

HOW TO PLAN

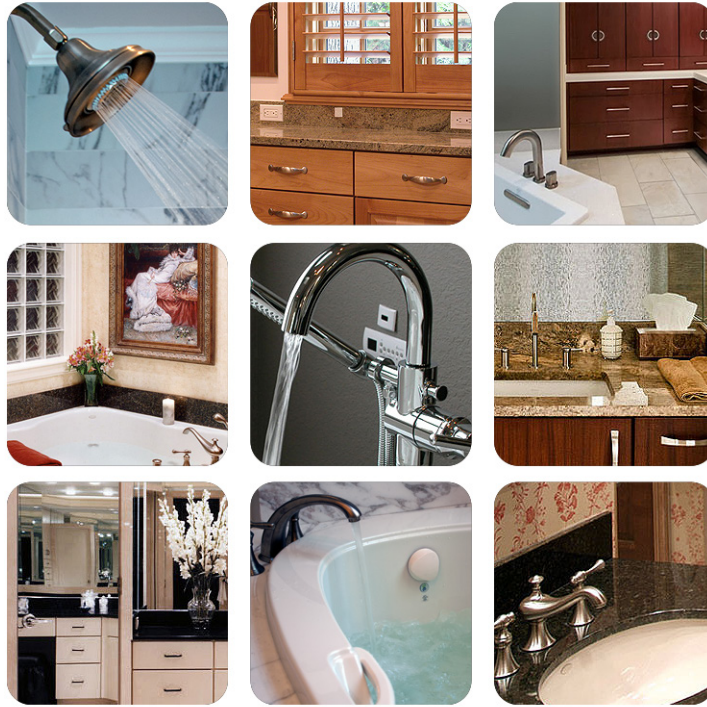
Bathroom Remodel

- 
- Assess your needs
 - Establish a budget range
 - Contact The Buckingham Group
 - Finalize room layout and design
 - Decide on a look
 - Choose products
 - Plan for the installation
 - Kick back and enjoy for years to come!

Add Luxury and Lasting Value to Your Home



Modernizing your bathroom makes your home more convenient, appealing and more functional. Perhaps you'd prefer a tiled walk-in shower with doorless entry? If you need more storage, better lighting, or need to change your bathroom to accommodate your changing needs we can help you achieve your goal. Each and every bathroom has special uses in a home, whether it's a master suite with luxurious bath, or just a tiny powder room. Adding a walk-in shower, or a sauna, or re-arranging to maximize your space, you will appreciate our dedication to making your dream come true.



EIGHT STEPS TO YOUR NEW BATH

WHAT DO YOU WANT TO DO?

HAVE YOU THOUGHT ABOUT...?

WHAT 'S YOUR LOOK?

SETTING YOUR BUDGET RANGE

FINALIZING YOUR CHOICES

HOW WILL IT COME TOGETHER?



Designer: Edward Kaplan | Construction: The Buckingham Group

Eight steps to your new bathroom

The questions and format within have been adapted from the National Kitchen and Bath Association's brochure on bathroom remodeling

While decorating shows on TV are fun and inspirational, the real life process of creating a new bathroom takes longer and involves many more "behind the scenes" steps than first meets the eye. Here, the NKBA spells out the eight steps to achieving your dream.

1. Assess your needs

What are your main objectives? Your priorities will drive all further decisions on budget, style, products and more. So give this step some time and talk it through with your family.

2. Establish a budget range

Determine how much you can realistically invest in your new bathroom and how you plan to pay for it. Shop around to get an idea of product prices and remember that installation can be about 20% of the budget.

3. Contact the Buckingham Group

918-624-2666

Kaplan-bgj@tulsacoxmail.com

4. Finalize room layout and design

Mr. Kaplan will have several ideas on how you can best use your space, each with different budget implications. Make notes on how you use your space, where the current roadblocks are, and what you wish worked better.



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SO HOW LONG WILL ALL THIS TAKE?

Longer than a TV episode, for sure!

The size and scope of your project will determine the time frame, which could be anywhere from four to six weeks for simple improvements or changes, to six or eight months or more for a full-scale remodeling.

Be aware of delivery times

Timing also depends on product choices. Special plumbing fixtures can require weeks for delivery. The same is true of custom cabinets. Then there are some things that just have to wait their turn. Grout or sealants, for example, may have to dry before work can continue.

