

changes

trends and updates from your area remodeler

Surviving Your

RENOVATION

Inside This Issue

- A Word From Ben...
- What's In: Looking "Green"
- Our Favorites
- Inspiration
- The Design/Build Revolution; Part 2
- Do The Math
- Getting To Know: Architect Tony Stefan

Dream. Build. Live.



kiernan

REMODELING+DESIGN INC.

Remodeling since 1987

kiernanremodeling.com

Surviving Your Renovation

A word from Ben...



Every good survival strategy starts with a plan "A", and a plan "B". Remodeling is no different. It usually involves tearing out walls, flooring, windows, cabinets, or other pieces of your home that

once seemed permanent. However, this dirty, noisy, and disruptive process doesn't mean you have to also be tearing out your hair. With careful planning, it is possible to survive any major renovation with relative ease. Even though your daily routines may be temporarily derailed, you can minimize the inconvenience by using a professional and accommodating remodeling company that specializes in the Design/ Build process, even amid the storm of trade contractors, inspectors, and typical construction challenges. Development of your plan begins at the initial meeting with the remodeling

company you choose, and continues throughout the entire design process, ultimately resulting in a detailed construction schedule that you can live your life around. During the construction phase of your renovation project, it is the responsibility of the Construction Manager to oversee the schedule. Communicating changes in the schedule and reminding you about upcoming work that will change your daily routine is a critical component to a stress-free project. I am proud to say that we at Kiernan Remodeling + Design are making our clients remodeling projects as pleasurable as possible. I am also pleased to report that our in-house designer and estimator, Tony Stefan, is now a licensed Florida Architect (License #AR94274). As we continue to mature, we are truly a single-source remodeling services provider.

Ben DePrenger
GM Kiernan Remodeling + Design, Inc.

Our Favorites

1 Control 4 touch screen home-automation system. "You can start your favorite music in the bedroom while dimming the lights downstairs. Adjust the house temperature and select a lighting scene for your party just as the guests arrive". Awesome!



2 We love engineered Almendro wood flooring from Unique American Teak. The Almendro wood is much harder than oak flooring and has a warmth to it that is very inviting.



3 We are pleased to announce that we have changed our standard recessed can lighting to the newly available, dimmable 6" LED light. The new 6" can light was the 2007 Lighting for Tomorrow grand prizewinner. It's a once in a generation breakthrough in home lighting – an alternative to harsh fluorescents and inefficient incandescent bulbs. Basically, lighting bills are reduced up to 50% for our homeowners now, without sacrificing lighting quality or dim ability, and they produce less heat.



What's In: Looking "Green"

People want things they wear and things they use now to look "green," no matter what color they are. In 2008, looking stylish means looking natural. Materials will look hand made, un-dyed and unbleached. Products will look more like what they're actually made of, with lots of texture and all the natural imperfections proudly showing through. Off-whites, sandy and linen-y colors, rock and soil colors, brownish-greens – the colors of nature are seriously fashionable now.

- Sherwin Williams STIR Magazine
<http://www.phillyburbs.com/pb-dyn/news/288-12262007-1461937.html>



"If you have built castles in the air, your work need not be lost; that is where they should be. Now put foundations under them."

