



Your Guide to Luxury Condo Remodeling

From an Award-Winning Condo Remodeler:
Everything You Need to Know About Remodeling Your Condo


NARI CotY
2023 REGIONAL WINNER


ARDAN
CONSTRUCTION

So you're thinking about remodeling your condo...

Here's the big misconception: it's easier to move than remodel. You have probably heard realtors tell you this on countless occasions. They point to the hassle of having a construction crew in your home, or that it is too expensive. The reality is that remodeling offers homeowners the chance to customize their current home to fit all their needs, without having to search for it on the market, which is continually climbing in price. Remodeling gives you the opportunity to not move, but rather change the house to meet your needs.

As our local community experiences rapid growth, remodeling your condo can be the easiest path to getting your dream condo. Especially if you like your neighbors, community, yard, the parks nearby, the school system, etc. A remodel gives you the option to change your space without leaving your neighborhood. Additionally, this means that there is no dream home search, moving costs, or changes of address! Let's face it, no one likes the moving process.

Whether or not you have children, this is incredibly important to consider. There are most likely a handful of safety issues with your home that should be addressed, but you have no idea where to start. The issues can range from mold spores to electrical issues. With your house, it is imperative that you are willing to put in the money on the front end of an issue so that you are not regretting it on the back end. Do the wise thing, and renovate areas that are troublesome now-that way, you don't have to pay more later.

Whether you're a new empty-nester, or preparing for your senior years, this is your golden opportunity to upgrade your residence. You have the ability to repurpose your space, create the open concept you have always wanted, or craft your forever home. A renovation allows you to create a space where your family and friends can gather together for a meal or stay for the weekend.

In your home, there are possible aspects that you wish were different. For example, you may wish that your sink was larger, or that your washing machine and dryer were in the house rather than the garage. There are potential upgrades that would make your life much easier in the long run. Why not renovate your home now, and reap the rewards for years to come?

You want a beautiful home-everyone does. You want a home that you can be proud of. You don't need to move to achieve that dream. You can keep the same condo that you made a home while upgrading it so that it transforms into exactly what you envisioned. You need a contractor that is willing to work with you to bring your vision to life throughout the process!

With this Guide to Luxury Condo Remodeling, it is our goal to provide a sense of ease and confidence in the home remodeling process to anyone looking to begin their remodeling journey.

Aaron Niemela *Danny Niemela*

Aaron Niemela

Danny Niemela





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8 Things You Should Consider Before Renovating A Condo

Remodeling a condo can be an exciting and rewarding project, but it requires careful planning and preparation to ensure a successful outcome. Here are some important things to keep in mind before embarking on your condo remodel.

Have a Clear Idea of the Rules

There are varied policies of the condo board for each developmental project. You have to make sure that you are not interfering with any of those relevant policies. The board may have some regulations that could possibly affect your design decisions, such as material selection. Mostly, the rules and regulations serve to highlight which particular days and hours you can spend renovating a condo.

It is better to stay on top of these things, so you don't have to deal with the scheduling or delivery hassles later on. Furthermore, depending on the scope of your remodel, you may need to obtain permits from your local government. Your contractor should be able to advise you on what permits are required and handle the application process.

Perhaps it will be best if you discuss your detailed plans with a knowledgeable board member before going ahead with anything. This will help you better gauge your expectations, and make sure you stay realistic about your home design plans.

Know Who You're Making Changes For

After going over the detailed plans with your condo board and deciding what you are (and aren't) allowed to renovate, you will also need to take into consideration for whom that condo unit is being renovated.

A lot of things also depend on whether you are refurbishing the entire space or if you plan on putting the real estate up for a resale or rent.

If you are sprucing up a condo for yourself, you would still need to see how long it will take to finish the job. You can prioritize your work likewise with an estimated timeline that describes every design detail.

If you are, on the other hand, refurbishing a condo in order to sell or rent it, then you have to consider the best investment opportunities. You need to focus on some key areas while skimming through the unwanted details. Avoid overly trendy designs that may quickly become outdated and focus on timeless, classic styles that will appeal to a wide range of buyers.



Know Your Budget

Before you start planning your remodel, it's essential to know how much money you have to work with. Create a budget that includes all the costs involved in the project, including materials, labor, permits, and any unexpected expenses. Bottom line, it is possible to achieve all of the given conditions, as long as you figure out what's your top priority. These are not everyday decisions so make sure to give yourself time.

Design Considerations

Condos often have limited space, so it's essential to plan your remodel around the existing layout. Think about how you can optimize the space you have and consider whether moving walls or adding storage can help you achieve your goals.

Selecting the right materials for your condo remodel is critical. Look for durable, high-quality materials that can withstand the wear and tear of daily use. Consider the style and aesthetic of your condo and choose materials that will complement your design.

Condos typically have limited storage space, so incorporating storage solutions into your remodel is essential. Consider adding built-in cabinets, shelving, or closets to maximize your storage space.

Lighting can make a significant impact on the overall look and feel of your condo. Consider incorporating different types of lighting, such as task lighting, ambient lighting, and accent lighting, to create a comfortable and inviting space.

Stay Flexible

This is one of the most useful renovation tips you'll receive. It is more beneficial to be flexible in terms of what your designer concepts are. Every condo renovation project is somewhat limited and can potentially go awry. If you are smart enough to reconsider certain design changes, it will be easier to come to terms with the things you can't actually achieve during the construction phase. You can essentially make a trade-off and realize some priorities quicker.