Sometimes, things happen

Unexpected delays can occur if structural deficiencies are found when walls or floors are opened up. It's best to tell your Buckingham Group bath professional if you have a deadline for your new bath. They can give you a realistic time estimate based on the parameters of your specific project.

5. Decide on a look

Define your style by collecting pictures, visiting showrooms and home shows, and making notes of individual elements you like.

6. Choose products

You'll have a seemingly endless list of product decisions to make. Your experienced Buckingham Group professional can help you sort out what's truly the best for your needs.

7. Plan for the installation

Consider who will be responsible for finding and supervising the electricians, plumbers, tile contractors, carpenters, cabinet installers and all the other trades involved with a new bath.

8. Kick back and enjoy, for years to come!

Keep all receipts, contracts, warranties and product information. Understand the proper care and maintenance of all new products, then relax and enjoy your dream come true.



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What do you want to do?

Determining your priorities for a new bathroom, and sticking to them, will help you and your Buckingham Group professional make the best decisions about budget, design, layout and products.

Here's a questionnaire to get you started.

About your project

Are you remodeling? yes no

If so, are you remodeling an existing full bath? yes no

A powder room/half bath? yes no

Are you thinking of expanding the existing bath? yes no

Approximately how big is your bathroom now?

_____ ft. x _____ ft.

Or are you adding:

A full bath? yes no

A powder room/half bath? yes no

How old is your home? _____

How long are you planning to stay there? _____

Are you building a new home? yes no

If so, how many full baths are you planning? _____

How many half baths or powder rooms? _____

About your family

Number and age of household members:

Do you anticipate:

New children arriving? yes no

Children leaving home? yes no

Adult children returning home? yes no

Parent(s) coming to live with you? yes no

Does anyone in your family have physical issues that should be considered (difficulty standing, walking, bending, poor eyesight, arthritis)?

Describe:

Who will be the primary users of this bath?

Adults yes no

Children yes no

Guests yes no



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Your goals

- Update the look of the room __ yes __ no
- Update the bathroom for resale of our home __ yes __ no
- Add more space __ yes __ no
- Create a master suite for relaxation __ yes __ no
- Create a bath for the children to use __ yes __ no
- Create a good-looking guest bath __ yes __ no
- Improve the function of the room __ yes __ no
- Improve the storage __ yes __ no

Other:

Would you like to have

- Air Tub __ yes __ no
- Whirlpool tub __ yes __ no
- Large shower instead of a tub __ yes __ no
- Steam shower __ yes __ no
- Vanity with sit-down dressing table __ yes __ no
- Television __ yes __ no
- Laundry area __ yes __ no

Three things you want most in your new bathroom:

Three things you dislike most about your bathroom now:

Have you thought about...?

As you plan your new bath, you may have some special personal priorities. They could be environmental concerns, health and safety issues or longer-term family needs. Many of the health, safety and usability factors are addressed by the NKBA Bathroom Planning Guidelines with Access Standards. But no matter what your concerns, your Buckingham Group professional will be able to address them.



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ECOLOGICALLY RESPONSIBLE...

NKBA members can help you select environmentally friendly, sustainable and attractive products for your new bathroom, and can also manage your project in an environmentally responsible manner. Here are some things to consider:



Can some materials from your old bath be recycled? Or reused in a basement or garage?

Will fixtures (toilets, faucets, shower heads) carry the EPA's WaterSense label? If so, they are 20 percent more water efficient than average products in that category.

Will the wood in your new cabinets, countertops or floors come from a sustainably managed forest? Sustainable wood products — products made from forests that grow quickly and are easily replenished — have become more popular. Examples of fast-growing species are bamboo, Lyptus, cane, and some maple.

Can you use recycled countertop materials? Flooring?

How energy-efficient will your new lighting be?

Is this a good time to change to new, more efficient windows?

If any walls are going to be opened, can you add more insulation?

Will new finishes and materials be low-VOC ?

Health friendly ...

A thoughtfully designed bath can contribute to your family's health, safety and well-being. For example:

Proper ventilation removes humidity that can contribute to mold.

Medications and cleaning products can be stored safely out of the reach of children.

If anyone in your home is highly sensitive and/or allergic, special cabinet finishes and materials can be specified to minimize problems.

