



The benefits of choosing 'full service' for your next building renovation - by Ron Fanish

September 12, 2023 - Owners Developers & Managers



Ron Fanish

Building renovations are some of the most complex and stressful undertakings that a building owner can face. There's no shortage of decisions to make, from setting a timeline and determining a budget, to selecting materials and the right design. Meanwhile, time is of the essence: tenants can only be displaced for so long.

Fortunately, there is one decision building owners can make that simplifies this entire process: choosing a full-service restoration company to handle the renovation. Full-service companies specialize in all aspects of renovations, like post-disaster clean up, the initial planning, restoring and rebuilding, and more.

Whether you're renovating because of a flood, a fire, cosmetic reasons, or something else entirely, a full-service company can make the process hassle free. Here are just a handful of reasons why you should whittle down your list of contractors to one for your next big project.

More efficient processes. Sometimes the most complicated part of a renovation isn't the construction itself, but all the planning and coordination that underpins it. Property managers know all too well the headaches that come with trying to wrangle several contractors simultaneously, from cleaning crews and carpenters to plumbers and electricians. Indeed, coordinating everyone's schedules and timelines can be a full-time job in itself. But this headache disappears when property owners choose to work with a full-service company. By overseeing the renovation process from start to finish, they significantly reduce time spent on coordination and scheduling.

A single point of contact. A building renovation can also be difficult due to the number of relationships a property owner needs to maintain. If you're working with a large array of companies and individuals, that may mean calling three, four, or even five different people to answer a single question or make a small change to the plan. Alternatively, by working with a full-service restoration company, you have a single point of contact. That's just one number to add to your phone book, and one number to dial when plans shift.

Significant savings. When a range of contractors are hired to perform different tasks, building owners usually end up paying a premium. They may simply not have the time to negotiate a better rate with several different entities. However, full-service restoration companies package everything together, which brings down the project's overall price tag. This means more money can be invested in the building itself, rather than a parade of contractors.

Deep expertise. Full-service renovation companies are a whole that is greater than the sum of their parts. They are businesses with a wealth of knowledge and roster of staff that span several trades and professions. They are also more likely to be experienced in the latest restoration technologies,

such as laser cleaning and 3D imaging. When you choose the full-service option, you can be sure that you're getting experts who understand how all elements of a restoration project intersect.

As you plan your next building renovation, make the prudent choice. Opting for a full-service renovation company can have a significant impact on the success and efficiency of your project, ultimately saving you valuable time, money, and energy.

Ron Fanish is co-owner of Rainbow Restoration of Westchester, Yonkers, N.Y.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540