

# Mastering The cost of your Project

ARXITEKTURA  
CONSULTING



CONSULTING

CUSTOMER KNOWLEDGE INITIATIVE



After graduating as an architect in my native Argentina, I embarked on a global journey, acquiring extensive international experience across Latin America, Europe, and the U.S.

In 2018, I founded Arkitektura Consulting with a mission to infuse local projects with a global perspective.

Alongside my design work, I've spearheaded initiatives such as the Customer Knowledge Initiative (CKI) and the Classroom Design Initiative (CDI), empowering clients and the public with expertise while creating environments that inspire learning and growth.

Whether you're curious, have questions, or want to explore more of our work, let's connect. I'm here to bring your vision to life—reach out anytime!

*Patricia L. Kraisman*



## **CUSTOMER KNOWLEDGE INITIATIVE**

BY PATRICIA L. KRAISMAN

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## Frequently Asked Question:

**"How much will it cost?"**

One of the most frequently asked questions in the remodeling industry!

Read through this booklet to start mastering why the answer can sometimes feel so elusive!

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At Arkitektura Consulting, we provide expert guidance and transparent communication throughout your remodeling journey.

Our goal is to keep you well-informed and confident in every decision.



# iNTRO



## WELCOME TO “MASTERING THE COSTS OF YOUR PROJECT”

We believe that knowledge is power in any remodeling project. That’s why we created this booklet as part of our Customer Knowledge Initiative—to guide you through every financial aspect of your project. By breaking down the costs, we aim to make the process transparent, reduce uncertainty, and empower you to make informed decisions with confidence.

Remodeling can be complex, with financial concerns often taking center stage. This guide is designed to simplify the cost structure, covering everything from initial budgeting to post-construction expenses.

Whether it’s a small renovation or a major overhaul, we’ll help you understand the financial landscape so you can plan effectively, stay on track, and avoid surprises.

Take control of your project by exploring the following pages. Use this resource to ask better questions, manage your budget wisely, and ensure your project delivers the results you envision.



"It's easier and much less expensive to use an eraser in a drawing, than to fix mistakes on-site!"

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## Frequently Asked Question:

**Do I need an architect or a builder for my project?**

Starting your project with the advise of a professional designer ensures a detailed, compliant plan, that may save you time and prevent extra costs.

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# Design & Planning Costs

**ARCHITECTURAL FEES:** vary, depending largely on the specifics of the project.

Several factors influence these fees, including:

- **Project Complexity:** Intricate designs and unique specifications often result in higher costs.
- **Scope of Services:** The range of services, such as consultations, site visits, design development, and project management, can impact the overall fees.
- **Experience:** Architects with extensive experience or specialization may charge a premium for their expertise.
- **Consultants:** Additional fees may apply for services from specialists like structural engineers, landscape architects, and other consultants.
- **Time and Consultations:** Time spent in meetings with clients, officials, and builders also contributes to the final cost.
- **Continuing Education:** Architects who invest in ongoing education bring the latest knowledge and innovations, which can be reflected in their fees.
- **Drafting and Documentation:** Producing detailed plans and construction documents requires time and skill, adding to the overall expense.
- **Architectural Fee Structure:** Architects manage complexities and enhance project outcomes through strategic planning and creative solutions. Their fees can be structured as a flat fee, hourly rate, or a percentage of construction costs.



## OTHER RELATED COSTS INCLUDE:

- **Structural Engineer Fees:** These may be charged hourly or as a fixed sum, depending on the project's needs.
- **Interior Designer Fees:** Often calculated hourly or based on a percentage of the cost of furnishings.
- **Permitting and Inspection Fees:** These are the costs associated with obtaining necessary permits and conducting required inspections.
- **Surveying Costs:** If the remodel affects the property's footprint, a survey may be required, adding to the overall expense."



Always align your renovation goals with a clear budget that reflects both your financial comfort and your dream expectations

## Frequently Asked Question:

Is a pre-construction budget worth the expense?

Yes, it's worth it. A small investment in a pre-construction budget can prevent costly surprises, help you make informed decisions, and keep your project on track, ultimately saving you much more in the long run.

At Arkitektura Consulting, we offer expert support and open communication throughout your remodeling process, ensuring you feel informed and confident at every step.





# Pre-Budget Costs

## What Is Pre-Budget Costst?

This term is widely used by the industry to describe the following:

01

### **Initial Consultation Fees:**

Architects, designers, and builders often spend 70% of their time advising potential clients. Some firms charge for an initial meeting, but this fee is often waived once a contract is signed.

02

### **Feasibility Study:**

A feasibility study is a crucial first step. It aligns decision-makers, homeowners, and designers, offering clarity and a roadmap for informed decisions. Key elements include: *Goals*: Define ideas, needs, and wants; *Priorities*: help identify what's most important; *Viability*: to assess feasibility; *Compliance*: understand and Meet legal requirements & *Financials*: to set realistic budgets.