- Henry David Thoreau



The Design/Build

REVOLUTION; Part 2

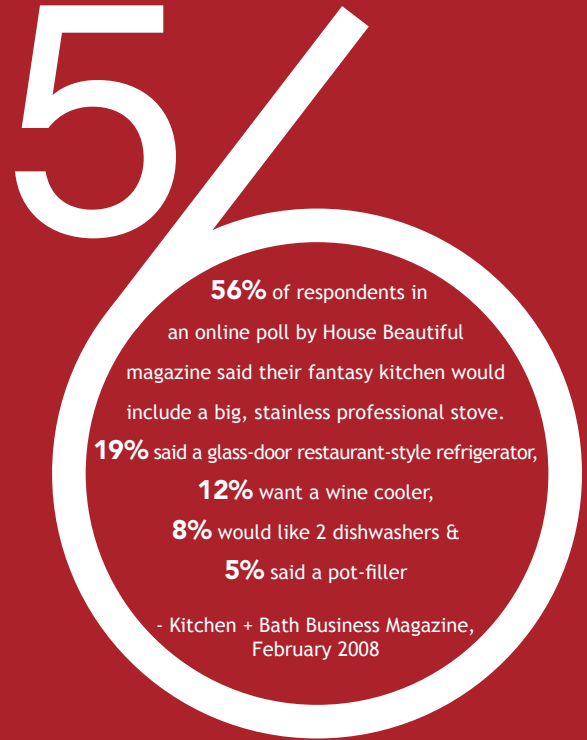
IN PART 1 OF THIS SERIES, WE PRESENTED THE STRENGTHS OF DESIGN/BUILD PROCESS WHEN COMPARED TO THE TRADITIONAL DESIGN - COMPETITIVE BID - BUILD PROCESS. HERE IN PART 2 OF THE DESIGN/BUILD REVOLUTION SERIES, WE LOOK MORE CLOSELY AT OUR INTEGRATED DESIGN AND ESTIMATING SERVICES.

AT THE START OF EVERY REMODELING PROJECT, EACH HOMEOWNER BRINGS A UNIQUE SET OF DESIGN IDEAS AND INSPIRATIONS THAT SET THE FRAMEWORK FOR THE WHOLE PROJECT. THE HOMEOWNERS' BUDGET WILL ALMOST ALWAYS PUT LIMITS ON WHAT CAN BE FEASIBLY BUILT. FEDERAL, STATE, AND LOCAL REGULATIONS WILL FURTHER INFLUENCE THE DEGREE TO WHICH THESE IDEAS CAN BE REALIZED. SOMETIMES, EVEN NEIGHBORHOOD ASSOCIATIONS MAY BE INVOLVED IN THE DESIGN OF THE PROJECT AS WELL. TAKEN TOGETHER, THE DESIGN, BUDGET, AND REGULATORY REQUIREMENTS FOR ANY GIVEN PROJECT ARE BROUGHT TOGETHER INTO A UNIQUE PROPOSAL THAT IS UNLIKE ANY OTHER PROJECT EVER BUILT.

GIVEN THE COMPLEXITY OF THESE FACTORS, IT IS A WONDER THAT ANY RESIDENTIAL REMODELING PROJECT DEVELOPED UNDER THE CONVENTIONAL DESIGN - COMPETITIVE BID - BUILD PROCESS IS EVER REALIZED. INDEED, MANY PROJECTS THAT GO THROUGH THIS PROCESS NEVER ARE. AFTER TWENTY YEARS OF FOCUSING ON RESIDENTIAL REMODELING, WE COULD EASILY FILL A FILING CABINET WITH DRAWINGS FROM DRAFTING COMPANIES AND ARCHITECTURE OFFICES THAT MAKE NO PROVISION FOR INTERIOR FINISHES WHATSOEVER, AND FOR WHICH CONSTRUCTION COSTS OFTEN GREATLY EXCEED WHAT THE HOMEOWNER HAD BUDGETED.

TO SOLVE THE SHORTCOMINGS OF THE CONVENTIONAL PROCESS, THE KIERNAN TEAM NOW COORDINATES THE BUILDING DESIGN, INTERIOR FINISHES PACKAGE, AND CONSTRUCTION BUDGET FROM THE BEGINNING OF EACH PROJECT. OUR INTEGRATED DESIGN AND ESTIMATING SERVICES ENSURE THAT THE FINAL CONSTRUCTION CONTRACT WILL MEET THE AESTHETIC, FINANCIAL, AND LEGAL REQUIREMENTS ORIGINALLY SET FORTH. TAKEN AS A PACKAGE, THE PROFESSIONAL DESIGN/ BUILD REMODELING SERVICES THAT KR D PROVIDES ADD A GREAT DEAL OF VALUE TO THE PROJECT, AND PUTS RESPECT FOR THE HOMEOWNER'S TIME, ENERGY, AND MONEY BEFORE EVERYTHING ELSE.

