



SCHOLL
CONSTRUCTION COMPANY

Custom Built Homes
Extensive Remodeling
Additions
Commercial
Construction

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**You've got
questions,
We've got
your answers...**

**How long will
it take?**

**How much will
it cost?**

**What do I need
to know?**

How long will it take?



This timeline will help you estimate how long each phase of the project will take. Remember, certain variables could cause a delay at any time.

How long will my project take?

So... you're finally ready to start that construction project that you have been dreaming about for so long. You've checked

out all the magazines, surfed the internet, compared notes with friends and colleagues, and you've even created an idea book on Houzz.

You know exactly what you want. You're excited! Energized! And ready to break ground...

But are you?

While no one likes to be the bearer of bad news, the reality is that they are 6-12 months from being ready! *The result:* the client is disappointed and frustrated that they will need to take several step back before we can move forward with the project.

Construction timelines are a valuable tool, assuring efficiency and satisfaction by documenting expectations. Creating a realistic timeline for your project will get you started on the right foot.

While no two projects are alike, there are a number of considerations to outlining the

project, to minimize downtime, avert delays and avoid glitches.

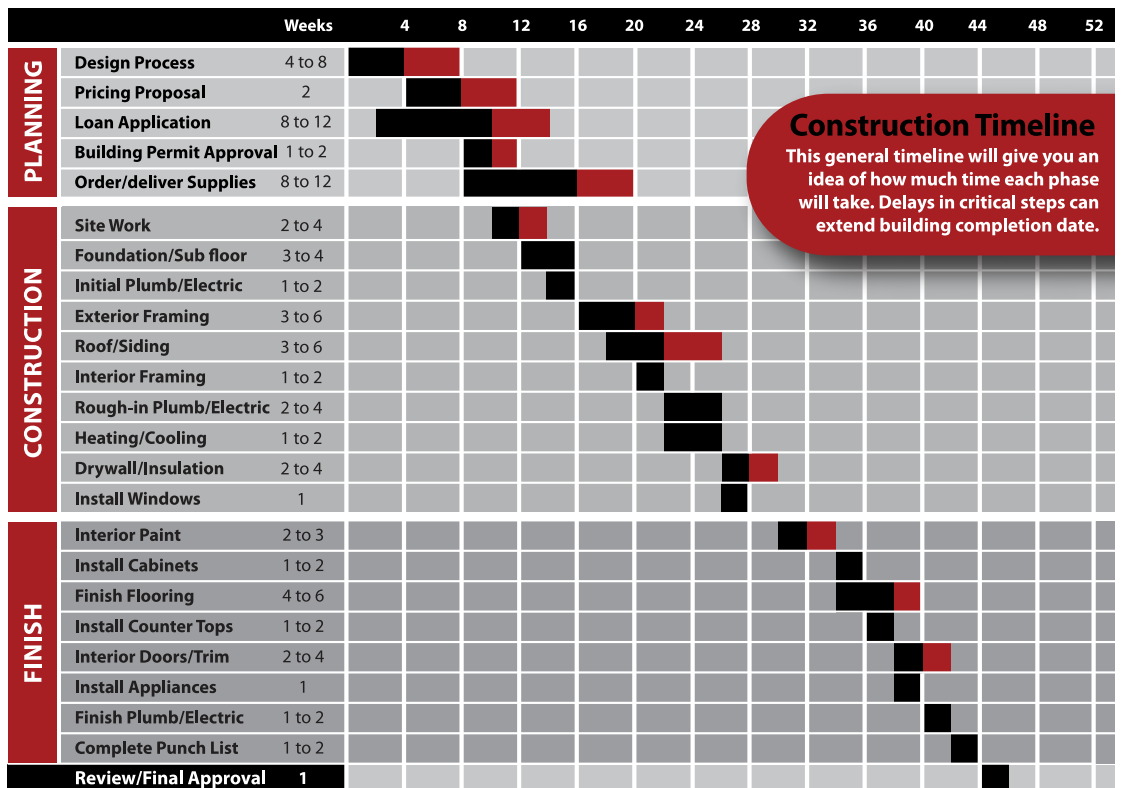
- **Do your homework first.** Know what the builder needs from you.
- **Think the project through.** This will likely be the largest and most complicated project you will ever work on!
- **Be realistic.** Quality takes time. Don't rush it.
- **Allow time for the paper work** (building permits, engineering drawings, plans)
- **Create a Timeline.** Work backwards from the due date to identify the start time.

With your builder, you'll need to work through architectural, engineering, structural and mechanical designs. You'll need to make important decisions about finish selections like faucets and toilets, paint colors, carpet, wood and more.

Then there is the business side of construction. You'll need to build in time to apply for and receive fire permits, municipal permits, and state permits. You and your builder need to be aware of zoning laws, and the potential need for homeowners' association approvals. Land or building purchasing. Soil tests, sewer and water connections.

