

TACKLING A CONSTRUCTION PROJECT, WHERE TO BEGIN??



**By Sarah Phillips,
President, Irish Creek
Construction**

Construction often solves a problem that an individual or a company is facing – growth and the addition of more employees or a life event, like new baby usually lead to the need for more space. Employee remote work or kids leaving for college may present a need for less space, and likewise, the amount of space that you already have may be perfect but in need of an update or renovation to change how the space is utilized.

But where do YOU begin?? How to choose a contractor? How to choose an Architect, or is an Architect needed? What is the best layout of the new space for your home or company and what is the most cost-effective method to build it? So many choices can seem endless and daunting to say the least. Many people focus on cost as the main factor when making these decisions, but cost is not the only factor that should be considered and maybe it's not even the most important. A cost-

effective building does not solve any problem if it cannot be used in the time frame needed! Here are a few steps to take to make sure your project gets started on the right track:

Jot down a list of NEEDS for the space. What are you looking to accomplish in the new space? Starting with your desired end use may help you develop a clearer path throughout the project duration.

Make a list of WANTS for the space. Of course everyone WANTS Italian cultured marble counter tops, but is it a NEED? Defining this early will better enable you to have more control over budget, as you can get a cost for your 'wants' as alternates and add them into the project as budget and time allows.

Collect Photos!!! Pictures are worth a thousand words and adding photos to your above lists will help you to better communicate exactly what your project should include. Have photos ready of all of the NEEDS of the project and some of your WANTS as well. Also, make sure to include what you do and DO NOT like in the photos.

DE MEDIO'S
BUILDING MAINTENANCE

30+ Years of Service!

*A Complete Janitorial Service for
Commercial & Office Accounts*

- Owner Supervised Staff
- Floor Waxing & Refinishing
- No Job Too Small or Large
- Carpet Cleaning - Upholstery Cleaning
- Affordable Rates/Great Value
- Weekly-Monthly-Yearly-Contracts

FULLY INSURED • FREE ESTIMATES

610-454-1450

Based in Collegeville - Serving the Route 422 Corridor
www.JDeMedio.com



Do not assume that your Design Team and/or Contractor know exactly what you want without photos or a specific material that you're looking for. There are so many variations in products, product lines and similar material types in today's world that if you want something specific, your best bet is to be sure to research and ask for that specific product.

Talk to people. Most important in beginning the construction process is finding a team that you will work well with. Ask people you know who have recently completed projects and request recommendations, but don't just run to the first suggestion. Use google or other

search engines to find other contractors and Design Professionals in the area and informally interview them. Get a feel for each company and imagine working with that team over the next 6 to 18 months. Ask what their processes are, required contracts, invoicing due dates, schedule to take on your project, etc. Maybe even present a problematic situation and question how they would help you to negate that situation.

Construction can be tough, but by following these simple steps, you can appreciate the construction process and look forward to enjoying your new or updated space.



Creating Client Solutions
Through Construction

IRISH CREEK
Construction



SCAN TO CONTACT US

