

## **Master Builders Phrases/Concepts**

“A Design-Build Firm” means a lot of thought goes into your project before we even start.

“Helping make houses into homes” means we look at your project not just as a building but as the center of your family life. Thus we try to incorporate design details into your home that aid in that.

We help you build not just now, but for the future. We will incorporate features into your home that allows for future plans.

Professional design leads to professional workmanship.

Your biggest investment deserves quality, professional treatment.

We use the Master Planning approach to ensure a quality project that meets your needs.

We have a full woodworking shop to service your needs.

With 50 years of experience we probably have answers to most of your questions.

## **Master Builders PCT, Helping make houses into homes...**

Master Builders is a family owned business whose aim is to provide professionally designed building solutions for our clients. We provide services in the areas of new home design, custom remodeling, and Landscape Architecture.

Frank, general manager for Master Builders, is a Landscape Architect, BSLA, who has taken the unique domain of landscape architecture, master planning, from the land to your home. “We believe that master planning is the key to the successful design and construction of your home. Since the home is generally the single biggest investment most of us ever make doesn’t it make sense to spend some quality time in the planning stages? Master planning provides a model for proper analysis, client input, site considerations, creative conceptualization, and, finally, a realistic and viable master plan specially fit for the customer’s unique situation.” Frank believes that the concepts of master planning help produce a home, either new or renewed, that will best fit the owner’s needs both now and in the future.

Frank brings both academic and professional experience to the customer who consults with him. Being a design professional allows Frank to bring the conceptual to reality in a fluent manner. “I see no dissonance between true academia and the field, for one without the others leaves the other incomplete. Every project seems to bring something new to the plate. We learn from every project and from every customer. The attitude we try to emulate is centered in the good, better, best growth paradigm. Hopefully we’re building a better home today than we did 20 years ago.” With all the years of working in the field we know during the design process whether something is feasible, either technically or financially, for a customer. “I’ve worked in the construction

field since 1974. I've worked diligently since then in virtually every aspect of design and construction from design to excavation to complete fabrication of the house and finish details. I even had the privilege to work for several years in a building department, Aspen/Pitkin County, acquiring 4 inspector and plans examiner certifications, which allowed me to increase my practical and theoretical understand of the building codes and engineering requirements inherent therein."

Master Builders is here to serve Southern Colorado's planning and building needs so as to help our community grow in a quality manner.

Have you been dreaming about a project recently?

Contact Frank at 719-240-3128 for a free consultation.

### **Ten Things you need to know before you build a NEW HOME...**

1. Use a licensed contractor

In this day and age licensing is commensurate with financial and risk management responsibility. The unlicensed 'contractor' refuse to invest in your protection and brings that liability to your project.

2. Do good due diligence on your building site.

Not every lot/acreage is the same. Some are buildable, some are not. Make sure you have utility access or that water/septic is feasible. Also, will the area you want to build in support the finished value of your house? Check with zoning to be sure there are no historical problems that may impede your project.

3. Be sure your location fits your willingness to maintain it.

Are you willing to deal with snow, roads, winds, isolation and other realities of the site you've chosen. Or, is the neighborhood you chose meet your expectations for your family?

4. Do a thorough site and personal lifestyle analysis.

Be sure to take into consideration every aspect of a proper site analysis. Many problems down the road can be circumvented at this stage. What aspect of your lifestyle needs to be considered in the design? What needs may need to be addressed in 5,10, or more years from now? We can help with this by implementing the Master Planning process.

5. Design the home to fit the above analysis

A house needs to be designed to fit the lot/land and the persons living on it. Very seldom, if ever, will you find a plan in a book that will meet all the criteria that goes into a good, custom design; especially with the views we have here in Pueblo County!

6. Collect as many "I love that!" ideas as you can and organize them.

This may be exact looks, design relationships, colors, textures, proportions, architectural genre's, or anything that catches your eye.

7. Have a realistic budget and stick to it.

A line-item budget with realistic allotments should guide the whole process from start to finish. Most budget-busters are encountered in the finish stages, where the temptation is great to for that little extra.

8. Communication is key.

Be sure to have good communication between the builder, owner, and bank(if one is involved). Assumption can lead to less than ideal circumstances on the job site. Be sure to keep communication lines open and honest. Mind-reading is not a tool in most builders tool kits! Good, mature, verbal communication goes a long way in the building process.

9. Consider the landscape in your interiorscape.

The landscape extends your living space outdoors. In Colorado we have great outdoor vistas. Consider covered decks, patios, focal points, water features, near/distant views, eventual landscape master plans and your usage of the site. Design you house with the site in mind...organic architecture.

10. Give it time.

We live in an instant gratification society. This has passed over into the construction field. The result, often times, has been hastily planned and built houses. Give yourself and your builder time to do a good job. Budget accordingly. This is *your* home.

**Ten things you need to know before you REMODEL...**

1. Be sure your neighborhood will support your investment.

Remodeling will increase the value of your home. The question is, "Will that value be in keeping with the comparables in your area?" If not, and you overbuild, are you willing to make a long-term commitment to reside in your home until values catch up?