PART 2 OF A 4 PART SERIES



M+A+T+H
do+he

50 percent of homeowners say they would see a designer or architect for their kitchen remodeling project if they were to do it over again



Tony Stefan is the in-house Florida licensed Architect (AR94274) for Kiernan Remodeling + Design, Inc. Tony has been with the Kiernan team since September of 2003. His education and experience stretch back to 1989 where he started his first Architectural Design Studio at the University of Florida. He graduated with Honors in 1994, earning both his Bachelor's Degree, as well as a Certificate in Environmental Studies. Tony went on to earn his Master's Degree in Architecture in 1998 from the University of Washington in Seattle. Tony grew up in Terre Haute, Indiana and Sarasota, Florida.



Special Features:

TIPS ON "SURVIVING YOUR RENOVATION"

Here are a few tips that can help you anticipate the challenges that can arise with almost any remodeling project:

- **Hire The Best** - Hire an experienced and professional Design/ Build firm that will assist you with making all of your selections before construction begins. This process eliminates unexpected costs and prevents construction delays.
- **Get A Schedule** - Use a company that will provide you with a daily construction schedule, with a start and finish date. This way you know what is happening daily and what to expect week by week.
- **Plan For Everyday Life** - Plan for meals, a snug bed, a refreshing shower, and clean clothes. If your renovation involves your Kitchen or Master Bathroom, try to move out, at least during the demolition stage to spare yourself from the noise. This might be a good time to take a vacation.
- **Set Boundaries** - Review and establish ground rules for access, material staging, and working hours.
- **Dust Protection** - Construction can be messy and proper planning can eliminate any unnecessary cleaning of areas outside of the construction area.
- **Communicate** - Keep the lines of communication open, we make every effort to stay in touch with our clients and we can only make a change if we know what you are thinking and experiencing.

Q: Do you have a signature style?
Personal design philosophy?
A: I don't have a favorite style. I like buildings that are clear expressions of themselves.

Q: If someone asked you when you were a child, "What do you want to be when you grow up", you would have answered...
A: A rock star or a lawyer, depending on whether my parents were in the room.

Q: What's the biggest misconception about what you do?
A: That architecture is purely a form of personal expression.

Q: What are some design issues you are passionate about?
A: Functionality. Sustainability. Craft.

Q: What is your favorite product?
A: Reclaimed cypress.

Q: People would be surprised to find out that you...?
A: Started washing dishes in my parents' restaurant, The Gasthaus Stefan, when I was nine years old.

Q: What advice would you give homeowner's to "survive" their renovation?
A: One of the ways to help the construction process go as smoothly as possible is to have all of your finishes identified prior to beginning construction. Ideally you should get all of the unknown items identified before signing a contract.

Dream. Build. Live.

In August 2007, homeowners Rob and Peggy Winsler hired Kiernan Remodeling + Design Inc. to renovate almost all of the rooms in their two-story modern ranch-style home. The home sits on a beautiful wooded lot in a desirable area of Sarasota County. The homeowners were more than ready for a change of style from country finishes to something more clean and contemporary to complement the architectural style of their home. Rob and Peggy weren't exactly sure what they wanted the finishes to be, but were able to communicate how they wanted the home to feel. With the help of Kiernan Remodeling's Design Team, they were able to get exactly what they wanted.

"My design concept for this home was organic contemporary", said Interior Decorator Kelly Boevé. "The homeowners are active, casual, fun people, but at the same time desired a sophisticated, yet livable look for their home. They needed a much larger walk-in closet, which we incorporated into the new Master Suite by taking over an adjacent unused kids' recreation room. Then, by using the space from the existing undersized walk-in closets, it gave us the opportunity to have a much larger and luxurious Master Bath. Their Master Suite was completely transformed." "We love it!", says Peggy. "We moved out for a few months to the downtown area during construction. It was actually a pleasurable experience."

First, the homeowners met with Tony and Kelly, in-house Architect and Interior Decorator, to begin creating a realistic budget that would accommodate their wants and needs.

Once the entire scope of work was identified and agreed to, the homeowners moved out and construction began.



BEFORE



AFTER



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