



SYNERGY
DESIGN & CONSTRUCTION

Ways To Renovate

Check out these different approaches to remodeling to determine which is right for you.

| | DIY | Handyman | General Contractor | Design/Build | Design/Bid |
|----------------|---|--|---|--|--|
| Project Size | Smaller Unless you're a retired contractor, or skilled craftsman, DIY projects are usually less complex and smaller in scale. | Smaller Handyman projects are usually smaller in scale and don't require major changes to plumbing or electrical. | Medium Capability of GC's vary greatly, but typically focus on medium sized interior projects. | Medium/Large Design/Build firms focus on multi-room renovations (often requiring structural changes), additions and whole home renovations. | Large Architects usually create plans for whole home renovations, additions and new home construction so you can bid to several contractors. |
| Cost | Lowest When you do the work yourself it costs less! | Lower Typically less expensive because one person is doing all the work. | Medium Pricing can vary depending on the level of project management and support staff they have. Usually the more the support the higher the cost. | Higher In-house design and professional project management delivers a better customer experience ...and it costs more. | Higher Architects don't always know how much your project will cost. If bids come back too high, it can get expensive to re-work the plans and start over. |
| Accountability | Lower If things don't turn-out as planned you're responsible for fixing it (or bringing in someone who can). | Medium Having one point of contact is good, however if there's a problem, there's no one else to step in to address your concerns. | Medium Size of the team and experience of the project managers will greatly influence your experience. If a problem arises, you usually have someone you can escalate to. | Highest When the same company that's designing your project is also building it, you're less likely to deal with finger-pointing between team members. | Above Average Your Architect and General Contractor should work together as a team, but sometimes the homeowner is put in the middle if things don't go as planned. |
| Time | It Depends Life demands can often take priority over remodeling projects and extend timelines. | It Depends Be prepared for possible project delays due to workload or personal issues that may arise. | It Depends Often floorplan and design decisions rest on you, which may cause delays and additional costs if you're not on the same page. | Moderate It takes time to develop a thorough design and production schedule but a full-service approach is usually worth the wait. | Moderate Unless your plans have materials specified, bids often come back with sizeable differences. This creates additional work and can delay the project. |
| Quality | It Depends Knowledge and skill level as it relates to your specific project is what determines overall quality. | Depends on Scope Quality can be good if the handyman has skills for the project you've hired them for. | It Depends Comes down to the skill level of the individual trades and the amount of project management overseeing quality standards. | Highest Professional project management goes a long way towards ensuring your project comes out as designed. | High An Architect usually takes great pride in their work. Make sure they're involved throughout construction (or hire an Owners Representative) and quality shouldn't be a problem. |