



Commercial Remodeling Construction

Commercial remodeling construction is the summation of effective design, product procurement, construction scheduling, safety and construction execution. Remodeling construction requires the cooperation and collaboration of the business owner during the planning and construction phases to mitigate the impact on the day to day operations. These essential elements are necessary to achieve a construction process that does not adversely affect the business.

Every successful commercial remodeling project begins and ends with a clearly defined execution plan. The execution plan is created in a collaborative manner using tools like computerized scheduling, a product selection process, a detailed scope of work and a structured meeting process that produces results.

Design Build Process

The construction process begins with creating a working design plan that increases the business operations efficiency through better design for the workflow of the business and making the business environment more appealing to clients, guest and employees. There are many advantages to the design build approach with your general contractor facilitating the process;

- Saves time from the design to construction phase,
- Allows the owner to stay in control of the design process,
- Makes the GC fully responsible for the entire process

The design build approach allows the owner to value engineer the plans and products during the design process, instead of after design and bidding has been completed. This saves the owner valuable time and ultimately money. There are both financial and time savings benefits for the owner with a design build approach toward commercial renovations.



Phasing Construction Planning

Many owners are not interested in closing their business for remodeling. When instead they can develop a phased plan for construction. A phased plan involves physically moving certain business disciplines temporarily to areas unaffected by construction. This can be accomplished several ways depending on how large the building is. For smaller buildings work spaces the phased approach can be accomplished in 2 phases, where for a larger business it may require multiple phases. It depends on the complexity and the ability of the business transferring resources.

Another option that will allow for a full office renovation is to rent a temporary space for briefly relocating the sections of the business from operational disruption of construction activities. The temporary space can be used to rotate different sections of the business during commercial remodeling. When complete the owner can release the space or extend the temp space as part of an expansion plan.

Preparation for Demolition

Prior to actually commencing construction improvements with a professional commercial remodeling contractor, they should prep the area for protecting existing finishes that will remain and provide dust proofing for remaining operational areas. Providing protective covers for debris removal routes and discrete placement for temporary equipment is also important for minimizing the impact on the business's ongoing operations.

Each project requires a lay down and storage area. These locations should be strategically located for security purposes and to avoid interfering with day time operations and client parking. These areas provide for logistical control over the construction traffic and isolates that traffic from the business's operations traffic.

Product Procurement

Construction remodeling requires that the owner make various decisions on new products and materials to be used in their new refurbished business space. Selecting and purchasing finish products early is essential to avoid delays and interruptions in the construction schedule. Developing the finish schedule requires a commitment and cooperation of all parties involved to diligently complete the task.



One of the keys for expediting a commercial remodeling project is to order long lead time items far in advance of when they are needed. Having the products when needed avoids unwanted delays. Even when materials and products are ordered with sufficient time they can arrive late or damaged. Having them arrive earlier than needed has little risk associated with it.

Though having materials arrive early often requires having the ability to securely store them when they arrive. Defining drop locations for both weather protected and non perishable goods will be needed. This locations should be mindful of the traffic pattern necessary to access these items during construction.

Safety

Construction safety requires a commitment to safe practices daily. Safety is a behavioral attitude that needs to be encouraged by the general contractor. It is a job site cultural behavior that gets implemented early in the project. Owners not requiring their general contractor to maintain insurance actively are allowing themselves to be exposed to financial consequences resulting from unwanted surprises.

Safety is also a relevant concern for the owner of the commercial property. If the general contractor hires a subcontractor without work comp or general liability insurance and a crew member of that company gets seriously injured, there is a high likelihood that the owner can be drawn into any legal claims made. Good construction safety practices is good for everyone.

Remodeling Construction Process

The construction process is fairly consistent from one project to the next. Although the tasks may vary, the sequencing is fairly consistent. The following is a common sequential list of task required during a common renovation project;

- Demolition
- Framing
- MEP Rough ins
- Insulation
- Drywall
- Trim



- Painting
- Cabinets & Tops
- MEP Trims
- Flooring
- Clean up & Start ups

Construction Inspections

Commercial remodeling requires compliance inspections by a qualified inspector. These inspections include cover up and final inspections by MEP & structural certified inspectors. In addition depending on the status of your tenancy, you may be required a Fire Marshall and ADA compliance inspection before occupancy.

These inspections are far different then quality control inspections. Compliance inspections are conducted for building code compliance assurance. Quality control inspections are intended to verify the fulfillment of the scope of work, plan specification details and workmanship tolerances. These on site performance inspections are necessary to maintain a level of quality being delivered.

Re-Occupancy

Before the owner can re-occupy a space with their employees, the building must meet a number of standards. As mentioned it must meet all governmental compliance inspections. Secondly it must be clean and safe to occupy. Lastly, the space should be have all equipment up and operating as it is intended. Items like computer servers and data communication systems should be tested and operational. This will minimize the wasteful man hour expense of idle staff while systems are being brought back on line.

Understanding commercial remodeling construction is an essential aspect of conducting a major renovation project. Having a clear idea of what to expect and staying in front of the remodeling process can not only save you money but can save your sanity.