

# 01. Summary Sheet

## Home Remodeling Planning Tool – Research Phase

*“If I had six hours to chop down a tree, I’d spend the first 4 sharpening the axe” – Abraham Lincoln*

### The #1 Project Problem

#### #1 Problem: Projects going over time and over budget.

On a daily basis, we see people moving projects into the design phase **before** the research has started. This is like a doctor starting surgery

without a thorough diagnosis or trying to build a house on a bad foundation.

That is why we created the **Home Remodeling Planning Tool**. Now, you have a simple process to help you move through the **Research Phase**.

If you follow this tool, you will reduce project risk and improve project design.

**1. Summary Sheet**

Once you have ticked all the boxes below, you are ready to move to the **Analysis Phase**

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**2. Building Project Roadmap**

Review the roadmap and identify where you are on your journey

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**3. Building Experts Directory**

Directory of professionals who can help you at each stage of your design and building process

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**4. Building Cost Estimator**

Simple do-it-yourself worksheet to estimate your remodeling project cost

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**5. FAQs & SAQs**

Frequently-asked questions and should-ask questions you need to know when working with an architect/remodeler

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**6. Myth & Reality**

Some things architects/remodelers do outside of the design work to complete a project

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**7. How To Create A Design Brief Using Only 7 Questions**

Contact your shortlisted architects/remodeler to start your process

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**8. Readiness Slider**

Gauge how ready you are to move to the **Design Phase**

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# 02. Home Remodeling Roadmap

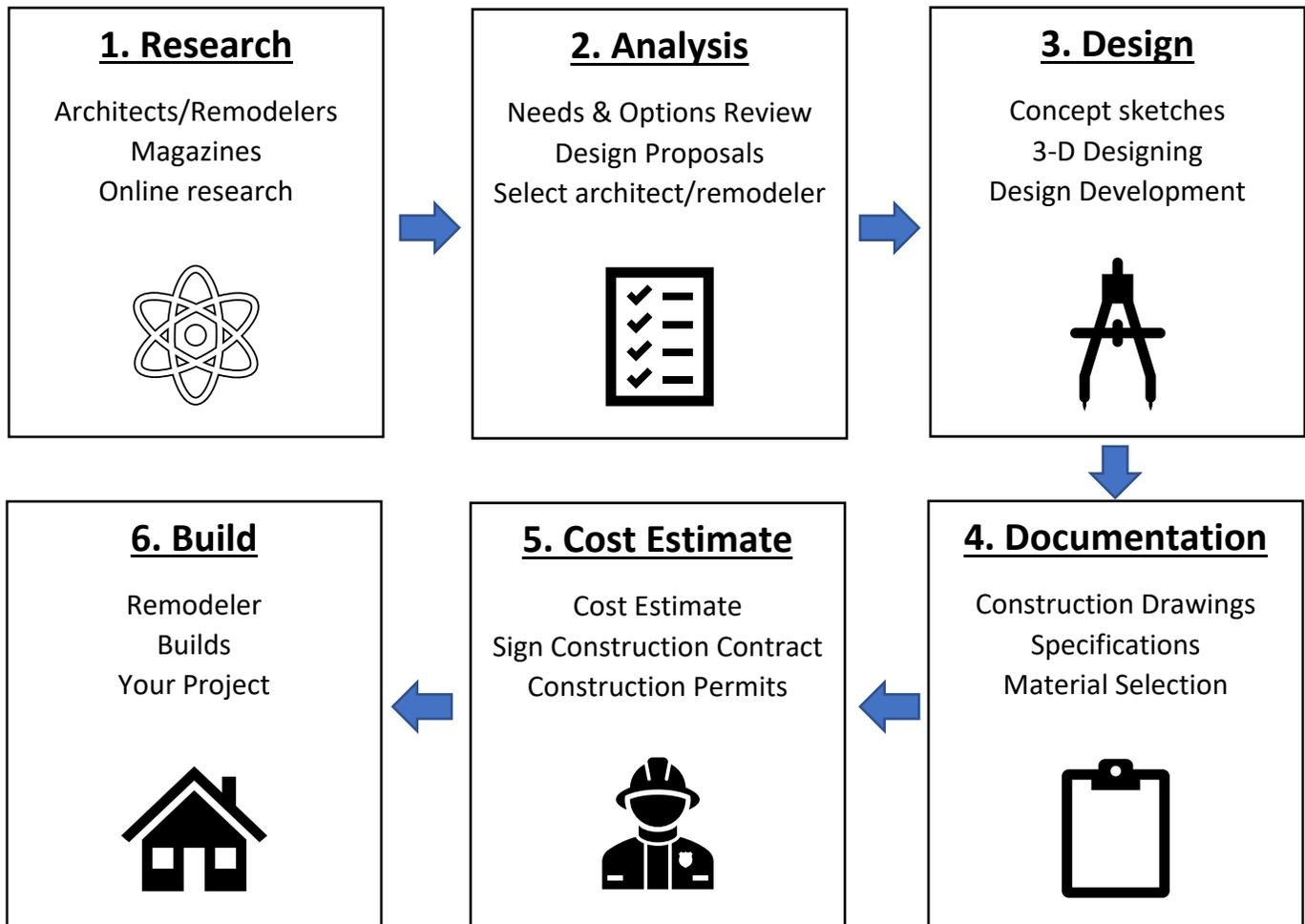
## Major Steps Required For Remodeling Your Home