2. Pre-qualify yourself for the anticipated scope of the remodel.

Talk to your financial institution about the best means to finance your project. Though form follows function, scope follows budget.

3. Do a thorough analysis of the site and home.

Consider your existing home and site now. Views, traffic flow, sun angles, wind aspects, privacy, etc. Write down what works and doesn't work in your home environment.

4. Begin collecting ideas you'd like to see in your home.

This includes photos, websites, samples, textures, colors, relationships, proportions, etc. Good remodeling architecture is a marix of the old and the new, the present and the future, and the locale of your home.

5. Develop a Master Plan.

A good master plan for the project ensures proper usage of resources, proper placement of infrastructure and structure, documentation of your vision, and ability to build the vision in phases, if necessary.

6. Start with the ideal, backoff to the reality.

In the planning stages, begin with the ideal. If money were no object, what would you like, within reason? Then, as the ideas become plans, you adapt them to your budget.

7. Be prepared for your comfort zone to be expanded.

Remodeling is messy business. Be ready for it. If possible, on larger remodels, consider moving out for a time while the dirty work is being done. This will reduce your stress and give you a mini-vacation in the midst of your remodel. Be sure the contractor takes extra steps to control noise, dust, access issues, etc.

8. Keep track of the budget.

As each phase of the project progresses reassess how the budget is going. Make adjustments as necessary. Be careful in the finish stages; this is where many budgets go over.

9. Communicate adjustments as soon as you can.

If you see something in the process of the remodel that doesn't seem quite right, speak up and seek clarification. It's your house, be sure it's done to your satisfaction. If your contract needs adjustment, called a change order, then process a written change order to make the adjustment.

10. Enjoy the process.

This is your house; it's being transferred into your home. Enjoy the moment. Take pictures. Consider a project journal to record thoughts and impressions as a keepsake for the family.

### **Ten things to know before you do your LANDSCAPE ARCHITECTURE...**

1. Master Plan, Master Plan, Master Plan.

I know, I know, I keep harping on this "Master Plan" stuff. But it's important. With a Master Plan you are assured of wise use of your resources, no repeat tasks, once done-it's done, and the ability to do work in stages without repetition of effort. It's the only way to go!

2. Evaluate Cost.

Landscape Architecture is not inexpensive. The costs for infrastructure, structure, and the all-important finish details requires quite the investment. So, that being said, be sure your investment is supported by your budget and what the neighborhood can bear.

3. Plan for now, and in the future.

I run into this quite often. A young family wants a pool with all the trimmings. But the kids will eventually grow up and, hopefully, move out. So what do you with this all? Fill in the pool? Plank over it? Just to say, think about this and plan accordingly.

4. Evaluate site.

Make sure to evaluate the site and the location of underground utilities. Believe it or not there are some sites where the utility companies practically own your sub-grade. There is no way to build on such sites, except superficially. The moving of

utilities and setting in place of new infrastructure is often the hardest part of extensive jobs. This is part of the Master Plan process.

5. Consider all seasons.

We live in Colorado. The usable season for outdoor areas is somewhat limited. For instance, uncovered decks are barely usable for much of the year, outdoor pools are good for 4-5 months, plant varieties are limited to what our hardiness zone will support, etc. The ideal Landscape Architecture project considers all seasons.

6. Consider Phasing.

Sometimes the budget will not allow for the owner to do all the work at once. This is when phasing the project works well. For instance, you may have a Master Plan that entails a pool, water feature, pavilion, gazebo, and lots of paving with planting beds, and a sprinkler system. Phase I could entail underground infrastructure and a couple of the big projects that require excavation. Phase II could add the above-ground structures and sprinkler system. Phase III could finish it out with the pavers, trees, and planting beds. Just an example. Phasing is what the Master Plan outlines in great detail.

7. Plan for mature growth.

A very common mistake in planning your Landscape Architecture is not planning on the mature size of this tree/shrub. You see this all the time. Someone plants a Blue Colorado Spruce within 10 feet of the house. The mature diameter of that spruce can exceed 30 feet! So, when we design the planting plan, we will take the mature size into consideration. When done, this may make the landscape look a bit sparse, but in the short run, those areas can be planted with annuals, perennials, and small shrubs until the large plants mature. Again, the Master Plan takes this into consideration.

8. Allow for maintenance.

The work of Landscape Architecture is substantial, but the long-term work is maintenance. So, it's important to think about such things as snow removal, mowing grass, sprinkler head repair, winterizing the systems, support to plants for high winds, etc. The maintenance schedule is part of the Master Plan.

9. Think Access.

How many times do you view your landscape as an entity unto itself? Yes, it is, in one sense, but it's also part of the whole property. So be aware of having access in the future. This means gates, pathways for equipment, and contractor's access in the even of heavy duty work down the road. Also a part of the Master Plan.

10. Have Fun!

After all this planning and work, be sure to have fun. Plan a 'staycation' to enjoy your new-found resort. Plan the whole area around fun activities. Don't let some of your favorite past-times become an after-thought. Things like horseshoes, sunbathing, playground elements, and just plain grass should be accounted for in the, you guessed it, the Master Plan.