



## 8 tips to build faster and smarter in a planetary supply chain traffic jam

### 1. Get everyone on the same page from square one.

This, above everything else, is critical. You, your architect, builder, supplier – your entire building team – must approach your project with the same strategy, expectations and contingencies. The goal, now more than ever, is to value engineer the design, make decisions early, and build in the shortest timeframe with the least number of changes and mistakes. Spending more time upfront on planning will pay big with savings and a smooth build.

### 2. Design creatively with availability and price volatility in mind.

Strategize with Preston Feather and your architect, designer and builder to design a plan that utilizes readily available materials, styles, colors. Understand which materials have most price volatility. Stay open to options and unconventional uses of materials or construction methods

### 3. Budget properly and build in contingencies.

What amount should you use as a buffer for “unknowns” in your project budget? Plan a larger percentage to allow for price increases or materials changes. Scale your project scope and increase your contingency allowance.

### 4. Details, details, details.

Does every square foot of your project provide efficient and high functioning space for your lifestyle? Attention to details not only increases function, style and livability, it reduces wasted space and cost exposure. Include the Preston Feather building team in value engineering to tweak the design and reduce square foot needs.

### 5. Have an option A and B for materials.

There are many options and quality alternatives in virtually all categories of building materials... from foundation to framing materials, siding, windows, doors, roofing, cabinets, decking, countertops and more. Availability, lead times and price volatility vary by category. Have a backup option to help you avoid costly delays and rescheduling problems. Lower priced options may be needed if prices rise on your first choice. Be flexible over the course of the build cycle and stay within your budget.

### 6. Materials once perceived as expensive may now be cost savers.

Materials traditionally considered more expensive, such as composite trim, molding, and decking, may now prove to be a significant savings. Choosing composites can eliminate scheduling delays by making installation possible in any weather, and they don't require painting or finishing, which can significantly reduce labor time and costs now and maintenance time throughout its life.

### 7. Consider an insulated concrete forms (ICF) foundation.

Entire walls can be concrete instead of wood. Quicker and more efficient, they also contribute to long-term energy savings. More commodity framing materials can be replaced by concrete.

### 8. Lock in prices on special orders items.

Lead times are extended on many larger cost special order items (windows, doors, cabinetry, etc), but cost increases are less volatile. Prices can be locked in early with deposits.