



## Remodeling/Renovations Project Cost & FAQ



GVS Design Build is a leading building and specialty construction firm offering diversified general contracting and design-build services to private individuals, commercial clients, investors, and real estate developers for Southern Nevada. GVS Construction has earned a reputation as a high-quality, design-build contracting firm who follows strict quality control measures. Let us help you achieve your objectives for your home. We go above and beyond on every project because we share your passion for excellence. We will ensure that the result will exceed your expectations. That is our GVS Design Build promise!

GVS Design Build will meet with you to discuss your project objectives. We do a complete LiDAR scan of all areas to be modified. The LiDAR scan gives us a complete 3D model of your room along with dimensions. We use the 3D model to complete your estimate and create renderings. This attention to detail allows us to supply very accurate estimates and proposals.

Some contractors will provide an estimate that is based upon the last time they did a similar project. Some contractors will inflate costs to make sure they don't underbid the project. Either way this is bad for the consumer as you will get estimates that can be hundreds of thousands of dollars apart. GVS takes a bit longer to produce estimates and provides estimates that we know are cost effective for our customers and are a realistic look at the project. We will give you time to review your estimate and make changes to get within your budget range.

Once we agree on a budget, we schedule a design meeting where we meet and design your project together. Once the design is complete, we can have you walk your project using VR goggles or sharing videos. This helps us both understand the flow of the design and catch changes before we begin construction.

With the completed design and plan documents we submit to the building authority and if required a set of plans is provided to your HOA.

You will be assigned a project manager who will be your point of contact throughout the timeline. GVS knows that good communication leads to good outcomes. With that said, we will ask you to download our app that will allow you to track the timeline, communicate with all team members, approve changes and authorize payments.

GVS uses a fixed price contract. A fixed-price contract is a contract where the agreed-upon price for the job is unchanged throughout the project unless the owner initiates changes. We typically only require 10% of the total project cost to begin design, engineering and plan submittal to the building permit.

## Rendering Examples









### How much will my project cost?

When it comes to home-renovation cost, generally not every room is created equal. Rooms with cabinets and appliances, i.e., bathrooms and kitchens, tend to be the priciest. The price per square foot can range from \$120-\$500 depending on the complexity of the project and finishes. Our objective is to give as much as we can within your target budget.

### Typical renovation costs by room

#### Kitchen Remodel

- **Low-end kitchen remodel:** This would include new lighting, faucets, a coat of paint, refreshed trim, and a new but budget-friendly sink backsplash. A low-end kitchen remodel also might include knocking down walls or a counter extension project.
  - Budget: \$5,000-\$30,000
- **Mid-range kitchen remodel:** A remodel of this level could encompass new appliances, floors, and tiled backsplash to the sink and countertop. It also might include new cabinets and mid-range slabs for the countertop.
  - Budget: \$30,000-\$60,000
- **High-end kitchen remodel:** With this range of remodels, there could be custom cabinets, high-end countertops like rare stone or granite, and deluxe appliances added. When the budget for a kitchen is expanded, the projects start to take on custom finishes. Other projects might include new lighting, hardwood flooring, and new faucet fixtures.

- Budget: \$65,000 and up

### **Bathroom Remodel**

Bathrooms take on a similar budgeting structure to kitchen remodels. The typical range for the cost of a bathroom remodel is between \$8,000 and \$60,000, with \$20,000 being average. However, that budget includes a range of projects, customizations, and features.

For example, new cabinets in a bathroom can account for up to 30% of the budget. Other big-ticket items affect pricing based on whether you choose low-end or high-end finishes.

On the low-end, a new bathtub might cost around \$400, but if you are looking for a high-end tub, you could pay upward of \$8,000. Similarly, a sink can run anywhere from \$190 to \$6,500, while a toilet might cost between \$130 and \$800.

