

Starting a Renovation |

Residential + Commercial

Beginning a renovation process for most small business and homeowners can be an overwhelming experience. The Design + Construction Industry is notoriously opaque and finding answers can be difficult if you don't know where to start or what detailed questions you should pose to Contractors, Real Estate Agents or Architects. In an effort to assist the Washington Heights + Inwood Communities, 222 East Society Architecture + Design has developed key points everyone can use as a reference when starting a new construction project. If you have questions about a specific project, feel free to contact 222 East Society at contact@222eastsociety.com.

scope of work | budget | project team | design process |

1. **SCOPE OF WORK** | What are you renovating?

- **Start any new project on 'paper'!**
- Before you allow anyone to start removing cabinets or knocking down walls, you should first have a clear list of what you would like to renovate or build new. *Also, any work should be executed with a contract between yourself and the General Contractor—see below!*
- The "list" mentioned above is called the 'Scope of Work' by design and construction professionals and is referenced throughout the project from initial concept ideas to the completion of the construction project.
- The Scope of Work is used by design/construction professionals as a basis to determine the overall complexity and potential costs associated with your renovation.
- No worries if you don't 'list everything' prior to your conversation with your Architect. Through your initial project consultation, they will ask a series of in depth questions to ensure there is a clear understanding of your project/renovation goals!

Scope of Work Example:

If you are renovating your home or Co-Op, list all of the work you are interested in updating such as new bathroom, new kitchen, or perhaps demolishing walls to create an 'open plan' between living spaces. Within an office or retail space, this could include removing existing walls to create a new layout to accommodate workstations and private offices or room to show merchandise. In both cases, write down all the changes you can think of to clearly communicate your goals when speaking to a design professional.

222 **East** **Society** Architecture + Design

Based in Washington Heights, New York, 222 East Society is a full-service design firm specializing in interior and architectural design for residential and commercial clients. The firm has extensive experience working with a wide range of budget and project sizes depending on the needs of the client across North America and abroad. 222 East Society understands that the design process begins and ends with the client and exceeding their hopes and expectations is always the best outcome!

Starting a Renovation |

Residential + Commercial :: BUDGET

One of the most crucial considerations a home or small business owner has to consider is whether or not they can afford the full build-out costs associated with their future renovation. Most people learn about the cost of renovating via the Reality Television Shows promoted on networks like HGTV. The unfortunate **true reality** is that most of these shows leave out underlying costs by not sharing all of the fees and coordination that go into a remodel or state up front that consultant services, new furnishings, and appliances, etc. for the episode have been donated. These fees add up significantly and directly impact the overall **out of pocket costs** for home + small business owners. Below you will find some straight forward planning principles when developing a 'ballpark' budget for your new project.

scope of work | **budget** | project team | design process |

2. **BUDGET** | how much will this cost??

Every project is composed of both "hard" costs and "soft costs" which added together equals your "project budget"

Hard Costs = cost of building material + labor + contractor fees

Soft Costs = design fees of all consultants [e.g. architect engineers/surveyors/expeditors/permit fees/equipment + furnishings/etc.]

Hard Costs + Soft Costs = PROJECT BUDGET

To determine the 'hard costs' associated with a new build-out or remodel, design + construction professionals estimate this initial figure by using a 'cost per square foot' model. This is achieved by multiplying the overall size of the project by the current market price for the particular renovation. After an Architect has developed design drawings, a General Contractor can provide a more precise/detailed estimate based upon your unique project. The costs listed below are a general guide for costs currently in the New York market; which is one of the most expensive in the country. Costs for example in other states such as Ohio or Georgia are lower. Overall, they can be used as guide while developing initial budgets and with a detailed review of the 'scope of work' will either cost more or less.

Cost of Construction/Per Square Foot [HARD COSTS]

*[minimum average costs for the NYC Region--2020]**

- New Home Construction--\$300+
- Full Gut Renovation Existing Home/Apartment--\$200-\$250+
 - Office Remodel or New Retail Shop— \$130+
 - New Restaurant--\$250-300+
- Material/Finish 'Refresh'—Office or Apt— \$100+

Construction Cost Example:

A small law firm has leased 2,000 square feet of new office space. Current costs to renovate a [moderate level] office in the New York area on average is \$130 per square feet.

2000sqft X \$130 = \$260,000 [hard] costs

Starting a Renovation |

Residential + Commercial :: BUDGET

scope of work | **budget** | project team | design process |

2. **BUDGET** | how much will this cost??