03

### **Preliminary Design Fees:**

Early-stage design work, part of a feasibility study or separate, offers a rough idea of your project's look and cost, providing a clearer vision.

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Our goal is to keep you well-informed and confident in every decision.



Thorough planning and detailing upfront help keep costs aligned with your budget and minimize changes during construction.

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## Frequently Asked Question:

### Who determines the final construction cost for my project?

The builder sets the final construction cost, factoring in materials, labor, project complexity, and unforeseen expenses.

Always collaborate closely with your designer and builder to ensure budget transparency and alignment for a successful outcome.

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Through expert insights and transparent dialogue, Arkitektura Consulting ensures you stay informed and confident in every choice made during your remodel.



# Construction Costs

*ARE DEFINITELY THE MOST COMPLEX AND SIGNIFICANT COSTS IN A PROJECT. HERE ARE SOME OF THE MOST COMMONLY NEEDED IN ANY JOB:*

## **Demolition and Site**

**Preparation:** Initial steps that set the stage for construction; costs vary with project size and complexity.

**Construction Labor:** Wages for carpenters, laborers, and tradespeople.

**Construction Materials:** Costs for lumber, concrete, insulation, and other supplies.

**Specialty Contractor Fees:** Fees for plumbers, electricians, and HVAC technicians.

**Roofing and Siding:** Costs depend on the type and quality of materials.

**Roofing and Siding:** Costs depend on the type and quality of materials.

**Windows and Doors:** Energy-efficient options impact both cost and aesthetics.

**Flooring:** Choices like hardwood, tile, or carpet affect budget and look.

**Cabinetry and Fixtures:** Custom or prefabricated options for kitchens, bathrooms, etc.

**Appliances:** Budget for essential items like refrigerators and stoves.

**Painting and Finishing:** Final touches that enhance durability and appearance.



"The best way to avoid change orders and stick to your budget is to take the time and effort to finalize your design, make key decisions early, and plan thoroughly before construction begins."

## Frequently Asked Question:

**Why do so many change orders occur during construction, and how can they be avoided?**

Change orders occur due to unclear designs, late decisions, or unexpected site conditions. Thorough planning, early design choices, and considering expert suggestions help prevent them and keep the project within budget.

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# The Change Orders challenge

Navigating construction can be challenging, especially when the on-site reality differs from the initial design. Homeowners often feel uncertain once work begins, leading to last-minute changes—known as change orders—that can be difficult to manage.

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## What Leads to Change Orders?

Change orders often arise from several factors. Here are some key reasons:

### **Design Uncertainty:**

Homeowners change their minds after seeing the design in real life.

### **Unforeseen Conditions:**

Unexpected site conditions require adjustments to the original plan.

### **Late Decisions:**

Delays in finalizing materials or finishes lead to alterations mid-project.

### **The Cost of Change Orders**

When a change order happens, it affects both the project's budget and timeline. You may end up paying for the same work twice—once for the original labor and materials, and again for rework. The additional labor involved also drives up costs.

### **Work with an Architect:**

Architects bring expertise that helps refine your ideas and prevent surprises later on.

### **How to Avoid Change Orders:**

The best way to avoid costly change orders is to ensure clear and thorough planning before construction starts. Work closely with an architect who can help you visualize your project fully and finalize decisions ahead of time.

### **Prompt Communication:**

Quick and clear communication with your project team keeps things moving smoothly, preventing delays and missteps.

### **Work with an Architect:**

Architects bring expertise that helps refine your ideas and prevent surprises later on.

### **Stay on Track**

By investing the time and effort in early planning and maintaining strong communication, you can reduce the likelihood of costly changes and keep your project within budget and on schedule.



"Investing in an architect early on saves time and money by avoiding costly mistakes, ensuring a well-planned project that stays on budget from day one."



## Frequently Asked Question:

What are soft costs in a remodeling project?

Soft costs are essential expenses not directly tied to physical construction but crucial for project management and completion. They include design fees, permits, inspections, legal fees, and other administrative expenses.

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# Understanding Soft Costs

## Exploring Soft Costs: Essential Expenses Beyond Construction

*Discover the key components of soft costs that play a crucial role in the success of your project, ensuring smooth planning, compliance, and protection.*

### **1- Design Fees:**

These include the services of architects and interior designers, who bring their expertise to create detailed plans, renderings, and layouts. Their work ensures that your project is not only aesthetically pleasing but also functional and compliant with all necessary standards.

### **2- Permits and Inspections:**

Before construction begins, you need to secure the necessary permits to ensure your project complies with local regulations and building codes. Inspections occur at various stages to guarantee that everything is built safely and correctly, minimizing risks in the long run.

### **3- Legal and Administrative Fees:**

These are the costs for legal advice, contract reviews, and administrative tasks that help keep the project on track. Lawyers ensure contracts are fair and enforceable, while administrators manage schedules, documents, and communication between all parties.

### **4 - Insurance:**

Liability insurance and builder's risk coverage are essential for protecting against unforeseen events such as accidents, damage, or theft during construction. These policies provide peace of mind by safeguarding your investment throughout the project.

