

secrets
FOR KEEPING A MODERN
PROJECT ON BUDGET

Hello!

You love all the gorgeous buildings in Dwell and Architectural Record. You've got all the stunning interiors from Domino, Apartment Therapy, and House Beautiful pinned on Pinterest. If you're getting ready to dive into a design project with modern style, you'll want it to be well-designed, on-budget, and beautiful. A poorly planned project can get out of control very quickly. **An out of control project is stressful, massively expensive, and unnecessary.** My VALUABLE SECRETS is a checklist for you as you go to ensure your project stays on budget.

Angie Lane, architect



A . L A N E A R C H I T E C T U R E

Checklist...

DEFINE SCOPE OF PROJECT

Be as clear and detailed as possible, incorporate and separate needs vs wants. Once the scope is defined, stick to it. It's tempting to say, "we're already doing this, we might as well do x, y, and z". This is true, but be aware that x,y, and z all have cost components.

PRIORITIZE

Determine and rank your priorities in terms of aesthetics, time frame, quality, cost, and function. If budget is critical, cost will need to be the priority and it helps to be aware of this as soon as possible This priority list will make decision making easy.

DETERMINE BUDGET

Be realistic and have an absolute maximum number and **BE VERY VOCAL ABOUT IT**. Contractors and design professionals will be able to tell you if your goals are achievable within your budget. If you aren't clear about your budget, it tends to be assumed that money is no object and your project can very quickly be over budget.

DETERMINE DEADLINE

Even if you don't have a hard target date for completion, it's important to be realistic about timelines. Many contractors and design professionals will have a "rush" fee if the project deadline is atypically short. Allowing as much time as possible for planning is always smart. Setting some kind of rough completion date will keep the project from running on and on.

DUE DILIGENCE

Is your project feasible? This may involve zoning, code, demographic, and impact studies, business models, etc. Professionals may be needed to determine the different aspects of feasibility. The costs associated with this phase should be taken into consideration when determining your budget.

INTERVIEW ARCHITECTS & CONTRACTORS

Having the right team can be key to a successful project, and a good rapport is a great indicator. Look for licensed professionals who specialize in modern design and construction. Sometimes the cost will be more simply because someone has never done a modern design before, not because the methods or details are actually more expensive. Also, some design professionals and contractors have minimum budgets they will work with, so have your budget in mind when you begin interviewing.