

HOME REMODELING PROCESS AND PRICING GUIDE



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ABOUT THIS GUIDE

WHEN THINKING ABOUT A HOME RENOVATION, HOW DO YOU TURN YOUR VISION INTO A REALITY?

Home remodeling is exciting, and it can be stressful and expensive. To make the most of your remodeling project, it's important to have a clear plan and a realistic budget. The first step is to define your goals and priorities. Are you looking to update a specific room, or do you want to completely overhaul your home?

There is a wide price range for renovations, and it is challenging to determine prices without knowing the details.

We created this guide to give you a framework for Project Planning and Prices.

THE DATA IS FROM:

1. The Remodeling Cost vs. Value Report from Zonda Media. This is independent research that is updated annually.
2. Our own data from completed renovations.



LET'S GET STARTED!

THE PACE PROCESS

1

FEASIBILITY

IMAGINE POSSIBILITIES

After dreaming of a renovation and meeting with PACE, the next step is discovering what is possible in your space. It's the point when embarking on a transformative remodel begins.

This is the art of thinking through the impacts of dramatically changing your surroundings. We'll work through the existing conditions of your property, talk about your options, and take a first look at permitting and conceptual designs.

This is a helpful step in defining a general scope with realistic pricing and schedule feedback. It's also a time to outline selections, create budget allowances, and draft floor plans or sketches. The permit offices, HOA's, subcontractors, and design professionals are introduced as we walk through all the necessary meetings and site visits.

2

DESIGN DEVELOPMENT

CRAFT YOUR VISION

Deciding to move forward with plans and specifications is the PACE Project Development Phase.

While the architects and engineers develop their plans, an interior design team coordinates the vision for your project. Our clients are welcome to choose from a curated list of finishes and design elements or work one on one with a design professional.

Selecting fixtures and finishes is when the vision boards become a reality and pricing is refined even further. Selections are managed within a personalized homeowner's portal and are populated with popular choices or recommendations from our design team. Before moving on to Pre-Construction, we'll settle on a design direction and begin prepping for approvals.

3

PRE-CONSTRUCTION

FORMULATE THE APPROACH

Your remodeling project begins with planning and prep, and that includes permitting and scheduling.

Even small-scale home improvement projects have parking, access, deliveries, and restroom facilities to coordinate. It's called Pre-Construction, and it's how a project transitions from the planning phase to the execution phase.

At the same time, proposals from specialty contractors are accepted, orders are placed, and deposits are made to prepare for work to get started. During Pre-Construction, you will finish making selections and the interior design plans will be finalized. Site visits continue as you actively prepare for the project "Kick Off"

4

CONSTRUCTION

EXPERIENCE TRANSFORMATION

This is the stage when walls come down and visions become reality—in other words, the fun part!

Construction itself occurs in stages, as well, and we'll walk you through each step during our regularly scheduled project meetings. An integral part of our process is keeping you informed. From deconstruction to installing the light dimmers and every big and small detail in between, the Pace team will guide you through what's happening with the construction work and what to expect with the schedule.

At the end, one of our project team members will walk you through your new space to answer any questions and gather feedback on the transformation.

THE PACE PROCESS

5

WARRANTY AND BEYOND...

MAINTAIN YOUR INVESTMENT

For most folks, we're renovating their single largest asset. And maintaining your property is an investment in your asset, ensuring it can provide the most benefit now and in the future.

Our projects include warranties through PACE, the vendors, and the product manufacturers. But high-quality construction practices and warranties notwithstanding, all properties require regular care and maintenance. PACE makes caring for your home a breeze with our full suite of maintenance services. Whether you have a big job, like replacing your windows and doors, or a smaller one like, repairing drywall PACE Pro Services can help you ensure your home looks its very best for decades to come.

WELLNESS AND SUSTAINABILITY IN YOUR RENOVATION

IMPROVING THE HEALTH OF YOUR HOME WHILE INCREASING SUSTAINABILITY IS AN IMPORTANT CONSIDERATION IN A RENOVATION. HERE ARE SOME IDEAS:



ELIMINATE GAS

Burning natural gas releases harmful carbon monoxide, nitrogen oxides, and particulate matter into the air, which can contribute to serious health problems. It is important to consider alternative options like electric appliances and renewable energy sources.



ELECTRIC

Switching to electric is a great way to eliminate the health risks that accompany gas appliances and have a smaller environmental impact. Tankless water heaters and electric stoves are a great switch to make.



RENEWABLE ENERGY

Explore the use of renewable energy sources like solar panels and wind turbines, which can power electric appliances after making the switch from gas.



SMART HOME TECHNOLOGY

As necessary, incorporate smart home technology to improve energy efficiency and reduce waste.



ENERGY EFFICIENCY

Reduce energy consumption by making changes to lighting, heating, and window treatments and installing energy efficient appliances.



BRING THE OUTDOORS IN

Creating links between the inside and outside can bring us closer to nature. The use of natural light can also reduce our energy use.

KITCHEN REMODELING

You can research the price to remodel a kitchen online and you will discover a wide range of numbers. Some results are geared to DIYers which would not include expenses like design or labor. Others might not take into account different levels of finishes or layout changes.