### **5 - Utilities and Temporary Facilities:**

During construction, temporary utilities such as electricity and water are often needed, along with temporary facilities like site offices or storage units to support the project. These expenses ensure that the construction process runs smoothly without disrupting essential services.

### **6 - Contingency Funds:**

Contingency funds are a crucial part of any project's budget, providing a financial cushion for unexpected expenses or changes. These funds allow flexibility in dealing with unforeseen issues such as material shortages, delays, or design adjustments.





"Remember, you don't have to be a superhero—stay focused and trust the experts to guide you through each step. By planning ahead and celebrating each milestone, you'll reach your dream space smoothly and stress-free!"

---

## Frequently Asked Question:

What costs should I plan for after construction is completed?

Post-construction costs are often overlooked but are essential for a smooth transition into your new space. These include final inspections, landscaping, cleaning, punch list items, move-in logistics, and potential warranty and maintenance expenses. Planning for these costs early helps avoid surprises and ensures everything is ready for you to enjoy your new home.

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# Post Construction Costs



## *Final Steps to Completion*

*As your project nears completion, a few final costs ensure a smooth transition, including inspections, landscaping, cleaning, and move-in logistics.*

*Here's what to keep in mind:*

### **FINAL INSPECTIONS**

Fees for regulatory and safety inspections before occupancy.

### **LANDSCAPING**

Costs for enhancing the exterior, including planting and hardscaping.

### **PUNCH LIST ITEMS**

Expenses for final touch-ups or corrections.

### **CLEANING**

Professional services to remove construction debris and dust.

### **MOVE IN COSTS**

Costs for moving furniture, setting up utilities, and logistics.

### **WARRANTIES & MAINTENANCE**

Potential costs for warranty services and regular maintenance.



"After reviewing this booklet, take a moment to revisit your project goals and budget. Having a clear understanding of your priorities will help ensure a smoother process and a successful outcome. Remember, careful planning and expert guidance are crucial for bringing your vision to life and achieving the best results."





# Mastering the Costs of Your Project

**Congratulations** on reaching the final stage of your journey to mastering project costs!

As we've explored, understanding and managing both soft and hard costs is crucial for a smooth and successful remodeling experience. From initial planning and avoiding change orders to navigating post-construction expenses, the key is clear communication, thorough preparation, and expert guidance.

At **Arkitektura Consulting**, I'm dedicated to truly understanding your dreams and making them a reality.

My approach combines deep empathy with keen listening skills and a focused, creative vision. I ensure that every design decision aligns with your vision and budget, not my own artistic aspirations, so your project reflects what you truly want and need.

## Why Choose Me?

### **Expert Guidance:**

With extensive experience in design and project management, I bring a wealth of knowledge to ensure your project is a success.

**Creative Problem Solving:** I'm dedicated to finding innovative solutions that meet your needs and enhance your space.

### **Empathetic Approach:**

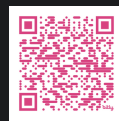
I understand your dreams and work closely with you to turn them into reality, using my listening skills and focus to deliver personalized results.

### **Customer-Centric Approach:**

I genuinely care about your project and am here to support you with transparent communication and personalized attention.

# Empowering Your Journey with Knowledge: The Customer Knowledge Initiative (CKI)

We are committed to building trust and enhancing your confidence by providing essential knowledge and insights for a seamless project experience. CKI offers a wealth of resources designed to demystify the process, provide expert advice, and support your decision-making. By equipping you with clarity and understanding, we ensure a collaborative and successful journey. Let's work together to turn your vision into reality.



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## **Stay Inspired!**

Don't miss out on exclusive tips, design insights, events, offers and expert advice straight to your inbox. Sign up for our monthly newsletter today and be the first to discover new ways to bring your dream projects to life - while staying informed and inspired every step of the way!

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# Other Free Resources from Arkitektura Consulting LLC



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# We love our Customers and This is Why!

"When we relocated to a new neighborhood, I approached Patricia with a simple request: to transform our new home into a stunning masterpiece that would make our previous residence pale in comparison. Patricia delivered beyond our expectations, and we couldn't be happier with the result!"

Eduardo W, NJ

"We've collaborated with the Arkitektura team multiple times, for both residential and commercial endeavors. Their ability to grasp our vision, provide expert guidance on design and materials selection, and ultimately help us achieve our objectives has been invaluable."

Laura YK, NJ

"We discovered Patricia to be remarkably creative and an excellent problem-solver. She excels as a strong communicator, effortlessly forging connections with her clients."

Sean K, NJ

"Arkitektura personalized their plan for us; they knew what I wanted even before I did." -

Laura K. our customer since 2018.

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# Let's Connect!

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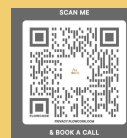


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**"FAILING TO PLAN ...  
IS PLANNING TO FAIL"**

*BENJAMIN FRANKLIN*

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