



COMMERCIAL RENOVATIONS

A Guide to Commercial Renovations and Steps for Success

COMMERCIAL RENOVATION GUIDE

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Key Takeaway



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

Typical Steps of a Renovation:

Pre-Construction:

Planning

Bidding

Contractor Selection

Contract Signing

Demolition

Construction

Clean-up

A GUIDE TO COMMERCIAL RENOVATIONS

STEPS FOR SUCCESS

Renovations involve restoring or repairing an existing structure. Whether you want to renovate a historical property or re-purpose a space so that it better serves your business needs, planning for your renovation is crucial.

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 renovations contractor, be prepared by considering the most important goals for your unique building and your budget.





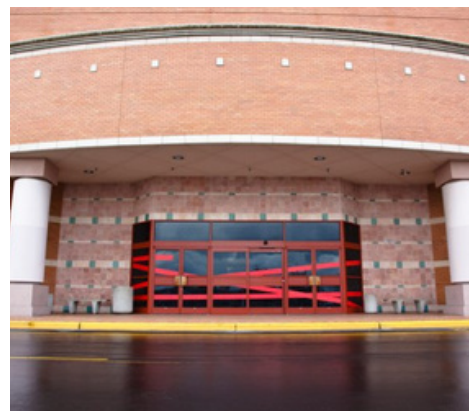
OVERVIEW

Commercial renovation projects can range from entire building renovations to specific areas that need special attention. Every renovation is unique and knowing how and what to plan for your project will help it go smoothly and efficiently.

1. BENEFITS OF COMMERCIAL RENOVATIONS

Optimize Space

You can maximize the use of the existing space or even completely repurpose the space in a building. Repurposing commercial space can cost less than new construction and take less time. Commercial developers are finding ways to give new purpose to previously used commercial construction.



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.

Restoration

With historical renovation projects, there is often a delicate balance needed between preserving the property's past while providing the necessary updates and maintenance to ensure the property's future. Renovations can include complete restoration of a historically significant building or specific repairs,



Energy Efficiency

Renovating is an opportunity to improve efficiency. Doors, windows, skylights are significant components in a building's envelope. Ensuring these are energy efficient can save energy. In addition, energy efficient appliances, lighting, and ceiling fans can improve energy efficiency.

Modernizing

Businesses may want to update office space, restrooms, or even kitchens to be more modern. This is also an opportunity for branding. 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.





3. COMMON TYPES OF RENOVATIONS

HISTORIC BUILDINGS

The aesthetic beauty of historic buildings offer unmatched architecture that has withstood the test of time. The goal of historic building renovation can be protecting the structure's historic significance, integrating modern technology, or meticulously restoring a building's fragile facade.

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.

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.

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.

REPURPOSING

The advantages of repurposing a building are numerous and can include cost savings, sustainability, and historical significance. From repurposing retail space to function as a restaurant to converting warehouse space to apartments, this can be an ideal way to make use of existing commercial space.

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 renovation 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 renovation. 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 renovation 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 renovation 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 renovation. 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, any needed walls or floors 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.

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 RENOVATION FOR YOUR COMMERCIAL BUILDING

Understanding the steps involved in a commercial renovation project is the place to begin whether you're looking to renovate 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 renovation.

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 renovations, please contact the team at Selz Contracting at (855) 863-4976 or info@selzcontracting.com.

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

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