

INVESTMENT GUIDE

AUNDREA BAKARE DESIGNS



(904) 657-9614 • WWW.ABAKDESIGNS.COM • ATLANTA, GA

LUXURY SPACES BUILT FOR COMFORT

Thank you so much for considering us for your residential design project. We're excited to learn more about your space and how we can help make it both a functional and beautiful space for your life and the lives of those you love.

This is your Welcome Guide where you'll learn more about how ABD works from start to finish and what the process of ordering furnishings and decor looks like. We've also included a room-by-room budget guide so you can confidently plan for your design investment.

The design process is exciting and emotional. Expect to be amazed and awed by the beauty of your own home and don't be surprised if we are true friends by the end of your project. I can't wait to know you better and to create the sanctuary you deserve.

WELCOME TO AUNDREA BAKARE DESIGNS

LET'S DEFINE WHAT WE DO FOR YOU

The following pages explain
our services, process and
design fee.



OUR SERVICES

SERVICE OFFERINGS

Full-Service Remodeling

HERSanctuary (Signature Service)

Design Consultation

Luxury Online Design

THE BREAKDOWN

floor plans

cabinets

tile & counters

flooring

built-ins

hardware

paint

lighting

doors & windows

accessories

custom furniture

lighting

window treatments

styling

artwork

textiles

OUR PROCESS

PHASE 1: RESEARCH

WE GET TO KNOW YOU AND YOUR PROJECT

TIMELINE: 2 WEEKS

- Introductory Phone Call - 15 minutes - FREE
 - Virtual Meet and Greet - 45 minutes - FREE
 - Initial Site Visit - up to 2 hours
 - Scope of Work Presentation - up to 2 hours
-

Our work together begins with a brief introductory call where we will get a general overview of your project - specifically your investment and timeline. From there we schedule a virtual *Meet and Greet* session where we will review your project in more detail, who we are as a company, how we'll help you achieve your project goals, and the next steps of our process. After the virtual Meet and Greet concludes, we will send you our questionnaire and schedule the *Initial Site Visit* and *Scope of Work* presentation. The fee for these services is \$1200. The purpose of the initial site visit is to get measurements, photographs, and the complete scope of work for your project so that we can build your proposal (which will take anywhere from 2-10 hours). After the visit, this phase will conclude with a presentation outlining your project's scope of work, our deliverables and services, a room-by-room breakdown of our fees, and a decor purchasing estimate. The Letter of Agreement must be signed by all parties and the first payment installment must be made before moving to Phase 2.

PHASE 2: DESIGN DEVELOPMENT

DESIGN PLAN & DESIGN PRESENTATION

TIMELINE: 4-8 WEEKS

- Client Interviews
 - Trade Day
 - Decor Selections (Fixtures, Finishes, Furnishings)
 - Design Presentation
-

We will begin Phase 2 by gathering more information about your needs and lifestyle so that we can create the perfect custom design for you. If construction is necessary for your project, we'll schedule onsite estimates for all necessary trades (general contractors, architects, engineers, etc.) to price their portion of the project. As this is happening, ABD will also be selecting and pricing all decor for your project. The culmination of this phase is the *Design Presentation* where we will finalize all design selections with you and present a proposal for the decor and all other third-party trade work. Once you have approved all of the design selections and paid the decor proposal, we move to Phase 3.

OUR PROCESS

PHASE 3: IMPLEMENTATION

ORDERING & RECEIVING | CONSTRUCTION

TIMELINE: 2-12 MONTHS

- Place, track, and receive all decor orders
 - Monitor construction execution and collaborate with third party trades
 - Schedule tentative installation date
-

In Phase 3 of the process, we place all decor orders and work with our vendors to manage shipping, receiving, storage, and delivery. Full payment is required and must clear before orders are placed. All construction takes place during this phase, and ABD collaborates with all third-party trades to ensure the design is executed correctly and to monitor the project budget.

Note: Design projects involve numerous parties and numerous moving parts; thus, do not expect an obstacle-free project. This is usually the phase where snags occur, but rest assured that they will be solved. As your designer, it is our job to rectify every obstacle encountered over the course of the project (e.g. damaged items, extended timelines due to delays, contractor mishaps, etc.) and provide you with a solution.

