

OUTDOOR SURROUNDINGS

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A gunnite swimming pool, natural travertine hardscaping and IPE lounging decks along with a poolside cabana, gas firepit, water-side bocce ball court and lush landscaping created a comprehensive outdoor retreat for the homeowners of this lagoon front property in Beach Haven. As a follow-up to this impressive design-build al fresco project, the homeowners set their sights on the re-build of the property home and, in the process, maximized summer living without delaying construction on site.

While initially seeming unconventional, as in some cases with a project of this scope, the development of an outdoor living environment prior to new home construction has its advantages, states Mark Reynolds, owner of Reynolds Landscaping and Mark Reynolds Project Management (MRPM), responsible for the design-construction of both projects. This is especially true in today's volatile environment, where production delays and material shortages can stretch the construction timeline of a new home project upwards of 12 to 18 months from the start of construction.

Outdoor Living

Gone are the days when windows, doors, siding, appliances and other home components can be delivered within weeks of ordering. Today, construction decisions require a certain degree of permanence and intense back-and-forth discussion to avoid lengthy delays and backlogs. On the other hand, a fully developed outdoor living design-build project of this scale—including accessory structures, custom swimming pool, new bulkhead and docks—can be completed in much less time, ranging from 3 to 5 months. In a traditional construction sequence, this timeline would be added to the end of the 12 to 18 month home building process.

In this particular case, given the projected timelines of both the new home construction and outdoor living components, reverse sequencing benefitted the process. It provided the homeowners with the opportunity to live in and enjoy their new outdoor surroundings for an entire summer season in their existing home while the necessary planning stage of

the building project evolved. Even when building construction begins and eventually extends into the summer months, the homeowner can still enjoy the property—taking advantage of water sports along the docks during the day while enjoying a glass of wine next to the fire in the evening.

Furthermore, whether returning to their primary home or to a seasonal rental unit at the end of the day, the homeowner has greater insight into and oversight of the daily construction process of their new home. This, in turn, leads to improved communication and a more efficient collaborative environment. Design changes and project details can be resolved sooner leading to enhanced timelines toward the project completion.

Mark Reynolds confided that his long-term business plan when starting Reynolds Landscaping over 40 years ago was to develop a full-service company able to meet all the service needs of a loyal customer base. With the establishment of MRPM several years ago,



providing personalized new home construction services to a discerning clientele, this early dream came to full realization. It confirmed his belief that one company could manage all the services required to create the ideal home and property on LBI—cohesively transitioning from interior to exterior living and providing a haven both aesthetically pleasing and functionally sound.