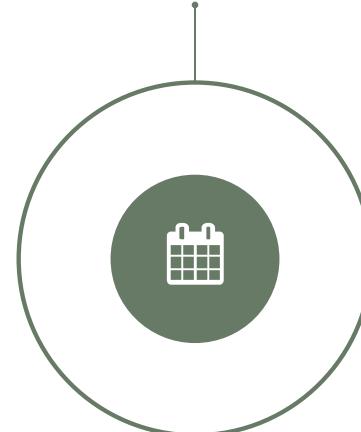
## Planning

Identify what support you needed (outside of yourself) to support completing the project



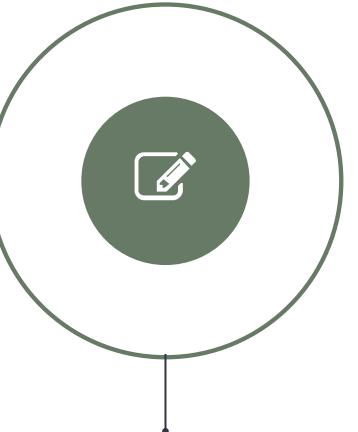
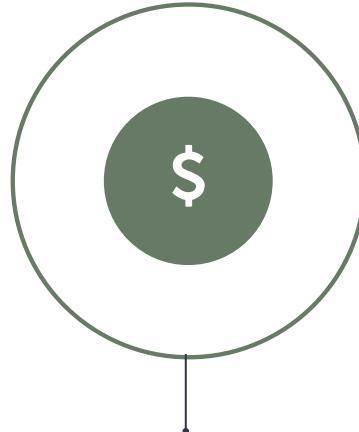
## Scheduling

aligning schedules and overlapping the dates needed to be done for the work



## Bidding

meeting with various contractors to review the project and collect estimates



## Management

Oversight of the projects, working through issues and problem solving.

# Quick Reference: Who's who in Construction:



Industry Term	Who they are?
Architect	Architect/Designers will be involved in the beginning stages of design in programming through construction document phase, they will work together to create your plan and support/coach you through the decision making process. Architects typically are required to stamp drawings for city permit. Architect and Designers can also be involved in the construction phase to support project management and make sure the construction plan is followed by the contractors which can help you avoid the client being included various connections with contractors and quality assurance including construction administration, weekly or biweekly construction check ins, punch list and final project close out.
Interior Designer	Involved if you are going to be removing walls or adjusting loads of a foundation. Interior Designer or Architects are needed to create the plans.
Structure Engineers	Involved if you are going to be removing walls or adjusting loads of a foundation. Interior Designer or Architects are needed to create the plans.
General Contractor	Someone provides complete oversight in the contractors to your project including scheduling, pricing, permits, will throw out estimates for your project because they will need to validate with their contractor contacts/estimates. It's great if you can talk to a contractor who will do your work the only challenge is you will need to talk to many of them to get the full scope, why the General Contractors exist :) More discussion and support on this in Home Tudor Series.
Estimators / Company Owner	Sometimes you are talking to an contractors when you first call but often its the owner of the company estimating the project for the initial review of your pricing. I always ask who will be doing the work, will it be subcontracted or will they be doing it.
Sub-contractor	A contractor not holding the contract with the client but general contractor. Could be Plumbers, Painters, Electrician, HVAC, Carpenter/craftsman, millworker
Contractors	General term for anyone not you helping you on your project. Could be Plumbers, Painters, Electrician, HVAC, Carpenter/craftsman, millworker

# What's your appetite?



When you coordinate your own project, you unlock three main benefits: total scheduling flexibility, direct line-of-sight communication with all the experts, and the ability to optimize your budget by allocating more funds to the work itself however, making sure you have the time and confidence to give to this oversight is critical.

I realized I don't want to be involved in the design or construction process. I need **full support** covering **design, programming, and complete project oversight**.

I need support in **building project coordination management skill set** by taking on some of the **oversight myself**. I need **some support** to guide these efforts.

I am confident in what I want to do for my project. Would like a **guide of construction process** to better equip myself for the steps ahead.

## Fully Supported

- Limited Interest in the construction process
- Limited Time
- Full Deliegation

Architect or Interior Designer + General Contractor

## Do-it with some help

- ✓ 2 Hour Consult/Coaching Focus Session Virtual & In Person (local only)
- ✓ Complementary Home Tutor Playbook
- ✓ 4 weeks of unlimited project related email correspondence from Consult date

Work with Me

## Doing-it myself

- ✓ Home Tutor Playbook
- ✓ Access This Little Tudor Weekly Office Hours

Home Tutor Playbook

Coming Soon!