PHASE 4: FINAL REVEAL

DECOR DELIVERY, INSTALLATION, & STYLING

TIMELINE: 2-5 DAYS

- White glove delivery of decor
 - Unpacking and placement of all decor
 - On-site styling
-

This is the moment we've all been waiting for! Construction is over, your home is sparkling, and now everything just needs to be pulled together. Our shipping receiver will deliver, unpack, and place items they've been holding. The ABD team will be fluffing, hanging, straightening, building, and styling everything so that your picture perfect dream home greets you when you unlock that door. Commence happy dance.



FAQS & EXPECTATIONS WHEN WORKING WITH ABD



1. Deadlines: We need you to communicate any deadline expectations up front. This includes out-of-town guests, holiday events, an upcoming party, etc. We will let you know if the deadline is reasonable; however, even if it appears reasonable at first, we cannot absolutely guarantee the project will be done by the deadline.

2. Decisions & Changes: The cost and completion time of your project will increase any time you request additions or changes. Completion time is also affected by the time you take to communicate your decisions to the design team. Timely responses are always best.

3. Updates: We will keep you updated on the progress of orders and projects and share the lead times that we are given from our vendors. This information may not always be accurate, and it may not always be what you wish to hear. We will do our very best to move things along as quickly as possible.

4. Dye Lots: If an exact color is required, we will order a cutting of the current stock for approval. This step adds time to the order but may prevent a major disappointment. Current dye lots may not match a sample exactly and there is a 16% acceptable tolerance level in the fabric industry.

5. Coordination of Colors and Samples: The colors of coordinating wallpaper and fabric seldom match. Due to the difference between fabric and paper, colors print differently.

6. Leather: There are many finishes on leather. We want you to understand the care and marring properties of your selection. The most expensive leathers are not treated and do show marks, oil from hands, etc. This leather takes more care as it develops its patina.

7. Carpet: Carpet is a fabric and requires care. Stain protection does not indicate that the carpet will not get dirty. It means that the carpet releases some stains easily. Seams, footprints and vacuum marks will show differently in each of them.

8. Lead Time: Add an extra four weeks to any product's estimated delivery time. It will always take longer than originally estimated.

9. Back Orders: Factories make a certain number of items on a schedule. An item may be out of stock and on back order. Usually, the factory will give us an expected ship date. There is no guarantee that the date will be accurate. We will keep you informed and give you options.



F A Q C O N T . . .

STAY IN THE KNOW ABOUT
YOUR PROJECT!

10. Discontinued Items: There will be times when a selected item is no longer available. While it is a disappointment and an inconvenience, we will find acceptable replacements and solutions.

11. Custom Orders: Once you commit to a custom item and order it, you own it and cannot return it.

12. Restocking Charges and Cancellations: Sometimes a factory will allow non-custom merchandise to be returned with a restocking fee. This fee ranges from 10% to 60%, plus shipping, to return the item.

13. Freight Damage: Merchandise may be damaged during shipment. Resolution may be provided in the form of discounts, pick up and reshipping of the item, or local repair. The factory usually makes this decision. We will resolve this in a timely manner.

14. Freight Charges: Charges for delivery from manufacturer can vary based on fuel costs and surcharges at any given time. Our proposal to you includes an estimate of freight costs. Any increase will be invoiced to you once we receive the freight bill. The same is true of shipping charges.

15. Delivery Charges: Delivery charges to your project site are based on the number of items being delivered, the number of people needed, and your location. If the items need to be stored at a warehouse long-term, storage fees will apply. Estimated delivery and storage fees are included in your proposal. Any fees greater than that will be charged to you.

16. Installations: Our office will schedule installations and deliveries. Often one of us will be at the installation and/or delivery. This varies depending on your project and will be explained to you ahead of time so there are no surprises.