### **Living Room Remodel**

Like a bedroom remodel, a living room remodel can be more economical, costing between \$4,000 and \$10,000, on average. Like the bedroom, living rooms tend to lack the “wet” features (plumbing and appliances) that can drive up the cost of bathroom and kitchen renovations.

If you plan to add a fireplace feature to the living room, expect to spend a bit more. A fireplace could add up to \$5,000 per room.

### **Home Remodel Timeline**

A renovation project could take anywhere from a few days to a few months, so you may want to plan your home remodel timeline accordingly. GVS will provide you with our app which will show your timeline and alert you of milestones.

### **Who Is the Home Remodel for?**

Before diving deep into plans, you may want to consider who your home remodel ultimately is for. Is it for you to enjoy decades from now, or is it to make the house more marketable for a future sale? The renovation could take a different shape depending on your answer to this critical question.

If the remodel is just for you as the homeowner, you might choose fixtures based on personal taste or decide to splurge on high-end bathroom features that you'll enjoy for years to come. On the other hand, if you plan to sell within a few years, you may consider tackling projects that have the greatest return on investment (ROI), which could mean prioritizing projects like a kitchen update or bathroom remodel.

### **Home Remodel Delays and Unforeseen Expenses**

When deciding to take on a major home remodel, it's helpful to expect the unexpected. It is rare for GVS to experience delays on a renovation project. The reason is that we take our time to plan properly, we generally do not start projects until we have all material onsite. We also build a 10% contingency into our proposals to catch and fund anything unexpected.

# Frequently asked questions

## What differentiates GVS from other contractors?

GVS is a one-stop-shop design build contractor. Each step of our process is all under one roof, which makes the construction experience seamless. Our 3D design and virtual walk-thru studio is a unique offering in this market and the building industry.

## What is the Design Build method?

Design-build is a method of project delivery in which one entity - the design-build team - works under a single contract with the project owner to provide design and construction services. One entity, one contract, one unified flow of work from initial concept through completion.

Design Build Design-build saves time and money while allowing for more innovation, collaboration, and better projects. The Owner manages only one contract with a single point of responsibility. The designer and contractor work together from the beginning, as a team, providing unified project recommendations to fit the Owner's schedule and budget. Any changes are addressed by the entire team, leading to collaborative problem-solving and innovation, not excuses or blame-shifting. While single-source contracting is the fundamental difference between design-build and the old ways, equally important is the culture of collaboration inherent in design-build.

## What type of contract do we use?

GVS uses a fixed price contract. A fixed-price contract is a contract where the agreed-upon price for the job is unchanged throughout the project unless the owner initiates changes. It does not matter if more time, materials, or labor must be used than first estimated, the price stays the same. It is one of the more straightforward construction contracts. A fixed-price contract is ideal when the requirements are clear, and the deadline is set. For this reason, GVS focuses a great deal of attention on the estimating process. Allowances are set for finishes, If the owner goes over the allowances they know well ahead of time.

## How does GVS manage customer communications?

The success of any project is rooted in communications. For that reason, we use Builder Trend to manage a verity of tasks within a project. Buildertrend is a customer portal we use to manage all aspects of the project including the project timeline, scheduling, and document management. From the consumer side each customer has their own GVS application on their smart phone. Through the application customers can track project activity, directly communicate with the GVS team, send text and email, review all documents associated with the project as well as payment schedules.

## How long will my project take to complete?

Each renovation project is different. We will evaluate each project on a case-by-case basis and create a timeline that suits the project and the customers schedule to minimize any discomfort to the homeowner's family.

### Job site cleanliness and safety?

Construction sites are messy noisy places. This is especially true when it comes to interior renovation projects. There will be dust, tools on the floor, wires and many other things to avoid. We know it's hard being displaced from your kitchen, bathroom, or bedrooms. Based upon the timeline it may be best to be out of the workspace while under construction.

### Change Orders?

Once the plan is approved and the permit is issued, we want to avoid changes to the plan. Changes to the plan are expensive, slowing the progress of the project as plan revisions must go back to the building department for review and approval. Most change orders are requested by the owner of a project. GVS will detail the cost of each requested change. Change orders are due upon issuance.

