



TOP 7 THINGS TO KNOW BEFORE BUILDING YOUR PARK CITY DREAM HOME

The first in an occasional series
from your friends at Gardner Group

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GARDNER GROUP

LUXURY HOME CREATIONS

Park City, UT | gardnergroupparkcity.com



1. YOUR LOT IS A DICTATORIAL TYRANT.

YOU CAN'T FORCE A HOUSE ON A LOT. THE LOT DRIVES THE DESIGN.

Park City is characterized by two distinctly different types of lots. We do have flat lots in Park Meadows and in the Snyderville Basin, but most of the lots in Park City have slope, due to the preponderance of ridges and hills in and around town.

A flat lot can lead to a larger lawn, but will dictate a more traditional two-story design. This may not take maximum advantage of the views in some circumstances, and can make it difficult to achieve the “main level living” concept which has become favored over the past ten years.

A sloped lot dictates a walk-out basement design. This can result in a very livable floor plan where the upper level walks out on one side of the home and the basement level walks out on the other. A walk-out basement design will need to be different on a lot on the uphill side of the street to a lot on the downhill side of the street.

A very steeply sloped lot will inevitably result in a split level design. If you don't want endless stairs, don't buy a steep lot.

Bottom line is that you need to give considerable thought to the type of home design you would like to build, and buy a lot that will allow this type of home.

2. YOU WON'T MISS THAT SIXTH BEDROOM WHEN YOU'RE SITTING ON YOUR DECK SIPPING CHAMPAGNE GAZING UP AT IRON MOUNTAIN.

A house will cost around the same to build with a great view as with an average view. However, the value of the home when complete will be far higher on a great view lot, especially after the home has aged a little.

When we say "million dollar views" in Park City, we mean it. The same home on a great lot can easily be worth a million dollars more than on an average lot. This statement is becoming even more true as great view lots become rarer due to build out. Older homes on great view lots are outperforming the market.

In our experience, it is a mistake to compromise on the view. Better to compromise a little on the size of the home. Most people build homes larger than they need in any case.

BUY THE BEST VIEW YOU CAN AFFORD, AND MAKE THE HOUSE SMALLER, IF NEEDED, TO STAY ON BUDGET.





3. SPEED THRILLS.

IT WILL COST CONSIDERABLY MORE TO BUILD A HOME WITH A 24-MONTH BUILD TIME THAN THE SAME HOME DONE IN 13 MONTHS.

The best way to stay on time is to have a timeline, and to reference it daily. A formal computerized construction timeline provides estimated start and finish dates for each line item and is an invaluable tool in helping to schedule and reschedule sub-contractors.

In a construction project, there are “critical path” tasks that must be completed before the next task can start. The critical path will determine the final completion date. For example, you can’t put in the foundation until the excavation is done, and you can’t start framing until the foundation is in. And so on.

With a timeline, subcontractors can be accurately informed of their anticipated start date before

construction even commences, so they can plan accordingly.

Without a formal timeline, sub-contractors might be called around six weeks ahead of when needed with hopes that they will be available. In a busy building environment, this is almost never the case and creeping delays are inevitable.

Inescapably, weather or some other factor will cause a delay to some tasks during construction. The timeline allows an accurate assessment of the impact and easy rescheduling of subsequent tasks.

A well-managed timeline can shave several months from the build time, and time is money.

4. EVEN THE BEST TILE GUY ONLY GUESSES RIGHT 50% OF THE TIME.

MOST “MISTAKES” ARE REALLY THINGS GETTING DONE IN A MANNER NOT INTENDED BECAUSE OF LACK OF SUPERVISION

In the traditional building model, the General Contractor will visit the build site at some point in the day to oversee his less experienced, less qualified supervisor, who in turn may be responsible for two or three projects simultaneously. The

interior designer will visit the site every few weeks. The architect will visit the building site every month at most.

Meanwhile, tile is getting laid every day... If the tile setters can't find someone to give them guidance, they can't stop, time is money. Often times, even if the General Contractor is on site, it is really the Interior Designer or the Home Owner, or their representative,

that is needed. Rarely can most Interior Designers break free from what they are doing for a site visit to make one small decision.

This is how “mistakes” are made. Mistakes are costly. Redoing work has both a financial cost and a time cost, both of which are stressful.

Often times, the stressed-out home owners, who have noticed that “mistakes” are being made, decide to step in and become more involved, wondering if they are doing the right thing.

Is it any wonder that we call what we do “The Smart New Way”?





Whilst there can be valid differences between the price bid by two reputable sub-contractors, it is far more likely that two reputable sub-contractors bidding the same project intending to do the same quality of work will arrive at very similar bids.

YOU DIDN'T PICK THE SHOES YOU'RE WEARING BECAUSE THEY WERE THE LOWEST PRICE. WHY SELECT CRAFTSMAN FOR YOUR PRECIOUS NEW HOME ON THAT BASIS?

One of the factors that can result in a lower bid is when the sub-contractor knows you run a tight ship, that you will be ready when you say you will be, that you will have decisions made in a timely manner and that you will pay them in a timely manner when they are done. These factors will bring loyalty and better pricing.

Generally, a "let's go with the lowest bidder" thought process results in the selection of a Contractor who has not included in his bid the level of fit and finish the homeowner has in mind. This inevitably leads to frustration and disappointment.