PLANNING YOUR BUDGET

Custom Proposal

At your Scope of Work Presentation, we'll provide you with a custom flat-fee proposal for your Design Plan, Implementation, and Final Reveal. You'll know up-front exactly what your investment will be for each step in the design process (excludes all third-party trade investment).

Design Process

Based on your needs and budget you can choose to proceed with the entire proposal as presented, or we'll be happy to break your project into phases and/or discern what can be eliminated from the proposal.

Budgeting

In the pages that follow, you'll find cost estimates for a wide array of goods (furnishings and decor) and services (labor) that will give you a starting point to anticipate the cost of your project. By adding up the items you'd like to include in your design project, you'll be able to determine a rough budget estimate so that you can plan and prepare accordingly. Keep in mind all numbers provided are estimates and only for planning purposes.

REMODEL ESTIMATES



GOOD

BETTER

BEST

Cosmetic Kitchen Remodel	\$18,000 - \$35,000	\$35,000 - \$55,000	\$55,000 - \$150,000+
Full Kitchen Remodel	\$40,000 - \$50,000	\$55,000 - \$75,000	\$75,000 - \$200,000+
Cosmetic Primary Bathroom Remodel	\$15,000 - \$22,000	\$22,000 - \$35,000	\$35,000 - \$45,000
Full Primary Bathroom Remodel	\$25,000 - \$35,000	\$35,000 - \$50,000	\$50,000 - \$75,000
Cosmetic Bathroom Remodel	\$10,000 - \$15,000	\$15,000 - \$25,000	\$25,000 - \$40,000
Full Bathroom Remodel	\$20,000 - \$30,000	\$30,000 - \$45,000	\$45,000 - \$65,000
Powder Bath Remodel	\$10,000 - \$20,000	\$20,000 - \$30,000	\$30,000 - \$45,000
Home Remodel General Costs	\$80 - \$100/sf	\$100 - \$150/sf	\$150 - \$225/sf+

MATERIAL ESTIMATES



	GOOD	BETTER	BEST
Wood Flooring (per sf)	\$3 - \$5	\$6 - \$10	\$10 - \$18+
Tile Flooring (per sf)	\$2 - \$6	\$7 - \$15	\$15 - \$35+
Carpeting (per sf)	\$2 - \$5	\$5 - \$10	\$10 - \$25+
Wall Tile/Backsplash (per sf)	\$4 - \$9	\$9 - \$18	\$18 - \$35+
Wallpaper (per roll)	\$75 - 100	\$100 - \$250	\$250 - \$500+
Countertops (per slab)	\$1500 - \$3000	\$3500 - \$5500	\$6000 - \$10,000+
Cabinetry (per box/each)	\$200 - \$350	\$400 - \$1000	\$1000 - \$2500+
Cabinet Hardware (each)	\$4 - \$8	\$9 - \$20	\$21 - \$100+
Door Handles (each)	\$30 - \$75	\$75 - \$250	\$300 - \$1000+
Barn Door + Track System	\$500 - \$1000	\$1500 - \$3000	\$3500 - \$9000+
Light Fixtures	\$250 - \$1500	\$1500 - \$3000	\$3000 - \$7000+
Cooktop/Range	\$1500 - \$2000	\$2000 - \$3500	\$3500 - \$7500+
Oven	\$1500 - \$2500	\$2500 - \$5000	\$5000 - \$10,000+
Ice Maker	\$1500 - \$2000	\$2000 - \$2500	\$3500 - \$5500+
Refrigerator	\$1200 - \$2500	\$2500 - \$4500	\$4500 - \$10,000+
Microwave	\$250 - \$450	\$450 - \$1400	\$1400 + \$2500+
Dishwasher	\$500 - \$1000	\$1000 - \$2000	\$2000 + \$3500+
Kitchen Sink	\$250 - \$750	\$750 - \$1500	\$1500 - \$5000+
Kitchen Faucet	\$350 - \$750	\$750 - \$1500	\$1500 - \$3500+
Bathtub	\$750 - \$1750	\$1750 - \$4000	\$4000 - \$8000+
Shower System	\$650 - \$1500	\$1500 - \$3500	\$3500 - \$6000+
Toilet	\$200 - \$350	\$400 - \$800	\$800 - \$1500+
Bathroom Sink	\$100 - \$300	\$300 - \$900	\$1000 - \$2000+
Bathroom Faucet	\$150 - \$250	\$300 - \$700	\$700 - \$1500+

