



WHAT TO EXPECT

When we solidify on a final design before the project begins, we sign a contract and I execute that design out. However, as a space opens up and walls come down, various options and possibilities may become more self-evident and having me on the job at all times allows us to make changes on the fly that may improve the project without cost/unnecessary timeline implications. Should costs be involved in a change that would dramatically change the design, a quick estimate can be supplied to inform your decision and the change can be executed immediately without any unnecessary implications to the timeline. I have the functional knowledge of what's involved in every step and expertise in current materials and designs. This allows me to inform you on aesthetically pleasing design changes that have little, if any, timeline and budget impacts.

In no way do I want to diminish the value of a qualified, skilled designer. I often have my clients subcontract directly with a designer should they desire more of a design/build experience. I have an expertise (and admittedly a biased slant) towards aesthetically pleasing designs that are also efficient in terms of cost and process. A designer can operate with these limitations in mind but is also less restricted in terms of what is possible regardless of the work involved (sometimes all I can see is what I have to do to carry something out and my mind just won't let me see it as a possibility).

COSTS AND THE PROCESS

A good relationship is always based on well-defined expectations. In my opinion, and the opinion of every contractor/client familiar with the experience/quality I provide, my prices are fair to a fault. I encourage you to get bids from other contractors. I know I will not be the highest or even in the midrange likely, but you may receive bids that are less. Renovations are a complicated process with a multitude of options, materials, and finishes. This makes comparing bids very difficult. Comparing apples to apples can be overwhelming given a homeowner's lack of familiarity with the subject and the varying things included and not included in a bid. With me you get an honest, transparent contractor providing high quality work comparable to that of much larger, high end remodelers. Because I am a small operation, you receive a tailored, personalized product but don't incur the costs/slow downs that a larger remodeler with more overhead must build in. My name and brand is on the line and the final product reflects that. The hands that carry out the job belong to the man who understands this and the final product reflects this.

As far as materials go, my bids generally include the fixed costs that are involved with renovations. The client has the freedom to choose the items of variable cost with no added cost implications or markups from a contractor. This creates a relationship of transparency which, at end of the day, makes everyone in the process happier. As the material selection process ensues (either before work starts on the job or as the job proceeds) I am there as a consultant to discuss my thoughts on the material and make the client aware of any cost implications before any final material selections are made. I am a contractor who sticks to my price (honestly to an unreasonable extent). I almost hate unforeseens more than my clients because I feel an inscrutable need to honor my price from the initial contract and often complete the necessary work at a discount. I am as transparent about all costs involved in a job as I can be and continuously hone that process so everyone involved in this complex process is happy. With me you get an honest man, seeking an honest outcome, hiding nothing and in fact hoping for full disclosure, transparency and understanding through every step.