

## BLUM/RILEY RESIDENCE SUN VALLEY, IDAHO

The KSD Group was hired by the Owners to manage the partial demolition and complete remodel and addition of a single-family residence in Sun Valley, Idaho. The original house was a log cabin construction, and the desire of the Owners was to retain all of the original log cabin while completely redoing the interior and exterior of the house. Additionally, a guest studio was added.

KSD's involvement began with the renegotiation of an existing contract to reduce the contractor's fee and establish a guaranteed maximum price for the project tied to a fixed completion date. All objectives were achieved, resulting in a net savings to the Owners and completion of the project on schedule.

Particularly challenging in this project was the difficulty of working around the existing logs, as all of the interior and exterior walls changed dramatically, requiring new window openings, the refitting of logs, etc.

The project was completed successfully on budget in the Spring of 2003.



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*Location:*

Sun Valley, Idaho

*Client:*

Ian Riley/Heidi Blum-Riley

*Architect:*

Michael Blash & Associates

*General Contractor:*

Watson Builders, Inc.

*Completion:*

Spring 2003

*Constructed Value:*

Withheld at Client's request