It is important to know what is essential for your condo unit and what isn't. For example, if you live solo, why not dedicate a small space for your fridge so that you could indulge in some better and more creative ideas for the leftover kitchen area? Or just make that extra space for those kitchen cabinets. Things like this will usually help you get a clearer idea of what your priorities are and what you might be willing to compromise in order for them to be realized.

Don't Shy Away from Painting

If you're willing to rent out or sell the condo that you own, a paint job might be enough to completely revamp the place. A dramatically dark paint job might sound terrifying, but if that's what the renter wants, that's what he or she should get.

Perhaps an unusual color that is totally overrated is just what you need to stand out or maybe you just need a decent hue that will get you the most bang for your buck.

Whatever the case, a beautiful paint job, as well as a few smart condominium renovation choices, will most likely be enough to help you to resell or rent the place. You should always keep in mind whom the renovation is meant for. If it's for you – great, have at it! The sky's the limit.

Choose to Stay Somewhere Else During the Condo Renovations

Another important issue is to make sure you have somewhere to stay during the whole condo renovation process. Of course, if you prefer to stay at home, nonetheless – you do that. However, finding that temporary living space often ensures that you stay rested and better prepped for work – both physically and mentally.

You can choose to stay at a friend's or family's place while the project is undergoing renovation. Essentially, you don't have to deal with the extra hassles of moving stuff around unnecessarily.

Find a Trustworthy Contractor

This is the most important step of a successful remodel! If you are a part of a condo association, then it may be better to hire some outside help.

While it may be tempting to tackle the remodel on your own, hiring a professional contractor can save you time, money, and headaches. Look for a licensed and insured contractor with experience working on condo remodels. It will help the renovation project run smoothly. Furthermore, you will have a team of experts like ArDan Construction who will deal with everything so you won't have to worry about the hassles.

Whether your renovation project involves the kitchen, bedroom, gallery, or your whole condo, one thing is certain – condo renovation brings along a lot of challenges if you haven't done proper planning upfront. The proper planning will help you avoid expensive changes in the middle of the project, have a solid timeline and budget, and abide by any HOA rules during construction.

The Top 5 Reasons to Remodel Your Condo

You may be wondering if it's worth the time and money to remodel your space. While it can be a significant investment, there are many reasons why it's worth considering.

Increase Property Value

One of the most significant benefits of remodeling your condo is that it can increase its value. If you plan to sell your condo in the future, a remodeled space can be a significant selling point. Many buyers are looking for modern, updated spaces that don't require any additional work or renovations. Remodeling can help you attract more potential buyers and sell your property for a higher price.

Personalization

Another reason to remodel your condo is to personalize the space to better fit your needs and preferences. When you first purchased your condo, you may have loved the layout and design, but now you may be looking for something different. A remodel allows you to tailor the space to your specific taste, making it more comfortable and enjoyable for you to live in.

Energy Efficiency

Remodeling your condo can also improve its energy efficiency. Upgrading to energy-efficient appliances, windows, and HVAC systems can lower your utility bills and reduce your environmental impact. Plus, it can make your condo more comfortable and enjoyable to live in by maintaining consistent temperatures and reducing drafts.


Safety

Older condos may have outdated electrical systems, plumbing, and building materials that could pose safety risks. Remodeling allows you to update these systems and materials to meet modern safety standards, giving you peace of mind and potentially lowering your insurance rates.

Better Functionality

Finally, remodeling your condo can improve its overall functionality. If your space feels cramped or lacks storage, a remodel can help you create a more open and organized living environment. Additionally, updating your kitchen and bathrooms can make these spaces more functional and enjoyable to use.

A remodel can help you achieve these goals. With careful planning and the right team of professionals, you can transform your condo into a modern, stylish, and comfortable living space.



All of their team are top notch professionals, honest, with terrific follow through and really a delight to work with.

DEBRA K. & JOE V.

5 Upgrades That Add Big Value to Your Condo

Whether you're getting ready to put your condo on the market or just looking for ways to add value to your home investment, it's important to consider upgrades. As you probably know by now, not all upgrades, renovations, and [condo remodels](#) will provide a return on your investment. You might be asking "which upgrades do add big value to your condo?". We did some digging because with the right upgrades you have the chance to recuperate up to 100% of your investment.

These 5 condo upgrades are your best bet if you want to see your money well spent.

New Appliances

Since most people don't want to have to buy new appliances when they move into their new condo, purchasing a place that has matching, modern appliances are a big deal in the buyer's mind. If you have old, worn-out appliances, replacing them will help add value and increase future sale potential. If they're a decent age, but don't all match or need sprucing up on the outside, contact the manufacturer about purchasing new, matching panels. Take a look at this custom kitchen from ArDan Construction with matching high-end appliances from [Café™](#).

Hardwood Floors

Replacing your floors can be an undertaking but it's a worthy one. Condo owners who replace their floors typically see an 80-100% return on their investment. Nice floors are a huge selling point and give the entire space a luxurious, upgraded, and updated feel. If you're looking for a small upgrade that's beneficial whether you're staying or going, you can't go wrong with installing classic hardwood throughout your condo! If you're already planning on replacing appliances as we suggested above, that's the perfect time to replace old flooring with hardwood!

Storage Space

Closets, closets, closets! Storage is an important part of your condo's desirability in the eyes of buyers, and adding some is a bonus for you too if you stay. Many condos have a smaller footprint than a single-family home so storage space can be an issue easily solved by expanding a closet or adding a new closet where one is needed.



