

Frequently

Asked Questions



TOP RATED REMODELING DELIVERING AN
EXCEPTIONAL CLIENT EXPERIENCE



PARKER
DESIGN • BUILD • REMODEL

about us



We realize that remodeling your home is a very personal experience. Our team will be interacting with you for the coming weeks and months to make your vision a reality. We want you to have the best experience possible!



CHRIS PARKER
President

When Chris Parker began his career over 15 years ago, he quickly realized that one of the biggest flaws in the remodeling industry was the client experience.

It seemed there was no shortage of horror stories and most people just accepted this as the status quo. That didn't sit well with him so he started his own business with a complete process and focus on the client experience.

His clients and the industry agree with his approach as demonstrated by a plethora of [awards](#), [reviews](#), and [beautiful projects](#).

Today, Parker performs major renovation projects for discerning clientele who are seeking that one-of-a-kind remodeling experience. The company has been recognized as:

- Maryland Building Industry Association Awards Winner
- SmartCEO Family Business of the Year
- Best of Baltimore Top Rated Remodelers

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The client experience is the most important part of the job.

The Most common question...

#1 How much will my project cost?

Until the design specifications are completed, there is just no way any contractor can provide an accurate or realistic price for any project. However, the following averages are provided to help you determine if your project, budget, and desired goals can be accomplished, by our team. Most projects can be value-engineered, to some degree, as well, but these will provide you a rough ballpark based on averages for 2023.

Kitchens

A typical kitchen remodel starts around \$75K and we have done some over \$300K. Our average kitchen is around \$150K, but this usually stretches into other areas of the main floor like updating all the flooring throughout, opening up walls, etc. This would push that average more in the range of \$200K - \$250K.



Home Additions

Unlike new home construction, the type of addition really affects the cost per square foot (CPSF) for budgeting purposes. For example, a family room addition without any plumbing or cabinetry would cost much less per square foot than the same size addition that includes a full kitchen with cabinetry, appliances, countertops, plumbing etc. Likewise a 2 story addition has different cost factors than a single story addition. It's important to note that 2 story additions create a ton of value and the CPSF is actually lower for a 2 story than a single story addition because we only need to include costs for one foundation, etc.



Generally, as the size increases, the CPSF typically decreases. On average, a home addition budget should be around \$400/sf. If the home addition includes a kitchen or a master bath, the cost is closer to \$500/sf. Most additions require total roof and siding replacement for aesthetics, which can also add to that CPSF. These costs also fluctuate based on material costs and our averages are based on those factors for 2023.

Average Project Budgets

Bathrooms

Most of the bathroom renovations we perform are part of larger projects. This often includes a high end master remodel, updating several baths in a home, or adding a bathroom as part of a larger home addition project. For this reason, the average price can have a wide variance. Small bathroom remodels, that are part of a larger project, may average \$35k while a master remodel is closer to \$75k.

These averages will also be impacted by your desired material and selections.



Basements

Much like a home addition, the average price for a basement is going to vary dramatically depending on the scope of the project. If a kitchen, bathroom, or bar is incorporated, there are additional plumbing and electrical costs. On average, most of our projects include some type of bath, bar, framing and electrical work which puts the average basement cost around \$125/sf. However, if you're just clubbing a basement, your costs may be as low as \$80/sf.

Custom Built-Ins

We have a lot of capabilities when it comes to built-ins such as mud room cubbies, bookshelves, custom bars, and more! Our team custom designs built-ins to meet the room specifications and client requirements.

Handyman Services for Past Clients Only

For all of our past clients, we provide handyman services at a rate of \$75/hr. Since this is not a primary service, these projects are typically rotated into the production schedule as needed.



More Answers to frequently asked questions

A brand is defined by the customer's experience. The experience is delivered by the employees.
-- Shep Hyken



2 Why does the average price per square foot vary from one contractor to the next?

It's important to note that the price per square foot will vary depending on whether you're using an upscale contractor vs. a "builder-grade" contractor. Why? An upscale remodeler will typically utilize more skilled labor, higher quality materials, and even provide a warranty. A lower priced contractor may not have the resources or capabilities to provide these services. When remodeling, it's often the special touches like customized built-ins, design assistance, or value-engineering that makes all the difference between a horror story and a great client experience.

3 Should I bid the project to get the best price?

Quite honestly, most bid projects are a shell game where the contractors try to bid low and make up dollars as the project progresses. In addition, most remodeling bids do not allow you to compare apples to apples as bids are often adjusted based on each contractor's approach. Some contractors substitute inferior products, utilize unskilled trades, or bid low in the hopes of winning the project and making up the difference later. That's not the way we do business!