### What kind of delays can occur?

There are two types of problems that prevent projects from finishing on time: delays and blockers. A construction delay happens when things do not go according to plan, and since construction is often sequential, that is often unavoidable. Blockers are different from delays in that a blocker is a task whose completion is necessary before other tasks can be undertaken. For example, passing an inspection is required prior to moving to the next task. It is rare for GVS to experience delays on a renovation project. The reason is that we take our time to plan properly, we generally do not start projects until we have all material onsite. We also build a 10% contingency into our proposals to catch and fund anything unexpected.

### How long has GVS been in business?

GVS was established in May 2012 as a solar and remodeling contractor. 2019 GVS starts building custom homes. Early into 2020 as the pandemic began, we decided to shut down all projects where we needed to be in customers' homes. This downtime, though painful, gave us the opportunity to re-tool and evaluate our internal processes. We also used that time to build our new offices and design studio. Mid 2021 we refocused our attention on custom home building, exterior additions, solar and multi-family development projects. Post pandemic we started taking on select interior renovation projects.

### What lenders does GVS work with?

We routinely work with lenders and will entertain any lender our customers prefer. However, each lender has their own programs in how they interface with contractors. We would need to evaluate the lenders program to determine it is a good fit for us. GVS has lender relationships we are happy to share.

### Do you have projects I can visit and or speak with?

We are happy to share information on our current projects and can schedule a walk-thru of those projects at your convenience.

### What licenses do you have? Are you insured?

GVS is fully licensed, insured, and bonded.



## Do you use sub-contractors?

GVS keeps several services in-house. Sub-contractors are used for specific trades such as electrical, plumbing and fire sprinklers.

## How do I select finishes and fixtures for my project?

GVS has established relationships with flooring, countertop, cabinet, and paint suppliers. We will share a list of our vendor showrooms to visit and make your selections. We also have a wide array of stone, flooring and cabinets in our office.

## When does construction begin?

Timelines are established and sitework begins as soon as the building permit is issued, and all materials are available on-site.

## What is Voucher Control?

Every GVS project over \$100,000 includes Voucher Control. Voucher Control is a third-party company that acts as a clearing house for payments and provides an added layer of protection for the customer and the contractor.

**OWNER CONTROL** - Provides the owner with organized and convenient project transparency. Owners can easily see every contract, subcontract, change order, payment application, and disbursement. No payment can be issued without the owner's approval.

**GENERAL CONTRACTOR SUPPORT** - Minimize risk, provides project oversight, ensures prompt payments, and helps the contractor manage their commitments.

Voucher control also keeps the project moving as all payments are made electronically eliminating down time waiting for payments to be clear.

## What warranties does GVS provide?

A builder warranty is extended to a buyer by a builder on a new construction or remodeling project and it covers components inherent to the house like concrete, floors, plumbing or electrical work.

- **One year:** Coverage for workmanship and materials such as stucco, doors and trim, drywall, and paint
- **Two years:** Coverage for HVAC, plumbing, and electrical systems
- **Ten years:** On major structural defects

## What are GVS building standards?

We only use the highest quality materials to ensure the highest quality outcomes. We always include the highest quality plumbing valves with lifetime warranties. All light switches, outlets, ceiling fans and ceiling vents are sealed with silicone to avoid air leaks and to ensure superior energy efficiency.

## Can I supply materials for my project?

GVS does not allow the homeowner to supply building materials for the project. GVS has established accounts set up with suppliers and has developed relationships with our vendors. GVS assumes responsibility for the correct material and its performance or warranty.

**Are there any homeowners' rules or regulations?**

GVS will comply with all HOA rules outlined by the HOA and their architectural design standards. We only need the contact information for the HOA to coordinate with them.

**What is the close out package?**

Upon the completion of your project, we will supply you with a close-out package with copies of closing documents and warranties.