



## For Your Next Addition or Renovation Project, You Need a Design/Build Contractor

**A**ny addition or renovation to your home is a major investment, requiring extensive planning, communication and execution. Why hire a separate company to handle each? For your next project, choose a design/build firm, a fully integrated contracting company that handles all aspects of its projects.

Altering the architecture of a home is an enormous challenge – and it's important for the builder and designer to collaborate from the start. Each home has its own structural, aesthetic, and site-related challenges, which need to be resolved early in the design process. Creative design professionals take your ideas and translate them into architectural plans. The builder uses these plans to turn your dream into reality.

Unlike the traditional multi-company approach to contracting, design/build firms incorporate realistic cost estimates in their plans. They accurately include the price of detail work, like lighting, plumbing fixtures, and cabinets, in their original plans. Plans lacking details give the illusion of a lower cost, and unpleasant budget surprises later. And, since design/build architects and builders cooperate, there are no miscommunications or plan changes after your contract has been signed. It's common for the integrated design/build approach to save time and the typical 10-20% budget "surprise" associated with traditional contracting.

Another benefit of hiring a design/build firm is that they will coordinate the design and planning phases, and manage all aspects of the project – from design development through engineering and completion. Having one point of contact for the entire span of the project ensures that the project is painless for the homeowner from start to finish. By expertly pursuing design quality, and by effectively controlling costs and schedule, a design/build firm makes certain that your project remains on target, and on budget.

Perhaps the most significant aspect of working with a design/build firm is that they will provide guidance and assist the homeowner throughout the project – from start to finish. If modifying the project during construction is necessary, you will not have to worry about "finger pointing" between the architect and the contractor, because one team is working for the client, not separate firms with conflicting interests.

Count on the resources and experience of the committed professionals at Bryhn Design/Build of Flemington, NJ for your next remodeling project. Their integrated team of experts all work toward the same goals – creative design solutions, quality workmanship and timely project completion. Their expertise ensures you'll avoid surprises once the work begins, giving you quality work, and peace of mind at your desired budget. Call Bryhn Construction today at (908) 806-2961 to start your next remodeling project, or visit their website at [www.bryhnconstruction.com](http://www.bryhnconstruction.com). **DL**