Non-slip flooring can help prevent falls.

Proper use of GFCI s (ground-fault circuit interrupters) can prevent shocks.

Adequate lighting can increase safety.

Whirlpools and steam baths can foster relaxation and soothe sore muscles.

Aromatherapy and chromatherapy can offer health benefits.

Grab bars, which are now very attractive, can enhance safety for people of all ages.

User friendly ...

All bathrooms should function beautifully for their users, but it's worthwhile to think about any longterm changes anticipated in your family.

Will the bath be used by someone who might prefer to dry their hair, apply makeup or perform other grooming tasks while seated?

Will it be used by anyone relying on a wheelchair, walker, cane or other device? If so, is space adequate for turning in a wheelchair? Is the shower designed without a threshold? Is there a seat in the shower? Are there properly installed and located grab bars (towel bars are not a substitute).

Is there enough lighting for someone with diminished eyesight?

Can the vanity be raised to a more back-friendly height?

Can drawers, rollouts and pullouts make items accessible without bending?

Are faucet handles easy to operate?

Are there thermostatic and/or pressure-balanced valves to prevent scalding?

What's your look?

It all works today. We've assembled these Buckingham Group bathroom remodels to help you pinpoint your favorites. Do the same with your clippings file. Note: what you love about the room: the color, the materials, a special detail or just the overall tone. The more specific you are, the more the Buckingham Group can work with you to define your style.



LACQUERED CABINETS AND STONE COUNTERTOPS

What do you like about this bathroom?

What don't you like about this bathroom?



WHITE AND WONDERFUL

What do you like about this bathroom?

What don't you like about this bathroom?

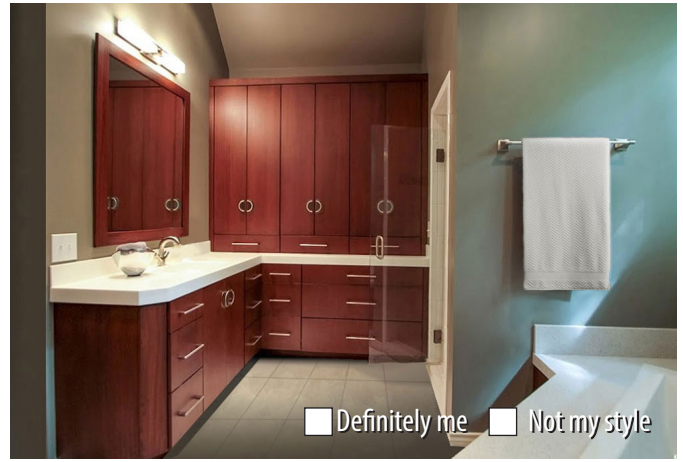


Definitely me Not my style

RICH WOODS

What do you like about this bathroom?

What don't you like about this bathroom?

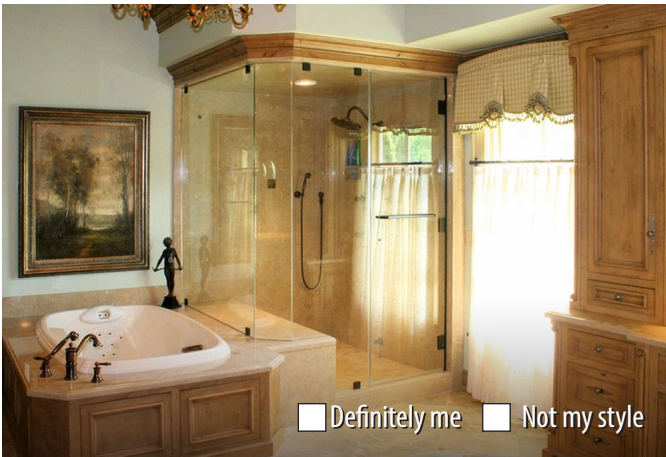


Definitely me Not my style

CRISP AND CLEAN

What do you like about this bathroom?

What don't you like about this bathroom?



Definitely me Not my style

OLD WORLD

What do you like about this bathroom?

What don't you like about this bathroom?



Definitely me Not my style

CONTEMPORARY

What do you like about this bathroom?

What don't you like about this bathroom?