Bathroom Renovation

Nothing can turn away a potential buyer or lower the value of your condo faster than an out-of-date bathroom that needs some serious TLC. Creating a stunning master bathroom and upgrading the guest bathroom is a surefire way to increase your property value as well as your enjoyment of your condo if you intend to stay.

Here's a design tip: If you're selling, keeping the design more neutral is preferable to installing finishes that a potential buyer may not personally like as much as you do.

Kitchen Remodel

An updated kitchen is one of the best ways to add value to your condo and a kitchen remodel can serve many purposes. You can enjoy an updated kitchen with a new layout, new appliances, and a stunning look for years AND increase the value of your condo when you're ready to sell. A kitchen remodel can breathe life into an outdated space because it's one of the most used rooms in our homes. That being said, you don't need to go all out in order to refresh your kitchen. If budget is a top consideration, focus mainly on giving the room a facelift — paint the cabinets, install new fixtures, replace the faucet and sink, and update the appliances if you can. Looking for inspiration? Check out this [Tempe Kitchen Remodel!](#)



Maximize Your Return on Investment

In order to maximize your return on an investment in your home, many factors come into play. Several questions come to mind when attempting to answer that question, and unfortunately, there is no clear-cut answer.

Here are some questions to think about:

How long are you going to live in the house after the remodel?

Some people flip houses for a living, and some plan to live in their home after they complete a remodel. It totally depends on how much money a person wants to spend and the area they live in. For example, if someone spent \$100,000 on a full home remodel, their immediate return on investment wouldn't be as great if they were planning on moving out following the remodel. On the other hand, if they were to live in their home for 5-10 years, they would stand to make much more money off of their home.

What part of the home is going to be remodeled?

It is very common for contractors to receive calls requesting quotes on remodels of their kitchen, master bathroom and/ or bedroom, living room, or other bedrooms and bathrooms. The rate of return on investment differs depending on which portion of your home you want to remodel. One thing to keep in mind is that even though you may spend a certain dollar amount on new countertops in your home, the buyer may not like them or even care about the style. Replacing certain items may bring more money in than others.

How long is a remodel considered a remodel?

Depending on the area you live in, a remodel may be considered a remodel if it is still up to date or more modern than the surrounding houses. For example, in a wealthier neighborhood, a home may only be considered remodeled for 5 years, while in an older neighborhood it may be considered remodeled for 10-15 years.

What are some things I can do to get the most amount of money from my remodel?

Kitchen and master bathroom remodels seem to be where most of the money is made. When kitchens are opened up to the living room and master bathroom showers are updated to tile and glass doors, the buyer value of your home definitely jumps. Other things like modernizing your floor plan tend to cause more buyer interest as well.

Your Home Remodeling Team

There's nothing to lose and everything to gain when you employ ArDan Construction. When you're ready to take the next step to maximize the return on investment for your home, get in touch with us to discuss your project.

How Long Will a Condo Remodel Take?

Condo remodels can be a daunting task, especially if you may not be familiar with construction and its timeframes. At the end of the day, the answer varies depending on the size and complexity of your project. In addition, the completion date can be affected by the contractor's schedule, efficiency, and integrity.

Timeframes

Typically, a condo remodel which involves the kitchen, at least one bathroom, and other living spaces takes a minimum of three months from start to completion. Smaller projects such as a single bathroom will generally take no more than two months. Miscellaneous repairs or facelifts will usually only take a couple weeks. The crucial item to note is that these timeframes apply after a contract is signed and calendar is set. Contractors have diverse pre-construction strategies, and homeowners should be considering the additional time needed when setting expectations.

Homeowner's Role

Contrary to popular belief, the homeowner can shorten the time needed to complete the project. If the homeowner has their finishes selected, can express exactly what they want, and do their research, the time needed can be reduced. If the client needs or wants a whole home remodel, sometimes it is best if they move out altogether. The vacating of the home allows for the team to start and end construction as they please and work diligently without trying to accommodate a homeowner. Plus, as some people have experienced, it is not always enjoyable to live amidst a kitchen or bathroom remodel.

Supplier's Role

Every so often, suppliers can impede the workflow of the contractor. Waiting on certain supplies or items, such as cabinets, can stunt the progress of the team on the project. Unfortunately, the cabinets cannot be installed if they are not on the property. When issues like this arise, try to give your contractor a break. Usually, the tardiness of an order is not caused by the contractor, but rather by the vendor. Feel out the situation and determine whether the problem was triggered by the vendor or by the contractor.



Contractor's Role

Unfortunately, some contractors have a reputation as being dishonest and unreliable. First and foremost, do your due diligence to find a contractor that you feel is trustworthy. Do not go with a contractor solely on price, rather choose a company that will treat you like they would want to be treated. Contractors have the responsibility to be honest with their clients, particularly with timelines and quality of work. If you select a company that does not have integrity, that can stall the project unnecessarily for months. Additionally, the result may not even be par with what you paid.

At the end of the day, there are a vast amount of unforeseen that can drastically slow down construction. The unanticipated cannot truly be avoided, but there are plenty of other mistakes that can be sidestepped. Focus on finding a quality contractor, establishing relationships with dependable suppliers, and researching what your project entails. After doing these things, you should have a much more realistic idea of how long your project will take.