### The Roadmap

*This is important .....*

Right now, you should be in the **Research Phase**. This is where you are gathering information and playing around with ideas. When you want to get serious, you will want to check the feasibility of your ideas and understand what the project

constraints are. If you work with me, we will move to the **Analysis Phase** by conducting a Needs and Options Review to eliminate assumptions, identify constraints and find your best options. You will receive a document that can be used by me or any other architect that will ensure you reduce project risk and get the best options for your site and budget.



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# 03. My Project Expert Directory

## Our Personal Directory of Trusted Professionals

*"It's not WHAT you know, it's WHO you know"*

### Who Are These Experts?

Understanding WHAT to do is one obstacle and working out WHO can help you is another.

On a daily basis, our team receives requests for us to recommend design professionals. To make this process easier, I have listed the design professionals that we trust for specific types of

projects. Not only do they do a great job, but they provide excellent service, as well. These are the experts we trust explicitly.

If you have other questions about your project, don't hesitate to reach out to me. If I can't answer your question, then I'll direct you to someone who can.

Profession	Name	Company	Contact Details
<input type="checkbox"/> Architect	Sohail Ahmed (Me)	S2N2 Architects LLC	(682) 401-2140 sohail@s2n2architects.com
<input type="checkbox"/> Remodeler	Sohail Ahmed (Me)	S2N2 Design Build Inc	(682) 401-2140 info@s2n2inc.com
<input type="checkbox"/> Inspector	Mark Prichard	Crossroads Home Inspections	(817) 691-1019 mark@crossroadsphi.com
<input type="checkbox"/> Surveyor	Dan Rick	Eagle Surveying	(940) 600-9004 dan@eaglesurveying.com
<input type="checkbox"/> Civil Engineer	Ryan Kim	Wade Trim Inc	(817) 308-6243 rkim@wadetrim.com
<input type="checkbox"/> Structural Engineer	Philippe Lalonde	Lalonde Engineering	(817) 307-8266 plalonde@lalonde-eng.com
<input type="checkbox"/> MEP Engineer	Sid Naeimi	USE Engineering	(214) 315-4786 sidnaeimi@useengineering.com

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# 04. Remodeling Cost Estimator

## The Simple, Do-It-Yourself Way To Estimate Your Cost

### The #1 Question .....

*“how much will my project cost”?*

There are so many variables that a definitive answer is literally impossible.

Even worse, the consequences of trying to answer and risk giving “bad advice” will have

most experts running away to avoid the question.

The problem is that this question is **VERY** important. No one can proceed if they don’t have a ballpark estimation of cost.

This guide will help you determine an estimate of overall project costs. Your actual number may be more or less, but it can be helpful to see an estimated figure.

Home Remodeling Cost Estimator – Per Room				Estimate Your Cost	
Room	Standard	Medium	Luxury	# of Rooms	Cost
<b>Kitchen</b> – (max 100 sq. ft.) cabinets, sink, counter, appliances, faucet, backsplash, tiles,	\$20,000	\$25,000	\$30,000+		
<b>Bathroom</b> – (max 40 sq. ft.) vanity, sink, tub, toilet, faucet, tub enclosure, tiles, accessories	\$5,000	\$7,500	\$10,000+		
<b>Living</b> – flooring, painting	\$2,500	\$3,500	\$5,000+		
<b>Bedroom</b> – flooring, painting	\$2,500	\$3,500	\$5,000+		

Home Remodeling Cost Estimator – Item per Sq. Ft.				Estimate Your Cost	
Item	Standard	Medium	Luxury	Area	Cost
Flooring – carpet, tiles, wood	\$5	\$9	\$12+		
Painting	\$3	\$4	\$5+		
Interior walls – 8’ h/lin. Ft.	\$3				

Home Remodeling Cost Estimator – Per Item				Estimate Your Cost	
Item	Standard	Medium	Luxury	# of Items	Cost
Doors - interior	\$195	\$250	\$300+		
Doors - Exterior	\$400	\$575	\$650+		
Windows – 32”x50”	\$475	\$550	\$700+		
HVAC – 4 ton	\$5,500				
Water Heater – 40 g	\$1,200				

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# 05. Questions To Ask

When Hiring an Architect / Remodeler, It's Helpful To Have A Process To Make Sure You Get The BEST Person For Your Project

## Asking The Right Questions

Although extensive schooling and training are required for all architects/remodelers, that doesn't mean all architects/remodelers are created equal.