Setting your budget range

What does a bathroom cost? You ultimately decide by the scope of your project, the products you select and the services you'd like. (Of course, labor rates in your area have some bearing on it too.)

On a cost-per-square-foot basis, a bath can be one of the most expensive rooms to remodel. That's due in part to the complexities of plumbing and to the need for multiple contractors to work sequentially in a small space.

However, with a wide variety of quality products available, there's a bath for almost any budget, ranging from the very attractive to the super deluxe.

To share a few examples: a master suite with all the amenities and luxurious materials in a major metro area could reach \$100,000. However, a lovely yet modest makeover in a smaller town might be achieved for less than \$10,000.

The NKBA's handy chart on this page explains how that breaks down by products and services

HERE ARE SOME TIPS FOR SETTING YOUR BUDGET

- Keep your priorities front and center. A designer faucet for several thousand dollars or one that's about \$100? A \$100 sink or one that's \$3,500? A \$4 polished brass knob or a \$98 crystal model? What's important to you?
- Cabinetry and hardware typically account for about 16% of your investment, and fixtures are about 15%.
- Remember that installation generally runs approximately 20% of the budget.



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- When it comes to resale, check with real estate professionals to find out specifically for your neighborhood what the return would be for a new or additional bathroom. National statistics can give you a general idea, but what matters most is your neighborhood.
- Find out how much more quickly your home would sell with a new or additional bathroom.
- Discuss your budget with an your Buckingham Group pro. They work in a variety of price ranges, and can tell you up front whether they're the right fit for your project.
- An your Buckingham Group professional can also help you get the most value for your investment.

BATHROOM REMODELING COSTS

DESIGN FEES:	4%
INSTALLATION:	20%
FIXTURES:	15%
CABINETRY & HARDWARE:	16%
COUNTERTOPS:	7%
LIGHTING AND VENTILATION:	5%
FLOORING:	9%
DOORS & WINDOWS:	4%
WALLS & CEILINGS:	5%
FAUCETS & PLUMBING:	14%
OTHER:	1%



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WAYS TO SAVE

Set priorities so you know where to allocate your dollars.

Don't move plumbing, mechanical systems or walls unless it will greatly improve the space.

Avoid changing your mind once products are ordered and installation begins.

Have a clear set of specifications before comparison shopping.

Be sure to compare exactly the same products, not just similar ones. The price for the same model of faucet, for example, will vary by finish. Granite prices vary by grade.

Everyone shops online, but it's important to visit showrooms and be sure what you see online is what you think it is.

Some friendly advice

Get a written proposal with detailed specifications of all products and services.

Be sure that you understand the payment schedule. Is there a design fee? A retainer? What payments are due, and when?

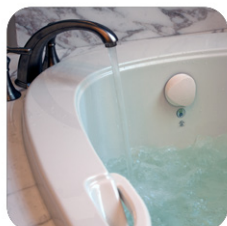
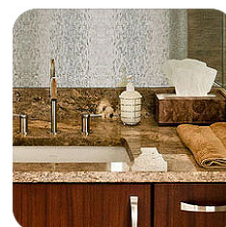
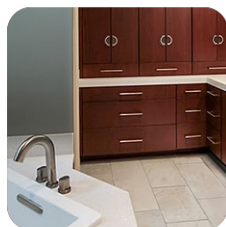
Never pay 100% up front.

Be sure at the end of the job there are no contractor liens.

Set aside some money for contingencies, perhaps 10% to 20% of your project.

Finalizing your choices

Here's a handy checklist of everything you may want to consider for your new bathroom. Don't worry, your Buckingham Group professional will help weigh the pros and cons of each for your lifestyle.



TUB

- Separate tub
- Tub/shower combination
- Size and shape
- One-person? Two-person?
- Acrylic, fiberglass, steel, cast iron, solid surface, cultured marble (cast polymer)
- Jetted tub (whirlpool jets, air jets)
- Chromatherapy
- Recessed with one finished side (apron)
- Freestanding (claw foot)
- Platform/deck (wood, tile, stone, other material, undermount tub, top mount tub)
- Combination tub/shower
- One-piece molded unit
- Attached sliding door
- No fixed door (shower curtain)
- Grab bars

TUB FAUCETS

- Mounting (floor, deck, wall)
- Hand shower
- Finish
- Single handle
- Double handle
- Thermostatic
- Pressure balanced
- Shower diverter