Our unique design/build process is 100% transparent and provides a collaborative environment where we can understand your goals and vision to create a remodeling experience to your exact requirements. And, statistics show that the design/build process usually costs less than the typical bid approach.

Our accurate pricing ensures that the project can be completed within budget and helps prevent cost overruns and unexpected financial challenges. Most importantly, you will have a realistic budget with fewer surprises, as the project progresses.

More Answers to frequently asked questions

Putting the customer at the heart of the business means that every procedure, process, and system keeps the customer in mind.
-- Shep Hyken

4 What is the design/build process and why is it better? Does it cost more?

The design/build process is important for accurate pricing in construction projects because it allows for a more comprehensive and detailed understanding of the project's scope, requirements, and complexities before finalizing the cost estimates.

The client is very involved in this process and even makes selections early, so that there are no hidden upcharges or surprises down the road. Designs are provided for a nominal fee and a portion of the design contract can be credited towards your project. A free guide is available on our website.

5 How do I know which contractor to select?

This is, quite honestly, the most important decision you will make about your home. After all, you're committing to live and work with the contractor every day, for the foreseeable future. And, unfortunately, the remodeling industry is plagued with bad experiences, so you'll want to do the research to ensure you have a great experience!

If you are looking for a high-end kitchen remodel, you'll likely want to select a contractor that has photos and reviews representing that type of work. If you're looking for an inexpensive club basement, a different type of contractor may be acceptable. Download the checklist on our website for 12 Questions to Ask Before You Select a Contractor.

6 What is the biggest differentiator between Parker and other remodeling companies?

Parker is a boutique remodeler and owner Chris Parker is personally involved in every project. This ensures a superior level of attention, quality, and detail. Large volume or inexperienced contractors typically have very little oversight, inexperienced workers, and almost no quality assurance. We simply operate differently and our primary focus is on providing a great client experience!

12 QUESTIONS TO ASK BEFORE YOU
SELECT A
CONTRACTOR



When you choose a contractor, you're committing to live and work with them for the foreseeable future. Begin the conversation with a contractor by discussing these questions and discussing the answers that are best for you and your vision.

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A Few Words About QUALITY & PRICE

If buying a car was like remodeling a home, are you looking for a Honda or a Mercedes?

Both cars will get you to your destination but the choice between the two brands ultimately depends on individual preferences, priorities, budget, and the desired balance between luxury and value. And, there is nothing wrong with either vehicle - it simply depends on your desired expectations.

So, too, with remodeling. The contractor you choose to work in your home, for the coming months, will provide a certain level of quality, experience, and attention to detail. What are your expectations?

Your budget must be realistic

Our transparent approach provides for honest discussions about your budget, before design concepts begin. We believe there is nothing wrong with remodeling your home on a modest budget. The opposite is also true - there is nothing wrong with remodeling your home with the luxury and comfort you've always dreamed of.

98% of our projects are delivered on-budget - as a direct result of these transparent conversations and our design/build process. We can help you value-engineer your project to meet your budget while offering options that will still help you reach your goals.

However, the boutique level of service and quality provided by Parker Design Build Remodel can not be compared to a subcontractor.



*Quality is
remembered
long after price
is forgotten.*

Our Design/Build PROCESS



Design Comes First

Our design/build process allows for a more comprehensive and detailed understanding of the project's scope, requirements, and complexities before finalizing the cost estimates. Until the design specifications are completed, there is just no way any contractor can provide an accurate bid or price for the project. That is why thoughtful design always comes first at Parker.

Our clients are intimately involved in this process and enables us to provide a realistic estimate with no hidden upcharges or surprises down the road. Designs are provided for a nominal fee and a portion of the design contract can be credited towards your project.



Transparent & Integrative

Our unique design/build process is 100% transparent and provides a collaborative environment where we can understand your goals and vision. This process offers our clients the benefits of greater design and construction integration with singular responsibility for the project's overall process and outcome and often results in a reduction of total project costs. It is the foundation of our client experience process, and the reason we consistently receive 5 star reviews and an A+ rating by the BBB.

You Get What You Pay For

Chances are, we are not going to be your lowest priced option. However, you will be able to trust that our budgets are realistic and will meet your desired goals. We also provide:

1. A Workmanship Warranty - This means that there are no incentives to cutting corners or using inferior products. We stand behind our work.
2. We have established long-term relationships with all of our trade contractors. They rely on us for ongoing work and are incented to provide consistent high quality to maintain that steady stream of business.
3. We utilize high quality materials, provide a superior level of handcrafted millwork and trim. Everything we do is held to an old-world tradition of value, integrity, and quality.

The Client Experience:

"People will forget what you said, people will forget what you did, but people will never forget how you made them feel."
-- Maya Angelou