And be sure to allow time for bank financing, title companies, payment procedures.

Which leads to the next big question...



How much will cost?



'What do you charge per square foot?' That is a question almost everyone asks. Read on to see why that is *not* such an easy one to answer...

I'm thinking of a number...

Playing cards is a great way to pass the time but it's not the right approach to planning a home or commercial construction project.

Don't turn the estimating process into a guessing game.

How High is the Sky?

Being honest about your bud-

get parameters with a contractor that you trust is the best way to ensure that you and he are on the same page. Just as it's impossible to answer, 'How much is a vacation? (Are you going to Fiji or Peoria?)'; there is no correct answer to the question, 'How much per square foot will my project cost?'

Putting a Price Tag on Value

To quote an article in Professional Builder magazine, Contributing Editor Bob Schultz says "Price per square foot is the least accurate and frankly the most ridiculous way to determine the true value of a project. Professional appraisers cannot all agree on the exact formula, or even what to count as square footage."

Define the Project Scope

Your expectations, choices in materials and design and amenities, combine to define

the finished project. Vinyl, wood or metal windows? Vinyl, wood or masonry exterior? Exterior spaces? Parking considerations? The price range can be vast, from thousands to tens-of thousands.

Honesty Is the Best Policy

Sometimes folks may be hesitant to show their hand, perhaps fearing that by knowing the budget the contractor will overspend and be sure to use the budget all up. Your contractor is not a mind-reader and there are no winners in a guessing game. When you work with a contractor you trust, providing a specific budget range will help him zero in much more quickly on the scope of the entire project. Even a ball park number helps eliminate the guesswork. He will then be able to recommend options that fit into your budget to get you the most for your investment.

Custom... Not Cookie Cutter!

Custom Built is exactly that, it's custom. The final plan is limited only by your imagination! (Well... that and your pocketbook). Custom work means there is no one-price-fits-all formula. By considering all of the elements of the master plan up front, the sum of the parts will come together for a completed project that reflects your vision and fits your budget.

Wow! That's a lot to consider. Surely you're on your way to begin the project now... right?

Hang on. Not so fast... there's more!



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What else should I know?



Do you have more questions?

Call us at

815-955-8720.

We'll help guide you through one of the biggest projects you'll ever tackle.

Great Expectations...

5 things to think about as you start your construction project.

Like any life event, your construction project, whether it's a custom home, an addition, an extensive re-model or even a commercial building project, is a combination of great anticipa-

tion and managing expectations. There will be a variety of emotions as well as natural highs and lows during the process. The momentum of a construction project naturally ebbs and flows and with that comes a variety of emotions. Construction has a rhythm all of its own but in the end and with the right partner, the result will be well worth waiting for!

Here's a quick look at what you can expect:

Decisions and Deadlines

Most folks are anxious to jump right in to get the project started. After months or even years of anticipation, it's tough to take a step back, slow down and think through all of the details. But it is in this phase that possible pitfalls can be anticipated and avoided. As your trusted partner, your contractor will help you make sure you have considered all of the details. He'll set up a work plan that outlines the process from start to finish, including important paperwork, (like permits) and deadlines for decisions and payments.

Delays and Patience

Even with the most comprehensive plan

in place, it is important to manage your expectations. Financing, availability of materials, delivery delays and even weather can throw a monkey wrench into the works. That's where patience and faith in your contractor comes in. Know that they have been down this path before and will do their best to keep everything on track.

Dust and Disorder

Drywall dust. There's nothing finer. Literally! Carpeting, furniture, even your hair. Be prepared for some dust and disorder during the construction project. Your contractor will do his best to stage the work to create as little disruption to your routine as possible. Just keep in mind that drywall dust is a necessary means to a beautiful end project.

Check and Double Check

Once the plan is in place, and the work is underway it's important to stay engaged in the process. Take frequent walk-throughs. Keep the lines of communication open and speak up early if something doesn't look right or you'd like to make a changes. Don't wait till the point of no return. It's easy to move empty walls – not so much once plumbing and electrical have been put in place.

Unbridled Delight

Get ready to do your happy dance. The end result will be worth the wait! You'll enjoy fruits of your labor: a more productive business layout; an updated environment; a healthier, ergonomic lifestyle. Prepare yourself for compliments from neighbors, friends or employees. And be sure to invite them to the house warming or the grand opening party to celebrate your new space.

Your custom construction project likely represents one of the biggest financial and emotional investments you'll ever make. Before you invest your resources, it's worth investing your time. By planning ahead, managing your expectations by knowing what's involved and researching and selecting the right building partner, you'll avoid potential nightmares, as you turn construction dreams into reality. Before you take the plunge, call **Scholl Construction**. We'll help get your project started on the right foot and deliver it on time and on budget. **Why not call today? 815-955-8720.**



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