

# MRR

MINNESOTA RESIDENTIAL REMODELING

Make Your Home A Heaven

# MRR REMODELING PLANNING GUIDE



# HOW DO WE BEGIN?

## Transforming your home into the space of your dreams

The renovation process can be confusing, stressful, and hectic. **Minnesota Residential Remodeling** can give you the peace of mind to pursue any renovation -- large or small -- and the steps to set yourself up for success as you navigate the remodeling process.

## Things to keep in mind when planning your renovation

- **Budget is key:** It is important to understand the scope of work that you want, and what material you're interested in, and having a clear idea of budget is important to aesthetic, addressing needs, and clarifying wants and what to have.
- **Inspiration images:** having a clear picture in your mind of what you want from an aesthetic standpoint can help you move through the process faster and easier.
- **Needs and Wants:** Clearly separate needs and wants for your renovation. Needs are things like child safety, easy maintenance, smart innovations and integrated systems, flow, storage, accessibility. Wants are things like color and style, decorative details, upgrades, custom made items. Focus on meeting your needs first, and then wants after.
- **Support:** When working with our firm, you'll receive the support you need to complete your project on time and on budget. By integrating a designer, project manager, building approvals specialist and our project developers, you can set yourself up for success in your renovation.

## Budgeting and Understanding Renovation Costs

Understanding budget and renovation costs in Minnesota is important to any renovation. The easiest way to describe how you should budget for your project is to be familiar with 'price per square foot'. For full gut renovations, the prices can range between \$150-250 per square foot -- this depends on what sort of work you are looking to do. Niche trades, like HVAC, will increase your costs per square foot. Specific areas, like kitchens and bathrooms, are between \$300-500 per square foot; in these cases code related work, like plumbing and electrical, and materials will influence the budget the most. Electrical and Plumbing are the most expensive trades nationwide, including MN. These trades require master licenses and represent some of the most dangerous work inherently (electrical), and some of the most precision and detail oriented work (plumbing).

Renovation Budget Guidelines				
Budget Type				
		Basic Renovation Labor Only	Stock Finishes	Custom Finishes
Starting Cost Per Square Foot	Full Apartment	\$100-200	\$200-300	\$300+
	Kitchens	\$300-350	\$400-500	\$600+
	Bathrooms	\$400-450	\$300-400	\$500+

## Design and Build vs General Contractor

In MN, your two major choices for a renovation are working with a general contractor or working with a design and build firm, such as MRR. General contractors don't provide additional services, like design, building approval, procurement, and project management -- but MRR does! 99% of co-ops and condos in MN require building approval -- which means generating drawings, providing complex insurance documents and waivers, and lots of coordination with the building, board and super. MRR is well versed in this process, and has the team to be able to tackle this challenge with ease. Working with a general contractor means having to hire a designer, drafter or architect out of pocket to generate these documents and leaves building approval in your hands, whereas working with MRR allows you to proceed worry free for this process and comes with designers and a full team in house to move forward with ease.

## Our Remodeling Process

- 1. Consultation:** We'll come to your home, free of charge, to learn about what your needs and wants are for your renovation project, and provide you with an estimate, which we will review together, and will include a price for labor + raw material (including design, project management, building approval services, etc).
- 2. Budgeting:** Once we understand the scope of work, we'll provide you with the most accurate all-in cost possible based on our years of experience, being sensitive to your budget and your scope. We can help you sort through the intricacies of custom work, or value engineer for needs and maximize wants.
- 3. Design:** Our in-house designers will work with you to create a space that maximizes needs and wants. Designers will take measurements, create drawings and vignettes, and help you select all of your finishes and provide samples.
- 4. Preparation:** Our team will work with your building through our building approvals specialist here in house at MRR to secure approval for the project, provide the building with all needed documentation, meet insurance requirements, and line everything up for a smooth entry into production.

**5. Production:** We'll bring in all the professionals and tradespeople needed to complete the project, within budget, time and without worry. No need to coordinate any work force; MRR will take care of everything and keep you involved and updated through the process and provide whatever level of communication that you feel most comfortable with.

**6. Completion:** Our team will be sure to make any final adjustments, sort through the punchlist, and before we leave we'll be sure to clean the apartment and leave everything nice and tidy.

## Starting Your KBR Renovation Journey

Getting started with MRR is easy and worry free. Simply reach out to us via our website or give us a call to speak to one of our project developers. Our project development team will schedule a time to visit your space, walk through with your needs and wants, and address labor related items. Then we'll create a scope of work to review together with us here at our New Hope offices. We can take you to see something we're working on or recently finished, to give you an idea of what an active construction site looks like or to show you our build quality. Once we come to an agreement, the developer will connect you with one of our designers who will take you on the road to design fulfillment, while continuing to work with our building approval specialist to get your project approved so we can start construction.

**REACH OUT TO US  
TODAY TO SCHEDULE  
A CONSULTATION.**