

"Discovery" + "Discovery Plus"

Consultation Frameworks for Successful Projects

Are you considering getting serious about your project but find yourself floundering in the initial information, decision making or idea gathering stage? Are you having trouble finding or choosing a site to develop?

We have a foundational planning exercise that is most likely to get your project moving forward with confidence and provide a better understanding of the feasibility and scope of your project.

The Problem

It is not uncommon for people to know they want to do a renovation, addition or new building project, having considered it for a while but just don't know where to best start the process without fear of making a mistake.

When considering a new building, renovation or addition to your residence or business, a *Discovery* or *Discovery Plus* consultation with One One Ten is the first valuable step. Why?

Our process initiates a strategy designed to precisely understand your requirements, and then give professional findings, tailored recommendations and a framework to move forward with on a path to success.

"A surgeon wouldn't operate without a proper diagnosis..."

Our initial consultation works in the same way as your own personal "needs assessment". It will allow you to start a guided exploration to precisely understand your building requirements and identify potential roadblocks and opportunities about your site, building program and ideas.

We understand that a little time spent at the beginning of an orderly and well defined process differentiates us from other architectural practices or "designers" who rush clients through design and prepare construction drawings that actually do not describe the scope, ambitions and story of their clients.

Launching headlong into an expensive build without professional guidance is a hazardous approach. Instead, together our consultation champions a pre-design analysis that carefully establishes the groundwork - a vision with motives (key parameters and requirements) and realistic or attainable building goals. Other processes seem to lead to pre-conceived remorseful outcomes that are independent of your true ambitions and goals.

The Process

To draw a comparison, the foundation is the most important part of a building - with everything afterward built on top. It becomes very expensive to change aspects of the foundation once you have started to build upon it. In contrast, it is very easy to make adjustments when ideas are thoughtfully considered and represented simply as lines or sketches on paper (like a plan or section sketch or physical study model you can tear apart).

We developed this process after observing a large number of clients who 'fail to plan' only to find themselves frantically making changes during the construction documentation phase, or worse, the actual construction period when time and money is most critical and when many decisions should have already been resolved. We saw a clear issue where people with the very best intentions started design work by themselves before they had completed their research or properly equipped themselves to consider the viability of early ideas.

In the majority of cases, this situation is prevalent across the industry. People forget to properly plan when 'waters are calm' only to find their "boat" is out of control and swiftly sinking in dire rapids.

Choosing an Architect isn't always easy.

Not only do you need the right architect who has the specific skills and experience for your project you need expert people that are the right 'fit' and can truly help solve problems through design. Your architect is key because it is a close relationship that is usually sustained for an extended duration.

In our experience, the best way to find out whether we are the right choice is for us to fully understand what you are looking for in an architect or design practice. This working relationship can also be tested through our *Discovery Consultation*.

If (for some unusual reason) we discover that we are not an ideal 'fit' you are free to carry on with the end deliverable of our consultation and continue working with your preferred architect in their own process. Regardless, your early project research and professional analysis will be complete providing a good foundation for future project success and allow you to begin the design stage.

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Our *Discovery* or *Discovery Plus* consultations are key strategies that significantly determines project outcomes, lowers your risk and determines ways to reach your ideal building goals before design begins.

A base *Discovery* consultation experience will provide the following:

- Obtain a licensed architect's professional opinion on the feasibility of the project;
- Discuss the opportunities and constraints of the project site;
- Discuss the viability of the project with your preliminary ideas;
- Develop an *Architectural Program* of spaces for the project;
- Provide a preliminary *Opinion of Probable Construction Cost* for your budget planning and use with your financial institution;
- Produce a concise *Pre-Design Report* comprising the above material.

The enhanced *Discovery Plus* consultation also provides the following additional value:

- Discuss attributes and strategy for your desired design scheme that are tailored to your resources;
- Discuss potential solutions that encourage *design thinking* and testing of assumptions;
- Review the climate, site, applicable bylaws and legal restrictions to determine project planning constraints and opportunities;
- Participate in a space planning charrette together for arranging the 'Architectural Program';
- Explore high-level spatial relationships, connections & high level future-proofing considerations;
- Develop four (4) conceptual massing arrangements of the *Architectural Program* represented in 3D;
- Research several relevant project precedents similar in scope and setting;
- Assess a potential project development time line;
- Determine a team who is experienced in the type of project you are planning;
- Prepare a professional design services proposal to outline terms and phased strategies to continue working together to achieve your project.

Consultation Plan (2 Face-to-Face or Virtual Meetings, 1 Presentation of findings with our end deliverable)

Part I: Initial Scoping Discussions - An outline brief for your project

- Meet & discuss project motives, attributes, project constraints, opportunities;
- Clarify project purpose and vision, key themes and drivers, intended function & design assumptions;
- Clarify and discuss key issues or concerns and early design possibilities.

Part II: Program Development & Opinion of Cost - Analysis of Building Program

- Develop and review a draft *Architectural Program*;
- Define an initial *Opinion of Probable Construction Cost*; and
- Prepare the final *Discovery* or *Discovery Plus* deliverable.

Part III: Professional Services Fee Proposal - Define next steps based on the finished diagnosis.

- Provide a tailored service proposal to consider outlining tiered architectural services that give you options to progress into design, construction documentation and construction with One One Ten.

Yes, I would like to book a *Discovery* or *Discovery Plus* consultation and provide our client details and payment to initiate the process. We will provide all available background information in our possession for reference purposes (photographs, property info, site survey or RPR, existing drawings, etc.).

* Our *Discovery Consultation fee* is proportional to the building scope and project complexity. Buildings greater than 600 gross square meters (gsm) will be assessed a consultation fee on a case basis. Fees for residences and small buildings less than 600 gsm are at the fee range below:

Discovery = \$1,495.00 + GST *Discovery Plus* = \$2,495.00 + GST

Any travel expenses for the consultation period beyond Lethbridge, Alberta will be billed using established CRA travel rates or by actual receipt.