



COMMERCIAL REMODELS

A Guide to Commercial Remodels and Steps for Success

COMMERCIAL REMODEL GUIDE

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Key Takeaway



There are several steps along the way that are important to the success of your remodel. Learn more about the process so you can make the best decisions for your unique building.

Typical Steps of a Remodel:

Pre-Construction:

Planning

Bidding

Contractor Selection

Contract Signing

Demolition

Construction

Clean-up

A GUIDE TO COMMERCIAL REMODELS STEPS FOR SUCCESS

Commercial remodels are a big undertaking and a significant investment but can deliver high ROI while improving property value.

Choosing an experienced contractor, working together during the planning stages, and maintaining good communication throughout the project can help make your project a success.

As you work with your remodel contractor, be prepared by considering the most important goals for your unique business and your budget.





OVERVIEW

Commercial remodels can increase profit margins, boost employee retention, and reduce a business's carbon footprint. Remodels can provide extra space needed for a growing company, or give a company the opportunity to re-brand.

Every commercial remodel is unique, and knowing how to plan for your project will help it go smoothly and efficiently.

1. BENEFITS OF COMMERCIAL REMODELS

Optimize Space

Many modern businesses use an open office layout to optimize space. Custom cabinetry or redesigning an attic or storage area are also ways that a commercial remodel project can free up space in an office. The open office layout can promote better collaboration and professional relationships



Cosmetic Improvements

Safety, functionality, and aesthetics are all critical for commercial spaces, especially on sites that are regularly visited by clients, customers, investors or guests. This may include updating flooring, paint, modern light fixtures, windows, and more.

Efficiency/Sustainability

Older buildings and fixtures tend to be less efficient since they were not designed with efficiency in mind. Remodeling is an opportunity to improve efficiency. Businesses that make energy saving improvements often save between 2% and 10% on utility costs.

*[www.https://www.energystar.gov/buildings/reference/business-case](https://www.energystar.gov/buildings/reference/business-case)



Rebranding

Matching the look of the business to the brand is one way that companies spread and reinforce their message including colors, signage, and the overall aesthetic. This makes the building a marketing tool, so that even the commercial space the company inhabits can emphasize a company mission or goal.

2. WILL YOU HAVE TO SHUT DOWN?

How construction is handled is dependent on the extent of the remodel. While a small remodel might be able to be handled behind curtains, if a remodel is significant, the business may need to shut down or relocate.

Whether or not a business will be able to be open depends on what type of business is being remodeled, the indoor air quality during construction, the expected noise levels, and other factors. Talk to your contractor about your options to determine what is best for your unique situation.





3. COMMON TYPES OF REMODELS

RESTROOMS

With the popularization of low-flow and touch-less fixtures, companies are upgrading and modernizing restrooms. Going touch-less can stop the spread of germs, and installation of low-flow fixtures can save water, reduce environmental impact, and save money.

OFFICE REMODEL

Many companies are updating the cubical and individual office model for a more modern, open workspace. Open spaces allow more natural light. Many have common areas with sofas or bar tables and quiet nooks where employees can work on projects without distractions

ENERGY EFFICIENCY

Energy efficient upgrades improve longevity, reduce costs, and protect the environment. Installation of ENERGY STAR appliances, low-flow plumbing, and double-pane low-E windows are all modern features that help property owners save money on utilities.

CORPORATE KITCHENS

Remodeled kitchens can be more functional and attractive and business owners can save money on utilities by installing ENERGY STAR appliances. Restaurant kitchen remodels can improve efficiency, enhance safety, and lead to an increase in sales.

ADA UPGRADES

The Americans with Disabilities Act (ADA) is a federal law that prohibits discrimination against the disabled, and businesses must provide accommodations for individuals with disabilities. This may involve installing a ramp, widening doorways, or changing cubicle spaces depending on your unique business needs.

COMMERCIAL REMODEL PROCESS

PRE-CONSTRUCTION

The pre-construction phase consists of planning, drawing, and sampling materials. During this time, the property owner may collaborate with investors, designers and contractors to create a successful design.

Creating a solid plan for your commercial remodel project can help drive successful outcomes. Having specific goals in place and knowing exactly what you want from your remodel can help you keep your project on track and can prevent your project from going over budget.

PLANNING

1. LIST TOP PRIORITIES

Make a list of top priorities for your commercial remodel project. Some common examples include:

- Bringing in more customers.
- Rebranding your business.
- Increasing building efficiency.
- Optimizing space.
- Increasing employee efficiency.
- Improving employee morale.
- ADA Compliance.
- Saving money.

2. LIST HOW TO ACCOMPLISH YOUR GOAL

Once you have listed your top priorities, write down a list of ways that your remodel could accomplish this goal. For example, if your top priority is increasing your building's efficiency, your list may include replacing plumbing fixtures with low-flow models, sealing and upgrading the buildings' HVAC system, and replacing the windows on your building. Your professional contractor will also have suggestions to help you achieve your goal.

Now, order your list in order of greatest to least importance. This will help you focus on items that are your top priority and are more important when establishing a budget.