The region also plays a role. What might be possible in one location may be much more in the DMV.

ELEMENTS TO TAKE INTO ACCOUNT WHEN BUDGETING FOR A KITCHEN REMODEL

SIZE AND LAYOUT:

Larger kitchens require more planning, materials, labor, and time to complete. Changing the layout and relocating appliances will involve moving utilities like plumbing and gas lines, electrical wiring, and ductwork. This type of scope can require additional permits and trade work.

STYLE AND QUALITY:

You want to make your new custom kitchen feel like your own without sacrificing style and quality but luxury fixtures and finishes can drive prices up. It's important to pick selections that will match your style but also hold up over time. Sometimes spending a little bit more upfront for a quality can reduce headaches and replacements later.

SCOPE AND COMPLEXITY OF DESIGN:

If your kitchen refresh starts turning into a kitchen renovation, it's time to reevaluate your priorities. Major changes like adding or removing walls, installing windows, or relocating utilities will require professional designers and engineers that can not only produce the documentation needed for permit submission, but also ensure that your new kitchen will be safe, stable, and function in a way that works for your life. A more ambitious design can extend the timeline and increase the budget of your project.



MINOR KITCHEN REMODEL

A minor kitchen remodel might be a good option for you if you like the layout of your kitchen, your cabinets are in good condition, and just want to update certain elements.

For example: new hardware, maybe some new appliances, and a new backsplash.

PRICE RANGE: \$50,000-\$175,000

MAJOR KITCHEN REMODEL

A major kitchen remodel often involves a complete reconfiguration of the layout, new cabinets, appliances, countertops, finishes, and features to improve your home life.

PRICE RANGE: \$200,000-\$350,000+



BATHROOM REMODELING

Remodeling your bathroom in Washington D.C. is a great way to update your home, add value, and create a space that fits your needs. Like any other home improvement project, bathrooms can get expensive.

When it comes to bathroom remodels, the budget can vary greatly depending on the scope and the materials. A simple cosmetic update with new paint and fixtures, a complete overhaul with high-end finishes, or somewhere in between.

Most bathroom remodels include a combination of elements from varying grades of finishes. One homeowner might value a custom built vanity and choose an economy shower. Our process allows you to customize your remodel to your unique needs and values in order to accomplish the bathroom of your dreams.



MINOR BATHROOM REMODEL

A minor bathroom remodel preserves the existing layout and changes existing fixtures. If you're happy with the layout but want a fresh aesthetic this could work for you.

For example: paint cabinets, change hardware, a new toilet.

PRICE RANGE: \$30,000-\$75,000

MAJOR BATHROOM REMODEL

A major bathroom remodel could involve changing the layout of the bathroom, updating flooring, vanity, plumbing fixtures, updating shower tile and glass, and an emphasis on luxury and comfort.

PRICE RANGE: \$75,000-\$200,000+



BASEMENT REMODELING

In Washington D.C., making the decision to finish or remodel your basement is a great way to update your home, increase value, and add livable space that fits your needs.

When renovating a basement space, there are code requirements to sift through before the possibilities of what to do with the space can become a reality. These necessary permits and inspections apply to basement remodeling in DC to ensure that new basements are safe. Ceiling height, points of egress, and fire sprinklers are just a few factors that may need to be addressed while you are in the early stages of designing your new living space. Depending on the scope and complexity of your project, you will need to hire an architect, engineer, and/or contractor to ensure that your basement meets these safety and quality standards. PACE provides all of these services, making a basement remodel much less complicated.



Determining how you want to use your new found space is also important in planning. For example, creating a finished play area for kids will not require as much as turning the space into an ADU ([click here to read our blog on Accessory Dwelling Units](#)). Adding a bathroom or kitchenette will require plumbing. Some of the hidden costs like concrete trenching, plumbing groundwork, and earth removal become necessary with the addition of plumbing scope. Adding more appliances or HVAC units will need more power from your electric panel.

Our [easy-to-manage approach](#) can make a complicated basement remodel a breeze for a busy homeowner!

BASEMENT REMODEL

It is difficult to give a budget for a basement remodel as it depends on so many factors. Many estimates online overlook these variables and often only include costs for materials.

Depending on what the basement will be used for, finish choices, and other variables the price range can vary widely.

PRICE RANGE: \$250,000-\$500,000+



HOME ADDITIONS

There are several reasons why homeowners might consider adding an addition to their home. Some common reasons include needing more space for a growing family, wanting to create an additional source of income through a rental property, or simply wanting to increase the value of their home. Additionally, a home addition can be a great way to customize a home to fit specific needs and preferences, such as adding a home office, gym, or entertainment room. Whatever the reason, a well-planned and executed home addition can be a great investment for homeowners.

There are two common types of home additions in Washington, D.C.

ADDING ONE OR MORE ROOMS AND POPPING UP

This is likely what most people think of when they hear an addition. The most common rooms to add are a bedroom or a bathroom but living space or home office are also popular.



A BUMP-OUT

This type of addition only adds about 150 or fewer square feet of living space and typically does not require roof or foundation work, making it cheaper. Rather than adding a new room this would be adding more space to an existing room.