Finding the RIGHT architect/remodeler for you depends on several factors, including personality, design style, building for taste or to

make money, budget and even whether your project requires a specialist skill set.

Choosing the right architect/remodeler can mean the difference between an enjoyable experience and one plagued with problems and hassles the whole way through once a project moves into the **Build Phase**. How will your project go?

**The questions are the answer ...**

❖ What unique value do you have for our specific type of project?	❖ How would I share my ideas, images, needs, wants, and research with you?
❖ How can you add value to our home so that we maximize the return on investment when/if we sell?	❖ What are the specific challenges for our type of project and how have you overcome these in the past?
❖ Do you offer a pre-design analysis service to help move us safely and efficiently towards the design phase?	❖ Do you have a team game plan that outlines how we will all successfully work together, even under pressure?
❖ If my budget, timeline and scope of project are unrealistic, will you let me know?	❖ Will you provide us with a construction cost estimate and at what stage?
❖ What educational material do you provide so we can understand the requirements of the specific type of project?	❖ What can I do to help you deliver the best work for us?

A great architect is your Designer, Advocate, Guide, Project Leader and Coordinator

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# 06. Myth vs. Reality

## What Do Architects Actually Do For Home Remodeling Projects?

An architect's role in a home remodeling project, when he/she is acting as home remodeler too, is a lot larger than most people realize. When an architect manages your project, he/she ensures

### Myth

- ❖ **Sketches design** that a builder uses

that every part of the process below (and more) is handled to ensure that the biggest investment of your life is safe and secure.

### Reality

- ❖ **Checking the title** and, in particular, any easements and land covenants that may restrict what or where you can build.
- ❖ **Ensuring Compliance** with building and safety regulations, local city and HOA planning regulations and restrictions. Depending on the project, there may be laws surrounding the preservation of the local environment or any historic parts of the building.
- ❖ **Leadership** – heading up the team of professionals who will work on your project including engineers, tradespeople, interior designers, and financial professionals.
- ❖ **Construction Documentation** – translates the design into instructions and technical specifications for contractors and construction workers. Ensures those specifications are met.
- ❖ **Project Management** – acquire construction permits, manages the sub contractors, supply materials, and oversee the construction

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# 07. How To Create A Design Brief Using Only 7 Questions

## “Focusing Is About Saying No”

**Alice:** “Would you tell me, please, which way I ought to go from here?”

**The Cheshire Cat:** “That depends a good deal on where you want to go.”

**Alice:** “I don’t much care where.”

**The Cheshire Cat:** “Then it doesn’t much matter which way you go.”

The method below is our 7 Question design brief creator. You can create a design brief by simply answering the following questions.

### Your Question

### Answer

1. Outline your current situation?

2. How do you live? Is that changing or about to change?

3. What are your current needs?

4. What will you need to see to know your project has been a dramatic success?

5. How do you want to feel as you move through your remodeled house?

6. Who are the important people that will be living in the remodeled house?

7. What is the budget, timeframe and boundaries you have?

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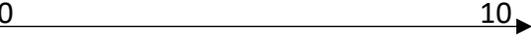
# 08. Readiness Slider

## Are You Ready To Move To The Design Phase?

### Do You Need An Architect/Remodeler?

This exercise allows you to assess how ready you are to move to the **Design Phase**. If you are not close to 10 on ALL scales, then it's best to seek help from an expert to do this research.

If you rush into the design phase without this information available, you'll run the risk of making too many assumptions, which is the # 1 reason projects go over budget and over time.

Question	Slider (0-10, zero = low, 10 = high)
1. On a 1 – 10 scale, how clear are you on exactly what you need?	0  10
2. On a 1 – 10 scale, how aware are you of all the various remodeling options you have?	0  10
3. On a 1 – 10 scale, how confident are you that you are aware of all the legal requirements?	0  10
4. On a 1 – 10 scale, how aware are you of the process you will need to have in place to get the project completed on time and on budget?	0  10
5. On a 1 – 10 scale, how confident are you that your budget will achieve your needs?	0  10
6. Give yourself a current overall rating for readiness	0  10

Don't worry if you are not at 10 on all scales yet. The Needs and Options Review process allows you to evaluate your requirements, budget, timeline and other boundaries that you might have.

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