BIDDING

Once you have an idea of the top priorities of your remodel and what will be done to achieve these goals, you should start meeting with contractors. Choosing the right contractor can be difficult.

Different contractors have varying qualifications, equipment, experience, work ethics, and, yes, different pricing. One thing for sure is that your project requires experience and expertise.

When shopping for contractors keep in mind that the lowest bid is not always the best bid. Contractors who bid too low may be cutting corners on labor or materials. Getting the best quality of work and materials for the right price is important in the long term.

CONTRACTOR SELECTION

How do you choose the best contractor? Finding an expert contractor for the right price is usually a top priority for most business owners. Good communication is also important.

Do not hesitate to ask questions and gauge their knowledge, skill level, and ability to communicate. Look for a contractor who understands your needs and answers your questions clearly. Here are a few questions you might ask while choosing a contractor:

- Have you performed work in the area?
- How long have you used your crew?
- How long have you been in business?
- How experienced is your crew?
- How can I reach out during the process?

CONTRACT SIGNING

The basic job of a contractor agreement is to spell out the scope of the project's work. This is the document you and your contractor will consult throughout the job, so make sure it is clear and detailed. Make sure you are comfortable with all details of the contract. Read it yourself carefully and have a lawyer review it if necessary.

DEMOLITION

Demolition is usually the first step in a commercial remodel. This phase can be very noisy and disruptive and may even require the electricity or water to be shut off for a period of time. The time it takes is dependent on the scope and size of the project. Small projects are typically completed in a day or two, while large projects, such as gutting the interior can take multiple days or weeks.

It is critical to work with a contractor who follows mandated procedures to protect employees and building tenants. Look for a contractor who has a record for safe construction practices and who is well-respected in the field.

Items Removed

This phase of the construction process could involve the removal of:

- Drywall & Interior Walls
- Ceilings
- Insulation
- HVAC Ductwork
- Sinks
- Cabinets
- Wiring
- Plumbing
- Hot Water Tanks
- Air Conditioning Units
- Appliances
- Tile & Flooring

Air Quality

Demolition impacts indoor air quality and dust can contain asbestos, silica and other products that are hazardous to human health. There are many precautions that must be taken during this portion of the construction project.

Openings, air ducts, and cold air returns should be sealed and secured because an enormous amount of dust can be distributed by the forced air HVAC system and impact its functionality.

Uncovering Damages

It is possible to uncover damage inside the walls during the demolition phase. This can come from plumbing leaks, pest infestation, roof leaks, poor wiring and other problems. Sometimes contractors uncover code violations and poor workmanship. When this happens, the scope of the project may grow. Contractors must fix whatever is wrong before they can move forward with their project. This can increase the cost of the project and can also extend the duration of the project.





CONSTRUCTION

Framing

During the framing phase, the walls and floor are built. The word “framing” generally refers to the studs in the wall that form the visible frame of the structure. In an existing structure, the subfloor and roof may already be in place. Typically, frames are built from wood. These frames make up the “skeleton” of the building.

Permitting

Your contract should specify who will be responsible for obtaining permits. Before the project can move on to other phases of construction, building inspectors may come to ensure that the work is being done to code. This will likely happen several times throughout the remodeling process. Permitting is an important part of many construction projects. It is up to building inspectors to ensure that the construction work is done properly and safely.

Mechanical

Next, any mechanical aspects of the building must be installed and connected. Typically, this includes items such as wiring, duct work, and plumbing. This is a time when subcontractors may be in and out. Communicate with your contractor to find out who will be on the premises. Stay informed throughout the process to ensure that you are comfortable with the way the remodel is proceeding.

Finishing Up

During this time, drywall is put up, outlets are installed, baseboards are in place, walls are painted, and flooring is put in. When all is complete, your contractor should do a walk through of the remodeled space with you.

CLEAN-UP

During this phase, the contractor puts finishing touches on the walls, corrects problems from the punch list, and cleans up debris. The final walkthrough takes place near the end of the project closeout phase. A good contractor will work hard to resolve issues that are raised during the final walkthrough.

THE BEST REMODEL FOR YOUR COMMERCIAL BUILDING

Understanding the steps involved in a commercial remodeling project is the place to begin whether you're looking to remodel your office bathrooms or completely reform your interior office space.

AN INFORMED DECISION WILL BE THE BEST DECISION.

Choose an experienced contractor with a team of trained technicians that can help you plan and execute your commercial remodel.

We have been in business since 2011 and pride ourselves on exceptional customer service, unsurpassed construction quality, and efficiency to ensure you receive the highest quality services.

If you have any questions about commercial remodels, please contact the team at Selz Contracting at (855) 863-4976 or info@selzcontracting.com.

Please visit www.selzcontracting.com/commercial for more information.

SCAN QR CODE WITH YOUR
MOBILE DEVICE TO VISIT
OUR WEBSITE AND
CONTACT US ONLINE.



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References: *www.energystar.gov/buildings/reference/business-case; <https://www.ctdol.state.ct.us/osh/osh.htm>