Of course there are other ways to add space to your home, like a four seasons room or garage conversion, but given Washington D.C.'s unique housing market these are the two most common. There are many other considerations as well: building up or out, city restrictions, permitting, foundation, and many more.

Adding space to your home is no small undertaking. It is vital to have a trusted partner with experience that can guide you throughout the decision making process. PACE's easy-to-manage approach can make an addition a painless process.

HOME ADDITIONS

When planning a home addition, there are several price considerations to keep in mind. First, you'll need to determine the size and scope of your project, as larger additions will generally cost more than smaller ones. You should also consider any necessary permits and inspections, as well as the cost of materials and labor. Other factors that may impact the price of your home addition include the complexity of the design, the condition of your existing home, and the location of the addition.

PRICE RANGE: \$150,000-\$1M+



SELECTIONS FOR A REMODEL

A full residential remodel involves a variety of selections, ranging from structural elements to aesthetic finishes. The amount of selections to make depends on the scope of your remodel. Knowing what to expect ahead of time can assist in budgeting and eliminate unforeseen decisions. Here's a comprehensive list of selections you'll typically need to make during a complete residential remodel:

ARCHITECTURAL AND STRUCTURAL SELECTIONS:

- Architectural style and design preferences
- Structural modifications and additions
- Roof style and material
- Exterior siding and finishes

WINDOWS AND DOORS:

- Window styles, types, and sizes
- Exterior door styles and materials
- Interior door styles and hardware

FLOORING:

- Flooring material (hardwood, tile, carpet, etc.)
- Color and finish options
- Area rugs and carpets

WALLS AND CEILINGS:

- Wall finishes (paint, wallpaper, paneling)
- Ceiling design and finishes (tray ceilings, coffered ceilings)
- Crown molding and trim details

CABINETRY AND BUILT-INS:

- Kitchen cabinet style, material, and finish
- Bathroom vanity style and material
- Custom built-ins (shelving, entertainment centers)

COUNTERTOPS:

- Kitchen countertop material (granite, quartz, marble)
- Bathroom countertop material

APPLIANCES:

- Kitchen appliances (stove, refrigerator, dishwasher, etc.)
- Washer and dryer
- Specialty appliances (wine cooler, built-in coffee maker)

PLUMBING FIXTURES:

- Kitchen sink and faucet
- Bathroom sinks, faucets, and showerheads
- Bathtub or shower options
- Toilet styles

LIGHTING:

- Light fixture styles (chandeliers, pendants, sconces)
- Recessed lighting
- Task lighting in specific areas
- Smart lighting controls

SELECTIONS FOR A REMODEL

HVAC SYSTEMS:

Type of heating system
Type of cooling system
Ventilation preferences

PAINT AND COLOR SELECTIONS:

Interior paint colors for each room
Exterior paint colors
Electrical Outlets and Switches:
Placement of outlets and switches
USB outlets
Dimmer switches

HARDWARE:

Door handles and knobs
Cabinet handles and pulls
Faucet fixtures

BATHROOM ACCESSORIES:

Towel bars and hooks
Shower caddies
Mirrors

LANDSCAPING AND OUTDOOR ELEMENTS:

Outdoor lighting
Patio or deck materials
Landscaping features (plants, trees, garden)
Technology and Smart Home Integration:
Smart home systems (thermostats, security, lighting)
Audiovisual systems and equipment

SECURITY SYSTEMS:

Alarm systems
Surveillance cameras

FURNITURE AND DECOR:

Selection of furniture for each room
Decorative items (art, accessories, rugs)

WINDOW TREATMENTS:

Curtains, blinds, or shades
Curtain rods or tracks

MISCELLANEOUS:

Staircase design and railing
Fireplace design and materials
Mirrors and decorative elements

It is crucial to work closely with your builder to ensure that all selections align with your vision and budget. Additionally, keep in mind that coordinating these selections early in the planning process can help avoid delays and ensure a smoother construction process.

WHY CHOOSE PACE?

There are many reasons to choose to work with PACE Design and Construction.

Our easy-to-manage approach is part of what makes us unique in the marketplace. Design build project delivery is the highly-efficient way PACE successfully completes our remodeling projects. PACE's designers and builders work closely together, as a team. This allows for a holistic approach to your project, ensuring the renovation is planned and executed in the best way possible, and adhering to the quoted price and promised timeline. Everyone has heard of renovations dragging on for months after they should've been completed, or the break down in communication between homeowners, architects, designers, and contractors. Our process makes your job as a homeowner a breeze.

PACE is a full-service design and construction firm that specializes in providing high-quality services to homeowners, with particular focus on historic homes, custom design build projects, and aging in place. With years of combined experience, our team of experts understand the unique needs and challenges present when it comes to renovating older homes in order to create a modern living space that honors the original structure.

Our deep knowledge of home styles, building techniques, materials and local regulations for preserving properties is essential for any homeowner wanting to maintain the character and charm of their home while making it more livable and modern.

The goal of a renovation is to improve your life and that is our goal as well. Let us partner with you to improve your home and life!

Get in touch with us today and check us out on social media!





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