How to Plan and Manage a Building Restoration Project
Whether it’s from wear and tear or accidental damage, large buildings will eventually need repairs. For condominiums and commercial buildings, this can negatively impact an occupant’s experience and the overall property value until the issue is resolved.

Regardless of scale of your office or commercial building, it’s important you know what you’re getting into before beginning any restoration work.

How to Avoid Repair Delays

All too often, construction and repairs face delays. While in some cases, delays cannot be helped due to changing circumstances, the majority of them stem from the same issues.

The Amount of Work Needed Isn’t Understood

In many situations, contractors put bids in for a project without completely understanding the scope of the project, or the owner’s vision. In these cases, any quote or estimate you’ve received might be grossly understated. When you’re in the beginning stages of scoping out your project with prospective restoration experts, make sure you have discussed your needs clearly.

Poor Communication

One of the most common contributors to delayed projects is poor communication between parties. When interacting with your restoration experts, be direct. Try to be as clear as possible and remove possible cases of ambiguity, like the type of materials used. In addition, you’ll want to stay in the loop of your project’s progress.
How to Save on Unneeded Repair Costs

Repairing a building can be an expensive process. There are a few ways you can try to save money without compromising on your repair work quality.

Go Over Each Line Item
When you choose a contractor, they’ll sit down with you and go over the project’s timeline. During this time, you’ll go through the budget. Take your time and question any line item you don’t understand. Your restoration experts may have assumed you want extra costly add-on services, when you don’t.

Shop Around For Contractors
You can’t get a good idea of the price range for a project with just one quote. As a result, make sure you get quotes from at least 3 different prospective contractors. This will give you a rough idea of the range that exists for your projects. Don’t risk overpaying when you don’t have to.

Keep Organized
Hiccups can result in unforeseen extra costs. You should carefully keep track of the construction schedule. If anyone in your organization is responsible for contributing in any way to the project’s completion, make sure they’re on top of it. If your contractors need access to a specific area of your building on a given date, make sure that you’ve cleared it out.
Carefully Select Your Contractor

Whether you need something as simple as drywall repairs, or your building has suffered extensive damage, you’ll want to be thorough in your restoration contractor selection process. There are quite a few different elements to be considered when evaluating potential contractors, outlined below.

Cost
When you’re looking for a contractor, one of the most important areas to consider is their quote. For commercial property owners, you’ll want to save money where possible, as it directly impacts the profitability of your business. However, it’s important that you don’t just take the lowest offer available. There are some contractors who offer low quotes. However, they generally do so because they need the work, or use subpar materials. As a result, the quality of the work may be impeded. In either case, your building will suffer in the long term and you might end up paying to fix your building again sooner than you’d expect.

Wide Skillset
In some cases, you’ll want to highly customize your project. If this is the case, you’ll need a contractor who can accommodate these goals. They’ll also need to be knowledgeable enough to provide suggestions that give you the desired outcome.

References & Trust
Before moving forward with a contractor, look for past clients who are willing to act as references that needed similar restoration work. You can reach out to these companies and get a better picture of the level of service you can expect to get.

When you’re looking to hire a building restoration expert, trust is paramount. Failure to properly repair your building can cause even more damage, or even create new building problems. As a result, you would benefit by developing a working professional relationship with your restoration experts.

Competent experts that you can trust will tell you the truth about the situation, allowing you to accurately budget repairs if not covered by insurance. This also enables you to get a clearer idea of how long repairs will take, especially if delays occur.

Risk Identification
Highly competent restoration experts will also identify other potential risks in your building. By listening to their advice and addressing their concerns, you can potentially save on frustrating costs in the future.

Long-Term Care
Another area you should focus on is any post-project care that may be required. Contractors who are skilled will be proud of their work and offer minimum guarantees and warranties. This means you can be confident in the quality of work done.
Expect the Unexpected

Construction and repairs, by nature, come with an inherent risk of unanticipated consequences, like uncovering hidden issues during the restoration process. In these cases, both contractor and building owner will need to be flexible and decide the best course of action. This process is necessary to make sure that your building’s health is maintained. However, competent building restoration experts will anticipate these issues during the initial inspection process and have created a plan to combat these issues.

For commercial buildings, water damage is one of the biggest sources of unexpected issues. You’ll need to resolve these concerns to keep your building healthy. As a result, not only will the damage be repaired, you’ll also want a waterproofing company to protect you against further issues.

Levels of Service

Each client has different expectations when it comes to service that goes beyond the repairing process. For instance, if the restoration process is extensive enough, you may not be on-site during the repairs. In these instances, you may be curious about the current state of your building. Service-minded organizations will be able to provide you with pictures of the progress.

Additional Changes

Some building owners will choose to pursue additional changes to the building after it suffers damage. This commonly involves small aesthetic changes, such as fixing cracks in concrete walkways, concrete slabs, or even concrete walls. If this is your goal, you should ensure that whatever restoration expert you choose has the experience to accurately complete each desired change.

When emergencies happen, you need professionals to handle it properly. With over 20 years performing restorations and repairs, USRL is the best choice to handle your building’s repair. The multidisciplinary staff we use means that we’re perfectly equipped to handle any issues or projects. We generally offer a standard two year warranty on every project we complete, with additional warranties available as well. Our focus on service means that our dedication to you doesn’t end when the project’s over. We’ll inform you of necessary maintenance to help save you money.

Contact us to learn how USRL can restore your buildings to life.

www.ursl.ca | +1 844 924 8775