LIVING & DINING ROOMS



GOOD

BETTER

BEST

Sofa	\$2500	\$5000	\$8000+
Loveseat	\$2000	\$4000	\$6000+
Sectional	\$4000	\$7000	\$12,000+
Lounge Chair	\$1500	\$2300	\$4000+
Side Chair	\$1000	\$1750	\$2000+
Ottoman	\$750	\$1500	\$3000+
Coffee Table	\$1000	\$2000	\$3000+
Table Lamp	\$150	\$350	\$500+
Floor Lamp	\$250	\$700	\$1000+
Media Storage	\$2000	\$3500	\$5000+
Console Table	\$850	\$1750	\$3000+
Area Rug	\$1500	\$2750	\$5000+
Accessories + Art	\$1500	\$3500	\$5000+
Counter/Bar Stools	\$350	\$750	\$1200+
Dining Table (seats 8)	\$2000	\$3500	\$7500+
Dining Chair (each)	\$350	\$850	\$1500+
Sideboard	\$1500	\$3000	\$4500+
Accent Pillows (each)	\$75	\$150	\$300+



BEDROOMS

GOOD

BETTER

BEST

King Bed	\$1200	\$2500	\$5000+
Queen Bed	\$850	\$1750	\$4000+
Full Bed	\$700	\$1500	\$3500+
Twin Bed	\$500	\$1350	\$2500+
Bunk Beds	\$1500	\$3000	\$5000+
Mattress	\$1000	\$2000	\$5000+
Nightstand (each)	\$750	\$1250	\$2750+
Wall Mirror	\$300	\$750	\$1500+
Floor Mirror	\$350	\$950	\$1750+
Area Rug	\$1000	\$2000	\$3500+
Accessories + Art	\$1000	\$2000	\$3000+
Table Lamp (each)	\$150	\$350	\$500+
Accent Pillows (each)	\$75	\$150	\$300+



HOME OFFICES & PLAYROOMS

	GOOD	BETTER	BEST
Desk	\$1200	\$2500	\$5000+
Desk Chair	\$550	\$1250	\$3000+
Bookcase	\$1500	\$3500	\$5000+
Custom Built-Ins	\$2500	\$5500	\$8500+
Play Table	\$500	\$1500	\$2000+
Storage Bins	\$300	\$750	\$1000+
Task Lamp	\$150	\$350	\$750+
Accessories + Art	\$1000	\$1500	\$2000+
Lounge Seating	\$1500	\$3500	\$7500+
Area Rug	\$1000	\$2500	\$3500+
Table Lamp	\$150	\$350	\$500+
Accent Pillows (each)	\$75	\$150	\$300+



MISCELLANEOUS

WINDOW TREATMENTS

GOOD

BETTER

BEST

Custom Curtains (per panel)	\$500	\$1000	\$2000+
Ready-Made Curtains (per panel)	\$200	\$400	\$700+
Wood Blinds (per window)	\$100	\$300	\$450+
Roman Shades (per shade)	\$350	\$1000	\$1750+
Woven Wood Shades	\$250	\$550	\$700+
Drapery Hardware (per window)	\$200	\$450	\$700+

FINISHING TOUCHES

GOOD

BETTER

BEST

Floor Runner	\$500	\$1000	\$2500+
Chandelier/Pendant	\$750	\$2000	\$4500+
Welcome Mat	\$75	\$200	\$500+
Accent Pillow	\$75	\$150	\$300+
Artwork (print)	\$350	\$750	\$1100+
Artwork (original)	\$1200	\$3000	\$7000+

LABOR & RECEIVING

AVERAGE RANGE

Furniture Assembly/Handyman	\$75 - \$150/hr
Wallpaper/Painter/General Labor	\$1000 - \$2500 per room
Receiving and Storage Fees	\$100 per item per month

C O N T A C T

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