**Everything turns
out nicer than we
ever expected.**

GREG GRISHAM

Why You Should Consider Moving Out During a Remodel

Remodels can be an exciting time for any homeowner. Especially if your home was built in the 1980's and all you have done is added a fresh coat of paint and new flooring. When you are changing the floorplan, re-configuring the living room, or completely updating the kitchen, it is exhilarating, and it should be. After all, you have worked hard to purchase the home, maintain the home, and to pay for repairs to make sure it is sound. Now you are renovating, and it may be tempting to save some money by living in the home amidst the remodel. A word of advice, it may be worth considering moving out during a remodel. Let's dive into the four main components of why living in a home under renovation may not be the wisest decision.

Your Belongings

The first common problem is that you probably have a lot of stuff. Furniture, heirlooms, dog toys, appliances, and whatever else you have bought over the years sit in your home. If you need new cabinets, everything needs to come out of those cabinets and sit in your living room until the renovation is done. If you need new flooring, everything needs to be moved off the floor until it is done. As you can imagine, the space becomes tightly cramped. The combination of cramped spaces and gigantic construction materials moving through your home do not often mix well.

Your Quality of Life

Who likes eating out? Most everyone likes eating out from time to time. No one likes having to forcibly eat out for every meal when they are left without a kitchen for weeks. The same goes for taking showers, walking at home barefoot, coffee in the morning with your paper, sitting down on your couch to watch a movie, and the list goes on. Depending on the project, many of these luxuries will not be available due to the nature of the project. If you choose moving out during your remodel, you may even have a kitchen available in a rental.

Health Concerns

One of the scarier realities is the range of health concerns that arise due to any type of construction. Projects that involve any type of drywall, flooring, tile, framing, rough plumbing, and more will inevitably lead to billions of particles of dust. Even when you have a master masker who makes tunnels for you and does everything that they can to minimize the nuisance, some dust still comes through. As most people know, inhaling dust is never good for you or your internal organs. In addition, the presence of mold can pose some serious health risks as well. If you already have health issues such as asthma, emphysema, lung cancer, bronchitis, or other lung related concerns, make sure you think about the legitimate risks.



Peace of Mind

Stress is not fun. While working with a general contractor should be the least stressful construction experience you undergo, it will become worrying if you are constantly faced with the project and all its complexities. No one likes coming home after a long day to the sound of construction. The banging, jackhammers, and drilling is what it takes to make your home beautiful. It needs to happen, you just don't need to be there.

The Solution

You may be reading this and thinking, "That doesn't seem too terrible, I think I can handle it." If you believe that, more power to you. Many of you are thinking, "how do I get out of this" or "should I just buy a new home?" The solution does not lie in running away from a remodel, the solution lies in finding how to successfully live through one. Refurbishing your home has a ton of benefits, and it may be a necessity.

Instead of fleeing the scene, think about what it would look like to rent for a month or two. Your belongings would be safe, there would be no health concerns, you would be less stressed, and your quality of life would stay intact. Additionally, the construction on your home may even speed up, because the crew wouldn't need to work around anything. For some, the price of rent for two extra months is not feasible. If this is the case, maybe take a vacation halfway through. Simply put, make sure your needs are still being met. The updating of your home should be a joyous, fun milestone in your life. Do everything you can to make sure it stays that way, even if that means moving out during your remodel.

4 Tips for a Stress-Free Remote Build or Remodel

The term “long-distance” doesn’t have the best reputation. If you’re doing something long-distance it takes at least two engaged and invested parties to make it work. Building or remodeling a home is no different. Whether you’re up in the mountains of the Pacific Northwest or the shores of the east coast – the sunshine of Scottsdale often comes calling! While technology has made it possible for remote work of all kinds, there are still important factors to consider when looking for a contractor for your remote build or remodeling project. Read on for our 4 tips for a stress-free remote build or remodel!

Hire the right contractor


This is without a doubt the most important factor when it comes to a successful remote build or remodeling project. Not only do you want to hire a contractor that has done remote builds or remodels before, but you also want to hire a contractor that you trust. By working with a contractor who has done remote builds, you know that they have the systems set up to work out a schedule and plan that you feel comfortable with. A contractor with remote experience will have communication channels set up to keep you up to date on any progress made on your home. When you’re not around to check in or see progress or plans in person, having a contractor whose opinion and word you trust is the most important factor to a successful remote build or remodel.

Work out a detailed contract and schedule

Once you’ve vetted your trusted and experienced contractor, both of you are ready to discuss your home renovation plan with precision. At ArDan Construction, much of this planning, engineering, and design occurs during the pre-construction phase and is mapped out in detail in a pre-construction agreement. With your pre-construction agreement, you will be able to move forward with confidence that your project is in good hands.

The team at ArDan Construction does pre-construction agreements for all of our projects, so we’re obviously partial to them being extremely beneficial, but we would strongly recommend that you enter into a pre-construction agreement for your remote build project no matter what contractor you end up using. Learn more about our pre-construction process [here](#).

Diving into the development details, your contract should include a timeline of major renovation milestones such as demolition, framing, installation of plumbing and electrical, drywall, and more. Since many moving parts are in play, ensure you have an equally detailed project schedule.



Ensure you connect the dots between each project milestone and a communication touchpoint with your contractor. Payment expectations and due dates should similarly be assigned to specific needs and events, such as signing date, installation starts, deliveries, and final sign-off.

Set up an open line of communication

Finding a builder and manufacturer who communicate well is essential for a long-distance project. Today's technology offers a plethora of ways to stay informed. Your builder can communicate via cell phone from the job site to update you about progress and ask about design decisions that arise during construction. Your contractor can (and should) also use some sort of software or CRM that allows you to stay updated on the progress of your project from wherever you are. At ArDan Construction, we use Zoho to give our clients a centralized location to access information about their projects. We keep our client's projects updated on a regular basis and correspond with them regularly so that they know that their project is in good hands.

