



# SUCCESS is in the plans



## RANDALL WADDELL

BSc Interior Design  
Principal Interior Designer, ASID  
HomeWork Design Studio  
868-680-6732  
Web: [www.homeworktt.com](http://www.homeworktt.com)  
E-mail: [randall@homeworktt.com](mailto:randall@homeworktt.com)

**LIKE** everything in life, if you take the time to make a plan, whether it is for education, finances, work, and vacation or for a lime with friends; more than likely it will be a success. This remains true for any renovation, new construction or remodeling done to your home.

Kitchens and bathrooms are without a doubt the hardest working rooms in any home. If they don't function well, then you don't function well; and therefore they need serious professional planning.

To begin any renovation process, the two key factors are planning and budget – in that order. When you follow the guiding principles of design: scale and proportion, colour, pattern and lighting, you will see the importance of planning for each.

Renovations can be incredibly challenging, but superbly rewarding. There are no shortcuts in this process. If you try to work around them, you are asking for trouble.

*Things you should know when renovating:*

1. Be involved in managing your project. Go to the site every day. It's best you catch problems or decide on changes as early as possible.
2. Never expect everything to go exactly as planned

- it won't. So mentally prepare for challenges.
- 3. Technical drawings for structural, electrical and plumbing are critical, so don't skimp – hire a professional. Think of it as a cost savings against bad choices made without the proper experience.
- 4. Make sure you plan for contingencies in your budget – at least 15-25% depending on the size of your project.





When hiring a professional – please do your research. Look to friends for references; check online references; websites or facebook. Since renovation is really all about the finishes, look at as many visuals of completed projects as possible, by the designers you have on your shortlist.

*Then ask questions:*

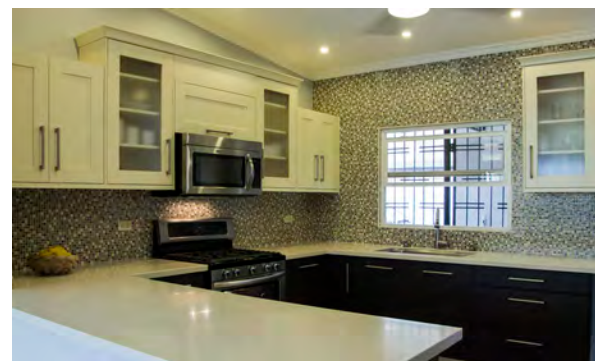
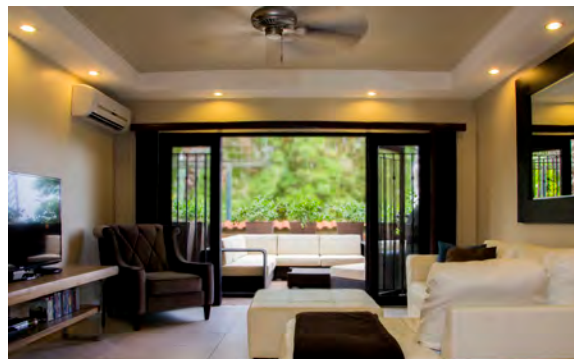
- On the fee structure
- The design process
- If plan drawings and 3D elevations are included
- If furniture schedules are included
- Budget development
- Sourcing finishes
- If there are relationships with builders and trade crews
- Planning approvals with regulators and legal requirements

If possible, plan to do your renovation all at one time. It is better to wait longer before starting if necessary. Once you go through the process, you will not want to do it again in a hurry.

*Managing costs and materials:*

- Agree with your design team and builders that nothing can be changed without discussion and cost review.
- Don't cut quality or cost on foundations, sub and superstructures.
- Allow your contingency cost to apply only when it is for something you're not willing to do without, but don't spend it on your finishes until your infrastructure is complete.
- If you're doing the project DIY, then shop around as even local prices vary greatly. Or, relax and know that your designer is well experienced to know where everything will come from and within budget.

My advice - plan, budget and research - these should be your priorities for any renovation and expect plenty stress! Then go with the flow, enjoy the experience and envision the satisfaction of the years to come in your beautiful new home.



All images included are of projects designed and implemented by HomeWork Design Studio.