

PROJECT
JEN AND ADAM SMART'S HOME
66 LOOP DRIVE, CONCORD, MA

A ROAD MAP BY
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DATE
NOVEMBER 27, 2021

FOR OPENERS

Jen and Adam are looking to make changes and updates to their Concord, MA home with a 15-year ownership time frame in mind. They're looking for some basics: central AC and a better use of space for the main living area. And a little extra: primary bed/bath expansion and a dedicated office and/or guest room. Our septic research lets us know we could plan for a new one in the front, allowing for a possible rear expansion.

The main goal: a house that covers the needs list and at least some of the wish list. You are deciding what route to take to that goal that keeps you whole in all the senses: financial, mental and emotional.

This Road Map establishes the vision, and rough costs for that vision.

NEED & WISH LIST

- 1st floor layout/use: the formal living room is underused; the dining room is currently used as a playroom, but it would be nice for it to be more open to the kitchen; there isn't a good-sized eating space within the kitchen; the pantry/laundry nook could be reworked; screened in porch is a favorite, but not easily connected to the kitchen
- Flow issues: the season determines which entrance is used and collects all the outdoor gear, with neither the foyer or garage quite being perfect for containing clutter or accessing the living space
- Kitchen lacks counterspace and storage (and see previous layout question); the finish choices of previous owner don't sync with the Taylors', but everything is serviceable and relatively new
- Family room is underutilized and could use some mostly interior design help: want to make this into the heart of the home
- Central AC
- Primary bedroom suite lacks space for both the bathroom and the walk in closet
- Bedrooms and offices are fine for now, but as the children grow and more guests come to visit, this will start to be a strain; need dedicated office space
- Basement is not prone to flooding but is musty; look at dehumidifier situation; will be used as overflow recreation in finished area; the scale of it can be DIY; the unfinished portion houses mechanicals and workshop - plenty of room if there is a change in mechanicals, and possible expansion of finished area
- Ceilings in some spots are textured, others not; would like to make it all smooth

POSSIBILITIES OVERVIEW

A1 / KITCHEN LITE

Rework the layout of the whole kitchen and dining areas, allowing for moving the plumbing and appliances, utilizing all the square footage of the two rooms to create an open kitchen/dining area. This allows an option to move an exterior door at the location of the bay opening, and possibly extending the screened porch to that door.

B / MODEST BUMPOUT

Bumpout at the back of kitchen and up to 2nd floor. Rework the kitchen layout, partially or in full. Rework and expand the primary bath/closet/bedroom layout above, including new bath.

C / GO BIG

Bumpout across entire back of house about 8', not including the garage portion. This offers the previous goodies (kitchen and primary); a dedicated 1st floor office/library with a flex room at front for play/your choice; chance to rework the pantry/laundry; extra 2nd floor bedroom.

ANY SCENARIO INCLUDES

- Central AC; removal of outdated fire/smoke alarms; accompanying electrical work; windows as needed

NOT INCLUDED

- Possibility of front porch is a la carte, and could range \$10-25k
- Septic: see note in Possibilities - Details, but heads up, a quote can range from \$15k-\$50k

POSSIBILITIES:DETAILS

A1 / KITCHEN LITE

Trades Involved: Demo, framing, HVAC, electrical, finish carpentry, windows as needed, possible small amount of cabinetry/stone for additional counter area

Timeline: 4-6 months

Shelter in Place: Yes

Ballpark price tag: \$75k, plus pandemic pricing

B / MODEST BUMPOUT

Trades involved: Demo, roofing, framing, excavation/foundation, HVAC, electrical, insulation, plaster, paint, finish carpentry, windows as needed

Timeline: 6-8 months

Shelter in Place: Yes

Ballpark price tag: \$200k, plus pandemic pricing

C / GO BIG

Trades involved:

Demo, roofing, framing, excavation/foundation, HVAC, electrical, plumbing, insulation, plaster, paint, finish carpentry, windows as needed

Timeline: 6-8 months

Shelter in Place: Yes

Ballpark price tag: \$350k, plus pandemic pricing

SEPTIC NOTE

The septic bid is likely to come in from \$15k to \$50k, depending on factors like whether you incorporate more site work into the process. Scenarios A-B wouldn't require the septic. I still think this is something to address with at least more fact-finding about limitations and suitability of locations. For example, you could design the new septic and wait this older one out while you do one of these more modest renovation versions.

SO YOU KNOW

These are ballpark time and financial estimates for your strategic planning, along with advice about how to analyze the situation to get the best outcome for your family. As in life, in renovation and real estate, there are no guarantees. Labor and material costs vary, the business models and practices of construction companies vary and who knows what surprises lurk behind the walls or under the floor. And, pandemics! No, this isn't the opening to some thriller. I want you to know I am doing my very best to prepare you for what to expect and to prepare you to make informed decisions that put you in control. This adventure may offer a bump or two along the way. I offer my best view from this moment in time.

\$ DETAILS

Capital: I recommend preparing for and having access to 20% over whatever is estimated for the planned renovation.

Sourcing: I can offer more details as to what materials are expected to be provided by a homeowner, which ones are built into a contractor's quote, and how to choose the best path on that arrangement with your GC for you.

NEXT STEPS

Your next steps will be to **contact an architect** for options A, B or C. Depending on which option you choose, I have different recommendations -- not all architects offer services that match each project. I've placed those on your dashboard. Let me know when you're ready to move forward and I will make an introduction!

I've also placed a tip sheet on how to choose and interview an architect, a quick explanation of pricing formats and the range of how they package their work. I'm happy to look through your options with you when it's decision time.