Make periodic visits

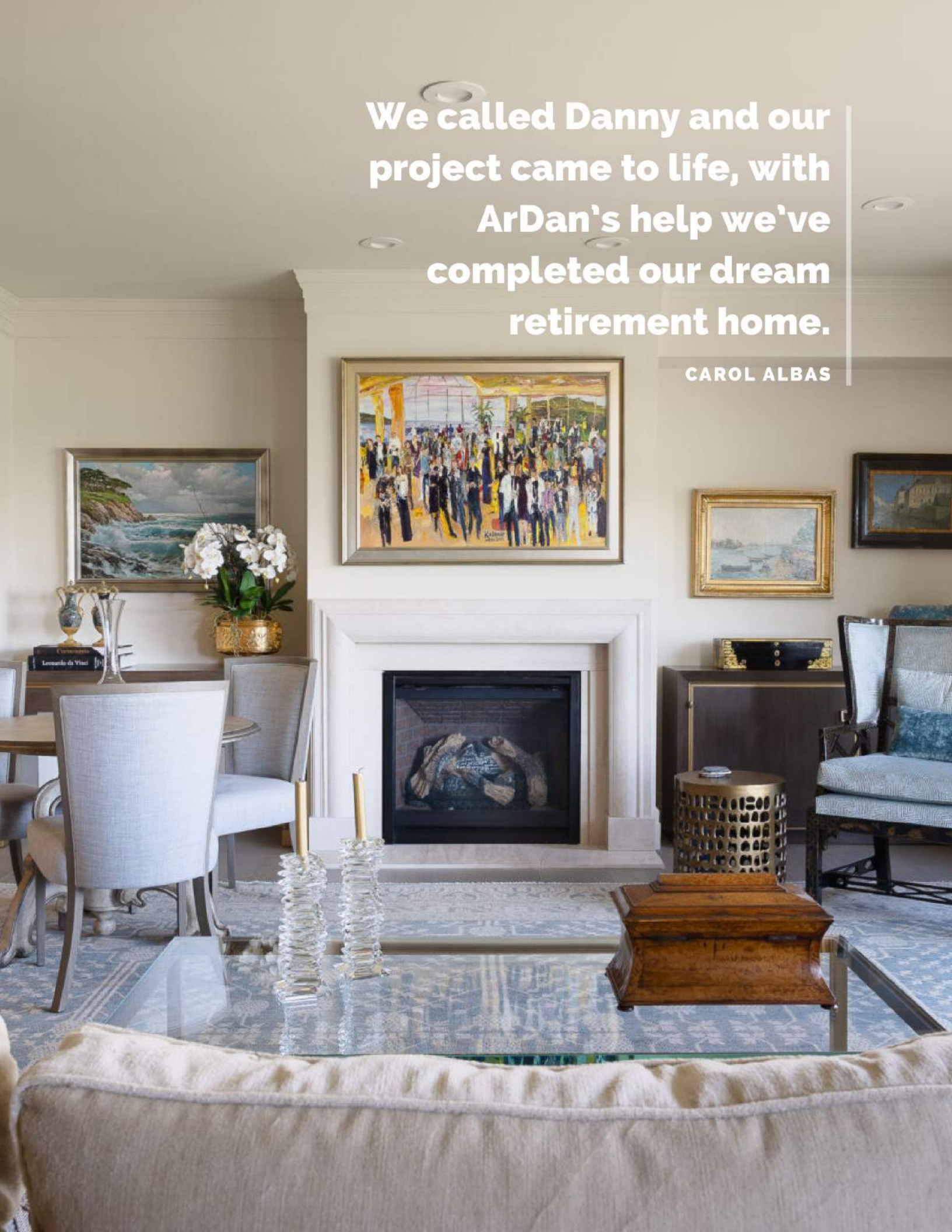
You know you want to! Seeing the progress with your own eyes is fun and gives a lot of people stress relief. If you're unable to make site visits you can also have a trusted individual make visits for you and report back on progress.

We recommend that remote clients make at least three (and ideally four) on-site visits into their timeline. The first should be prior to the project starting: get to know your contractor in person. The second visit might occur after demolition and framing, but before drywall to ensure your foundation is correct.

The third personal visit should happen towards the end of your project. We suggest making another visit at around 85% completion to ensure your overall satisfaction. That being said, since you've picked the right contractor, have worked with them to create a plan that you're excited about, and maintained an open line of communication then you can guarantee that you'll be happy during your last site visit!

We called Danny and our project came to life, with ArDan's help we've completed our dream retirement home.

CAROL ALBAS



Remodeling Your Home to Age in Place

The baby boom is becoming a silver tsunami. AARP reminds us that a third of the population is over 50 and that by 2030 — just over a decade from now — a fifth will be 65 or older. Those demographics aren't the only thing changing. Boomers have always done things their own way, and as they age, more of them are looking to age in place. ArDan Construction looks at the opportunities and concerns that trend presents for Arizona homeowners.

What is Aging in Place?

Growing older used to mean leaving one's home for an assisted living facility, a nursing home, or senior housing designed for accessibility. Aging in place simply means staying put in one's own home — somewhere familiar and comforting — rather than pulling up stakes. There are financial, social, health, and psychological benefits to this approach. However, proper planning is absolutely vital. For homeowners approaching retirement age, home remodeling can open up the possibility of living out your golden years at home.

