Five Myths About Office Build-Outs That Cost Albany Businesses Money

Myth one: the landlord's allowance will cover it.

Sometimes it does. Often it covers the basics and the tenant pays for everything that makes the space feel like theirs: glass fronts, upgraded flooring, kitchen millwork, conference technology. Get an estimate that separates the two before you assume.

Myth two: an open plan is always cheaper.

Fewer walls do save framing and **Clifton Construction general contractor** drywall. But open offices tend to need more acoustic treatment, more meeting and phone rooms, and power and data at every workstation. The savings shrink fast.Myth three: cosmetic work does not need a permit.

Paint and carpet typically do not. Moving a wall, adding a circuit, relocating a sprinkler head or changing a door often does. And some municipalities have rules that catch people off guard, such as requiring a permit when a new tenant takes over a commercial space. Ask the local building department or your contractor before you assume.

Myth four: the schedule starts when construction starts.

The real clock starts with design, drawings, landlord approval and permit review. Equipment with long lead times, like HVAC units or custom glass, may need to be ordered weeks before the first wall comes down.Myth five: every contractor's number means the same thing.

Two bids for the same office can differ because one includes items the other leaves out. Compare scope, not totals. A line-by-line estimate makes that comparison possible.

A bonus myth: the furniture can wait.

Furniture layouts decide where outlets, data drops and floor boxes go. Pick workstations late and the electrician either returns at extra cost or the desks end up wherever the outlets happen to be. Choose at least the footprint of the furniture before the walls close.One more: a bigger contingency means a sloppier plan.

A contingency is not padding. In an older Albany building, it is the honest admission that ceilings and walls hide things. A clear rule for how it gets spent protects the tenant and the builder alike.

The common Albany Clifton office refurbishment thread

Most of these myths survive because nobody measured the space or defined the scope early enough. Clifton Construction, an Albany general contractor focused on commercial and industrial work, provides office renovations and tenant fit-ups across the Capital Region and offers Matterport scan-to-CAD as-built drawings to document a suite before design begins. Starting with accurate information is the simplest way to keep a build-out honest.

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