5. DON'T BLAME THE LOWEST BIDDER IF THE FIT AND FINISH AREN'T UP TO SNUFF.

6. OBSESS OVER THE DETAILS BEFORE BREAKING GROUND.

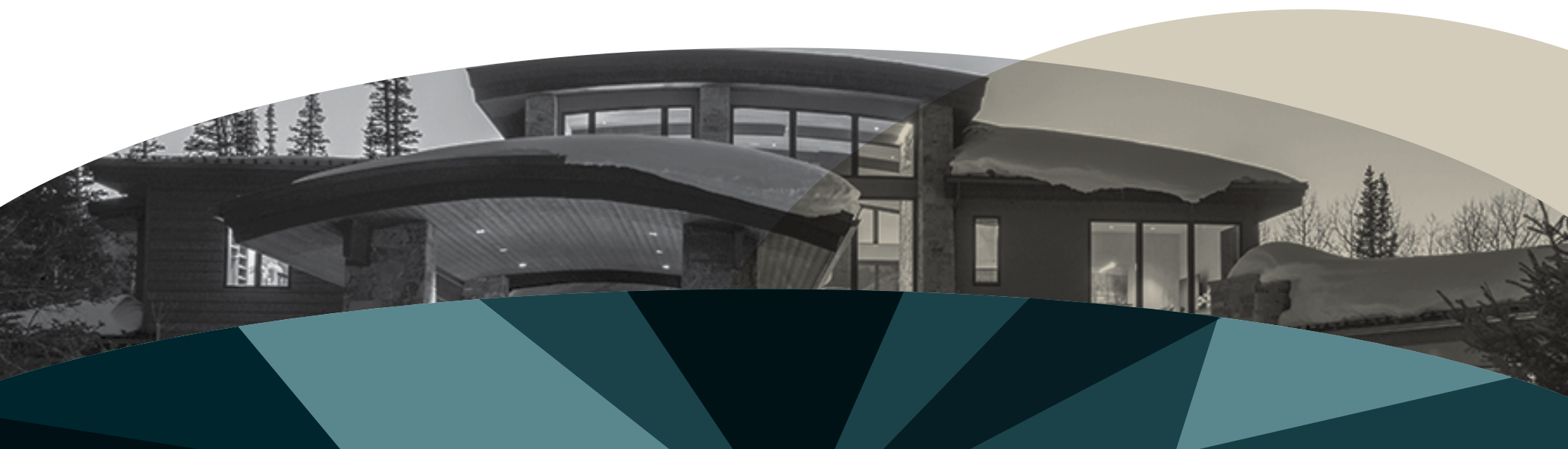
YOU DO NOT WANT TO BE MAKING IMPORTANT DECISIONS WHILE A SUB-CONTRACTOR IS LOOKING OVER YOUR SHOULDER WITH HAMMER AND NAILS IN HAND.

Once construction starts, the day to day construction process is onerous. Have all material and equipment decisions made before then. Appliances. Plumbing. Tile. HVAC. Windows. Etc.

“Why on earth do I need to decide appliances before we start?” Appliances need to be known to design cabinets. Cabinets need to be designed before framing starts. Framing starts right after the foundation...

“Why on earth do I need to decide HVAC before we start?” Some HVAC systems will need chases allowed for in the architectural design, and those need to be included before submission to the Building Department.

In order to make these decisions, an overall design objective must be decided, and this is not something that can be invented on the fly. Every decision made during construction must be carefully considered in light of the overall design objective.



7. TELL YOUR INTERIOR DESIGNER EVERYTHING.

“Interior Design” is a misnomer. You need to integrate your design objectives into the home from the very start.

Today, Interior Designers do far more than select paint and tile. In fact, they are more responsible than anyone for achieving your overall design objective.

It is a mistake to bring the Interior Designer into the project towards the end of the architectural design phase; they need to be involved from the very start. “Do we leave the structural steel beams exposed, or not?” Not only will that result in a very different look, but there are structural implications. Additionally, this decision needs to be known early or the steel fabricator will weld studs on the steel and it won’t be possible.

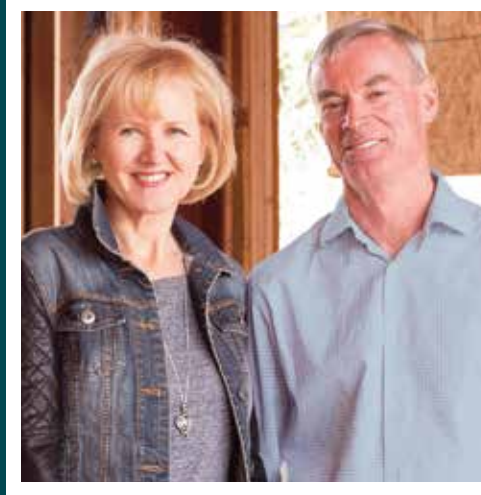
Every decision made during the design and build process must be made with an eye to the overall design objective, and to do that you need the Interior Designer involved from the start.

Your Interior Designer is the person who will make sure that your bath inspires a feeling of relaxation and rest; that your exterior finishes will be a breathtaking wow; that your entry will have the grandeur you crave; that there will be a good reading light and something soft to rest your feet on during a long winter’s night.

**AND MAKE SURE
THEY ARE AT THE
TABLE AND IN THE
CONVERSATION
FROM DAY ONE.**



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