Key Design Considerations for an Aging-in-Place Remodel

When we're designing to help an individual or couple age in place, the usual remodeling considerations — beauty, function, quality, and structural soundness — are joined by a series of health concerns for which a home remodeling contractor should plan.

As we age, we lose muscle mass, strength, and flexibility. Our stamina isn't what it once was. We're less mobile, more accident-prone, and may need assistance getting around our homes and performing everyday tasks. Renovating with these things in mind ensures that all the pieces are in place when you need them.

For a bathroom remodel, this can mean switching a tub with a walk-in shower, and installing grab bars for easier access. In the kitchen, it can mean adjusting cabinet height and counter depth for easier access. Throughout the home, it means limiting trip and fall hazards, and ensuring that you can access everything you need whether you're on foot, using a walker, or confined to a wheelchair. Layouts and use of space that minimize maintenance are helpful, as are features like ramps that limit your chances of slips and falls.



Skip the Stairs

Renovating to age in place means crafting a home that's not just accessible and comfortable now, but a home that will continue to be accessible even as you grow older. It's an unfortunate fact of life, but as you grow older, your mobility will decrease. It happens to all of us in both big and small ways, but it's one of the most important things to keep in mind when renovating to age in place.


We highly recommend making the transition to a single-level home. Being able to have your living, dining, and sleeping areas all on one floor makes moving around so much easier than having to go up and down stairs several times a day. Even if you plan on only going up and down once or twice a day, that can still turn into an ordeal. There are devices, such as stairlifts and elevators, that allow you to move between floors with more ease. Not only would a stairlift or elevator increase your home value, but either one would also increase the usability of your home for years to come, and, of course, your grandchildren will think your in-home elevator is the coolest thing around! ArDan Construction knows several Scottsdale-area residential elevator companies if this option is intriguing to you.

These machines may not be financially or structurally feasible for every home. If that is the case, we recommend renovating for aging in place by transforming the main level of your home into a space where you can do everything you need to do. These renovations may also include grab bars in your bathroom, widening hallways to aid mobility, or installing ramps to make going in and out of your home as easy as possible. Safety should always be at the forefront of your mind as you renovate your home to age in place.

Stay Safe and Secure

But wait, you may say, I've lived in this home for decades. I don't want to give up half of my house. What if you have guests or what if a window breaks upstairs or a leak springs up in the basement? Renovating for aging in place involves more than just changing your floor plan around. It can also involve contracting with a trusted company to keep an eye on your home and handle any minor repairs that arise in a quick and efficient manner.

There may be fixes that need to happen inside your home, or trouble that arises outside. Some people aging in place are lucky. They may live within 15 minutes of their children or grandchildren who can stop by and help out from time to time. However, not everyone has this option. For that reason, we recommend a home watch service to keep your home in tip-top shape as you grow older.



It's also important to secure your home in other ways. A home alarm system can give you peace of mind and a smart doorbell or security camera can make sure you're only opening the door for the right people. Taking steps like these can ensure that you're able to age in place in comfort and dignity.

Keep Budget in Mind

All of these renovations may seem pricey, but it's important to keep in mind how reasonable these upgrades are compared to an assisted living facility. Renovating to age in place is probably the most budget-conscious decision you could make. Nursing homes and assisted living facilities can cost between \$48,000 to over \$100,000 each year, depending on the facility and living space in question. Spending five or ten years in a facility at those prices can completely wipe out your savings. There's a greater cost too, of course. Your freedom in a nursing home just isn't the same as it is in your home.

Unless you plan on building a custom home to age in place, even the most expansive and detailed renovations are inexpensive compared to the cost of an assisted living facility for two years. And, depending on how long you may anticipate being in a care facility, a custom home may still be less expensive. People often assume that Medicare will cover the costs of a care facility, but that actually isn't the case.

Renovating to age in place can be the best option for budget-conscious individuals. You'll save money and continue to have the comfort and peace of mind that comes from staying in your own home. Nursing homes and other facilities do allow for access to skilled caregivers, however, and individuals with certain conditions may find them to be the best option for aging. However, aging in place is a great choice for many people. Don't ignore the possibility of aging in place as an option as you grow older.

How to Approach Your Budget for a Condo Remodel

One of the very first questions we get asked by most clients is “How much is this going to cost?”, and while the final answer depends on a multitude of factors we can at least get you started on bringing your dream to life by sharing these tips on budgeting for a whole home remodel.

Know Your Budget

This is the foundation of your condo remodeling project. You should begin by knowing how much money you have for this project. You should also know where the money is coming from, and remember to account for the fees and interest that go with it. Unless you’ve saved for years, even money costs money!

Account for Hidden Costs

The costs of materials and labor won’t be the only ones your condo remodeling project incurs. A condo remodel can often go best when you’re out of your home for the worst of it, so finding lodging for a short period of time is a good idea — but also costs money. Permits and inspections cost money, as well. Make sure you’re accounting for these incidentals.

Plan a Cushion

Just because you’ve set a number you can live with, you’re not out of the woods yet. Project changes and unanticipated structural problems can lead to cost overruns. If you’ve failed to plan for this, you may find yourself scaling back your project or settling for materials and fixtures that weren’t your first choices. We’ve never heard a homeowner complain about having money left over when all was said and done.