Soft Costs can be best defined as the fees impacting the renovation outside of the **Hard Construction Costs**. They include but are not limited to professional design and permit fees, furnishings, equipment, artwork, move/relocation costs, in addition to fees for technical consultants such as structural or mechanical engineers. The pricing below is a general guide for:

- **Professional Fees**

- Architects fees can range anywhere between **10-20%** of the cost of construction depending on the overall scale [size] and complexity of the project. For smaller projects, less than \$250,000, professionals may charge 15-20% while larger projects could have a lower percentage within **10-15%**.
- Fees for Technical Consultants such as Mechanical/Electrical or Structural engineers also vary by the project type and complexity and can start at approximately **5%** and up of the projected construction cost.
- Design and technical fees within major cities and suburban areas are typically the same, so plan to budget accordingly

- **Permit Fees**

- Permit fees are based on pricing structures developed by the local municipality/department of buildings and are usually based upon a combination of fixed fees, an amount based upon the projected construction costs plus application fees.
- If changes are made to the initial application such as changes in the construction drawings [e.g. walls relocated, change in egress, etc.] anticipate additional fees as well.

- **Miscellaneous Fees**

- Furniture/Fixtures + Equipment [FFE] within a commercial project is priced on a cost per square footage within commercial projects.
 - **Low Range--\$15-25 per sqft.**
 - **Mid-range--\$30-40 per sqft.**
 - **High-End--\$45 and up per sqft.**
- Moving Costs can vary depending on the size and complexity of the office relocation but budget \$3-4 for a company to package your company's existing belongings and move into its new location.

Starting a Renovation |

Residential + Commercial :: PROJECT TEAM

PROJECT TEAM | assembling your team!!

The major players who will become a part of your project team will depend on your **SCOPE OF WORK**, budget, and if the complexity of the renovation will trigger a permit from the Department of Buildings. In most cases, you will also need the services of an MEP Engineer [Mechanical/Electrical + Plumbing] if you are planning a major remodel or new construction. Below is a general guide to who may be the best partner to start a renovation or remodel. In each instance, consultant with a design professional to ensure you are working with the best expert to kick-start your project!

what are you working on | scope of work?

Your Project Includes...

- making 'cosmetic' changes to an existing interior space—no relocation of walls—fixtures will remain in the same locations--updates to materials or finishes only
- have selected materials/finishes/fixtures you want to install
- and have a healthy budget in place.



General Contractor

Your Project Includes...

- making 'cosmetic' changes to an existing interior space—no relocation of walls—fixtures will remain in the same locations--updates to materials or finishes only
- and have a healthy budget in place.
- need the assistance of a design professional to select materials/finishes/fixtures you want to install



Architect [interior
design services only]
+ General Contractor

Your Project Includes...

- removing walls + major layout/room changes
- changing mechanical/plumbing/gas lines
- structural changes
- residence or business is within a NY Landmarked Building
- need professional project management services
- Need a Change of Occupancy or other permits/approvals from Dept of Buildings



Architect +
General Contractor

Starting a Renovation |

Residential + Commercial :: DESIGN PROCESS

Beginning a renovation process for most small business and homeowners can be an overwhelming experience. The Design + Construction industry is notoriously opaque and finding answers can be difficult if you don't know where to start or what

scope of work | budget | project team | **design process** |

3. THE DESIGN PROCESS | 5 Stages of Design



Design Insight from
222
East
Society
Architecture + Design

Starting a Renovation |

Residential + Commercial

HAVE FUN! | Renovations with proper planning don't have to be stressful!

One of the most amazing experiences is to watch the transformation of an idea into a fully executed space!

The design + construction process can be daunting, however with proper planning and with the assistance of licensed professionals who LISTEN to your concerns and design goals---it can be a fantastic experience!

As a home + business owner...

**you can never be too prepared
or ask too many questions**

when you are about to make a significant investment in your home or small business.

**Enjoy watching your dream turn into a reality!
Architecture + Design should be fun!**

We at 222 East Society love what we do and want to ensure our clients enjoy the design process along the way!

Reach out to us at contact@222eastsociety.com if you are interested in starting a design project!

222
East
Society
Architecture + Design

Based in Washington Heights, New York, 222 East Society is a full-service design firm specializing in interior and architectural design for residential and commercial clients. The firm has extensive experience working with a wide range of budget and project sizes depending on the needs of the client across North America and abroad. 222 East Society understands that the design process begins and ends with the client and exceeding their hopes and expectations is always the best outcome!