SHOWER

- Separate or shower/tub combination
- One or two-person
- One-piece molded
- Pan with separate wall material
- Custom-built
- Tile, acrylic, solid surface, fiberglass, cultured marble (cast polymer)
- Door: glass, acrylic, other
- Steam shower
- Shower seat
- Grab bars

-
- Built-in niches for soap, shampoo, etc.
 - No threshold

SHOWER HEAD

- Adjustable sprays
- Body sprays
- Hand shower

SHOWER HEAD CONTROLS

- Single handle
- Double handle
- Thermostatic
- Pressure balanced
- Tub diverter

SINKS/LAVATORIES

- One or two sinks
- Undermount, integral, self rimming, vessel style, pedestal
- Porcelain, solid surface, cultured marble, quartz, copper, other metal, glass



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SINK FAUCETS

- Single or double handle
- Finish: chrome, nickel, brass, other decorative

VANITIES AND OTHER CABINETRY

- Door material (wood, laminate)
- Hardware (knobs, pulls)
- Comfort height
- Drawers
- Sitting area
- Interior storage aids (pull outs, roll outs, trash cans, clothes hamper, etc.)
- Toilet topper wall cabinets
- Linen cabinet

VANITY TOPS

- Ceramic tile
- Quartz and solid surface
- Cultured marble (cast polymer)
- Granite
- Marble
- Laminate
- Edge treatments

MEDICINE CABINET

- Wood or metal
- Recessed or surface mounted
- Single, double or triple mirror
- With TV
- Refrigerated

TOILETS

- One piece or two piece
- Elongated
- Comfort height
- Separate compartment
- Bidet
- Grab Bars

VENTILATION

- With light
- With heat
- Extra quiet
- Humidity sensor

FLOORING

- Tile
- Vinyl
- Stone
- Laminate
- Wood
- Radiant heat

LIGHTING

- Ambient
- Grooming, around mirror
- Toilet Area
- In tub or shower
- Fluorescent, incandescent, LED, xenon, halogen

ACCESSORIES

- Towel bars or rings
- Magnifying makeup mirrors
- Toilet paper holders
- Soap and lotion dispensers
- Tissue boxes
- Robe hooks
- Soap dishes
- Toothbrush and tumbler holders

OTHER AMENITIES

- TV
- Towel warmers
- Music

LAUNDRY

- Washer, Dryer
- Stacked
- Front or top loading

How will it all come together?

While it may not be fun having your bathroom torn out and your household disrupted, proper planning can alleviate some of the stress. Get a jump start with our checklists here.

1. THINK ABOUT

- Where will products go before installation? In the garage? On a porch? Living room or dining room?
- How will they be delivered? Through the front or back door? Down a hallway? Up or down stairs? Through a bedroom?
- How will your old bath be removed?
- Where will you put a dumpster if needed?
- What hours will the crew be in your home?
- Who do you talk to if you believe there's a problem? The crew or someone else?
- What is the procedure for change orders? Who do you contact?

2. REMEMBER TO...

- Ask for a written schedule
- State your preferences about music, smoking and eating on the premises
- Keep pets and children out of the work area
- Close off the rest of the house as much as possible
- Remove artwork on walls adjoining the bathroom, since hammering can jar them
- Communicate in advance with neighbors so they know what to expect
- Be accessible... let the crew or general contractor know how to reach you

3. KEEP ON SCHEDULE BY...

- Have products you supply on hand before work begins (remember there can be long lead times)
- Don't substitute a product without telling your designer (even small changes can have a big impact)
- Keep change orders to a minimum

DO IT YOURSELF? YES , NO OR MAYBE?

The success of your bath depends on the quality of the installation and attention to fine details. In inexperienced hands, vanity doors and drawers may not align properly, tile may not lay out attractively, different materials may meet in awkward ways, and the overall look can be a disappointment.

If you're thinking of doing it yourself, realistically consider your skills and time available. Are you generally handy? Do you have the right tools? Have you tackled a project like this before? Do you have any help? Do you like doing projects like this? Would you be better off handling some tasks like painting, wallpapering or installing a sink or floor, versus doing the whole job?

There are NKBA members who can work with Do-It-Yourselfers to create a plan and supply fixtures, fittings, vanities and other materials.