Determine the Scope of Your Project

You may decide early on that your home has good bones and would simply benefit from new windows, better insulation, new drywall, and refreshed cabinetry and appliances. Conversely, you may want to add a room or two, raise the roof, and finish your basement. Adding square footage is much more expensive than working within your home’s existing footprint and structure, but many homeowners — especially those with growing families — find the results justify the time and money spent.



Check Your Math

You can estimate costs for many parts of a condo remodel, and a bit of back-of-the-envelope math can help to see if you're on track. There are some intangibles involved here, especially since a condo remodeling contractor will be buying wholesale and can identify areas of potential savings. However, your general contractor is also likely to identify some things you've left out of your calculations. Your initial remodeling consultation will help you check and double-check your math.

Talk to Your Remodeling Contractor

Checking your budget isn't the only reason to speak to a contractor. Nor are those the only questions to ask a general contractor, nor should they be the only folks you speak to. There are tax implications to home renovation, including deductions for certain improvements and a possible tax impact due to the size and kind of remodel. There are also opportunities to get local, state, and federal rebates for energy-efficient roofing, HVAC, and more. Perhaps most importantly, your contractor will help you identify choices of materials, fixtures, and appliances that can help you stick to your budget.

Everyday that I cook, invite friends over or just do something simple in this stunning kitchen, I'm so proud.

MIKE TONEY



The Benefits of Working with a Design-Build Remodeling Contractor

If you're considering a condo renovation project, you may be wondering whether to work with a general contractor or a design-build contractor. While both options have their advantages, there are several benefits to working with a design-build contractor that may make it the better choice for your project.

Here are some of the benefits of working with a design-build contractor:

Streamlined Communication: When you work with a design-build contractor, you'll have a single point of contact for the entire project. This means that communication is streamlined and efficient, and you won't have to worry about coordinating between multiple contractors or vendors.

Collaborative Design Process: Design-build contractors work collaboratively with clients to ensure that the design of the project meets their needs and vision. This process is typically more personalized and responsive than working with a general contractor, who may have less input in the design phase.

Faster Project Completion: Because design-build contractors handle both the design and construction aspects of the project, there are fewer delays and miscommunications between the design and construction phases. This can result in a faster project completion time, which is especially important for time-sensitive projects.

Better Quality Control: Design-build contractors are responsible for the entire project, from the initial design to the final construction. This means that they have a greater stake in the outcome of the project and are more invested in ensuring that the work is completed to a high standard of quality.

Cost Savings: Because design-build contractors are responsible for the entire project, they are better able to control costs and avoid unexpected expenses. Additionally, their streamlined communication and collaborative design process can help identify cost-saving opportunities early in the project.

Access to Industry Expertise: Design-build contractors often have a team of professionals with diverse skill sets and industry expertise. This means that they can provide valuable insights and recommendations on design, materials, and construction techniques, which can help ensure that your project meets your goals and stays within your budget.

The Benefits of a Pre-Construction Agreement

Would you let your mechanic tell you what's wrong with your car without even looking under the hood? No. A Pre-Construction Agreement is exactly that, it is the contractor's version of looking under the hood to see what exactly the project is going to entail. The agreement allows your contractor to clearly define the scale of work as well as engineer and fully specify all details of your project from start to finish. Not a fan of surprises? You're going to want a pre-construction agreement. A pre-construction agreement will help your contractor, sub-contractors, and you fully understand the cost, contract, and scope of work.

How Much Does a Pre-Construction Agreement Cost?

Early in the process – we will get the question “how much does this agreement cost”. There are many different factors, and every project and client is unique. So, we try to give you a good understanding of what that pre-construction agreement is going to cost in that initial meeting.

For example, we may ask the following questions to accurately estimate the scope of work:

- Does your project need structural engineering?
- Does it need civil engineering?
- Are we doing an addition on a hillside lot?

Most PCAs typically run between \$5k-\$50k. The feasibility study is the first step and is geared toward looking at price, timeline, budget, and if the project is able to be done with the set parameters of restrictions that will apply to your project. From that, a project synopsis should come with options to allow for flexibility to work around the restrictions. Phase 2 of design is for starting to put the project essentials together. Design, permitting, engineering, material selections, budget, and schedule all need to be finalized here. To complete a complex goal, it is best to have a "walk before you run" mentality and process to maximize the completion percentage.

Do I have to sign the Pre-Construction Agreement?

Your contractor should not make you sign the Pre-Construction Agreement upfront. In our case, if you're interested in remodeling your home, or business, or building a new custom home on your lot, we would like to do is at least start off with a phone call or come into the office and speak to us.



ArDan Construction named NARI Regional CotY Winner

The National Association of the Remodeling Industry (NARI) named ArDan Construction in Scottsdale, AZ, 2023 Region 5 South Central Regional Contractor of the Year (CotY) winner in the Residential Interior over \$500,000 category in its annual awards competition.

Our client moved to Arizona to create a better, more relaxed lifestyle. They moved into a retirement community but wanted to bring a piece of their prior homes into this condo. We worked with a remote designer to give our client the absolute best finished product and new home that brought the style and feel of their old home. Without being able to change the layout, we redesigned the entire condo. The result is show-stopping and we have a very ecstatic client. See the [award-winning project here!](#)

Each year, NARI presents CotY awards to members who have demonstrated outstanding work through their remodeling projects. The CotY Awards are the highest form of recognition by industry leaders and peers. NARI received nearly 455 entries from across the United States representing over \$135 million in remodeling projects.

“This year’s submissions were outstanding, making the job of our esteemed judges very difficult,” said Tracy Wright, Senior Director, Member Engagement and Governance at NARI. The judging panel representing industry experts, selected winners based on problem-solving, functionality, aesthetics, craftsmanship, innovation, and degree of difficulty.

The CotY Awards allows us to celebrate our members who are committed to design, best practices, integrity, high standards, and professionalism. NARI honored all Regional winners and announced the National Winners on March 10, 2023. Visit nari.org for more information.

About NARI

The National Association of the Remodeling Industry, or NARI, provides residential remodelers with tools that enable them to perform at a higher level. NARI members’ annual sales are nearly three times the industry average because of the knowledge, network, and support that they receive. In addition, NARI connects homeowners with its professional members so consumers have a positive remodeling experience with a professional, qualified remodel.

Contact our award-winning team by email at luxurycondoremodels@ardanllc.com or by phone at (602) 571-0383.



FAQs

We've collected answers to some of the most common questions that we are asked by homeowners, property owners, and managers who are considering a project with ArDan.

How much does a condo remodel cost?

One question we often get asked by potential clients is how much my whole home remodel is going to cost. That question is difficult to answer with a generic answer because it really depends on the size of your home, the complexity of the remodel, and the level of finishes you end up selecting for your home. Here at ArDan, we recommend is that you reach out to us, and we will come out and provide a free initial consultation where we can meet at your home, discuss your vision, and come up with a realistic budget for your project.

Can I supply my own materials?

When you are considering your project, you may wonder if you can supply your own materials. Typically, we would advise that you don't. Our team has found that it is much simpler if ArDan supplies the material. This is mainly due to the coordination of getting materials on-site in a timely manner. Additionally, we cannot warranty any material that you supply.

How long is my remodel going to take?

Our team members are often asked how long a residential remodel will take. The answer to that varies depending on the size and complexity of the project. Typically, whole home remodels which involve the kitchen, at least one bathroom, and other parts of the home take a minimum of three months from start to completion. At ArDan, before we start your project, we have a project specialist put together a calendar laying out exactly what to expect and a reliable timeline for the completion of your project.

Can I use ArDan and other subcontractors?

We understand that as a homeowner you may have relationships with plumbers, electricians, roofers, and other contractors. At ArDan, we have found that it is better to utilize our own trade partners and vendors on our projects. Over the years, we have developed relationships with these contractors. We know how they schedule, we understand their pricing structure, and most importantly we have a good relationship with them. When we utilize our own sub-contractors, issues that arise can be resolved quickly leading to a successful project.



FAQs

How soon can you start?

As a general contractor, we generally have multiple projects running simultaneously. If your project is a one or two day project it may be a shorter lead time. If it is a larger project, where there are new fixtures and special-order items it usually takes four to six weeks to get started. In order to ensure an efficient project, our team must plan accordingly. The best process means ordering all of the materials and having them on hand before a single tool shows up on the job site to minimize the downtime of construction. With the current supply chain challenges, one missing part could hold up the project for days, weeks, or months. When you work with a contractor like ArDan, we have a plan in place for these situations.

Is the proposal the final price or will there be any unexpected costs?

For most contractors, this is a daunting question. Our team does everything that they can to make sure we create an accurate proposal for each of our clients. During our PCA (Pre-Construction Agreement) we want to dive into your project as much as we can to eliminate the unforeseen. Our best-case scenario is that we spend time in the PCA process where we can open walls, check the status of plumbing, camera the lines, and figure out electrical work. These are aspects of the project that can pose risk if not thoroughly inspected beforehand. The more we discover before the project, the better the chance that the final proposal created will not have to be changed.

Does your company use subcontractors?

As a licensed contractor in the state of Arizona, we do bring in sub-contractors for several aspects of our projects. This includes roofing, HVAC, plumbing, electrical, and a few other sub-trades. However, we do have in-house crews that we use for project management, masking and demolition, and all our carpentry. We use specialized subcontractors because they are licensed in their trade and skilled in their craft.

Do I need a permit in order to remodel my condo?

Often, the answer is yes. Each city and project have different variables involved in the permitting process. Thankfully, we are experienced in the field, and we will help walk you through each step, in order to obtain the proper permits for your project.



FAQs

What is your hourly rate for labor?

Once a project is started our clients often ask how much we charge for hourly labor. If you are looking to add to your existing project with ArDan, we charge \$175 an hour for our superintendents and \$125 an hour for our apprentices.

Can I get an estimate today?

Unfortunately, we are not able to give you an estimate immediately for most of our projects. Most of our remodel projects are complex and there are many moving parts involved. Generally, from the day that we meet with you on-site and sign a PCA, pre-construction agreement, it will take about 4 weeks or up to 2 months to complete feasibility assessments, designs, plans, and permitting. If it is a major addition this could take up to 1 year. After that, our team can provide you with a full, detailed scope of work and a cost proposal for your project.

Once the contract is signed, when can you start?

The first question we usually get from our clients after they sign the contract is when our team can start the project. We are excited to start, and we know you are as well. There is a sizable amount of planning and organization so that we can successfully execute your project. A good rule of thumb, especially for kitchen remodels, would be 6 to 8 weeks from signing the contract but average and production times may vary. When there are cabinets involved, the wait time is typically 12 weeks, and we like to visually inspect the cabinets beforehand to make sure there is no damage.



Contact Us

Thank you for downloading and reading our Guide to Luxury Condo Remodeling. We hope that it provided valuable insight into how to begin your project. Just in case, keep our contact info handy!

luxurycondoremodels@ardanllc.com

(602) 571-0383

www.ardanconstruction.com

