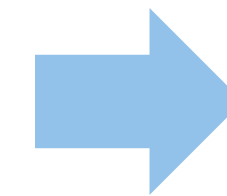




THE ANATOMY OF A SPACE PLANNING PROJECT

Storage area conversion



Classroom
or study space

Key partners

ARCHITECT

When we need them:

- Large-scale concepting
- Permitting
- Stamping drawings
- New build

What to consider:

- \$\$
- Scope of work is flexible

CONTRACTOR

- Construction work
- Electrical work
- New finishes (flooring, paint, ceilings, etc.)

- Sub vs. GC

- Patch & paint
- Flooring

FURNITURE DISTRIBUTOR

- Ideas/concepting
- Ordering/installing
- Budgeting/estimating

- Design/spec services
- Sell vs. consult

- Concepting
- Budget estimates
- Product Ideas

SAMPLE PROJECT:

- *Not needed*

Design tools

Used for:

FLOOR PLAN

- Dimensions – it's the canvas

2D LAYOUT

- Space planning
- Space utilization
- Furniture inventory (BOM)
- Initial budgets

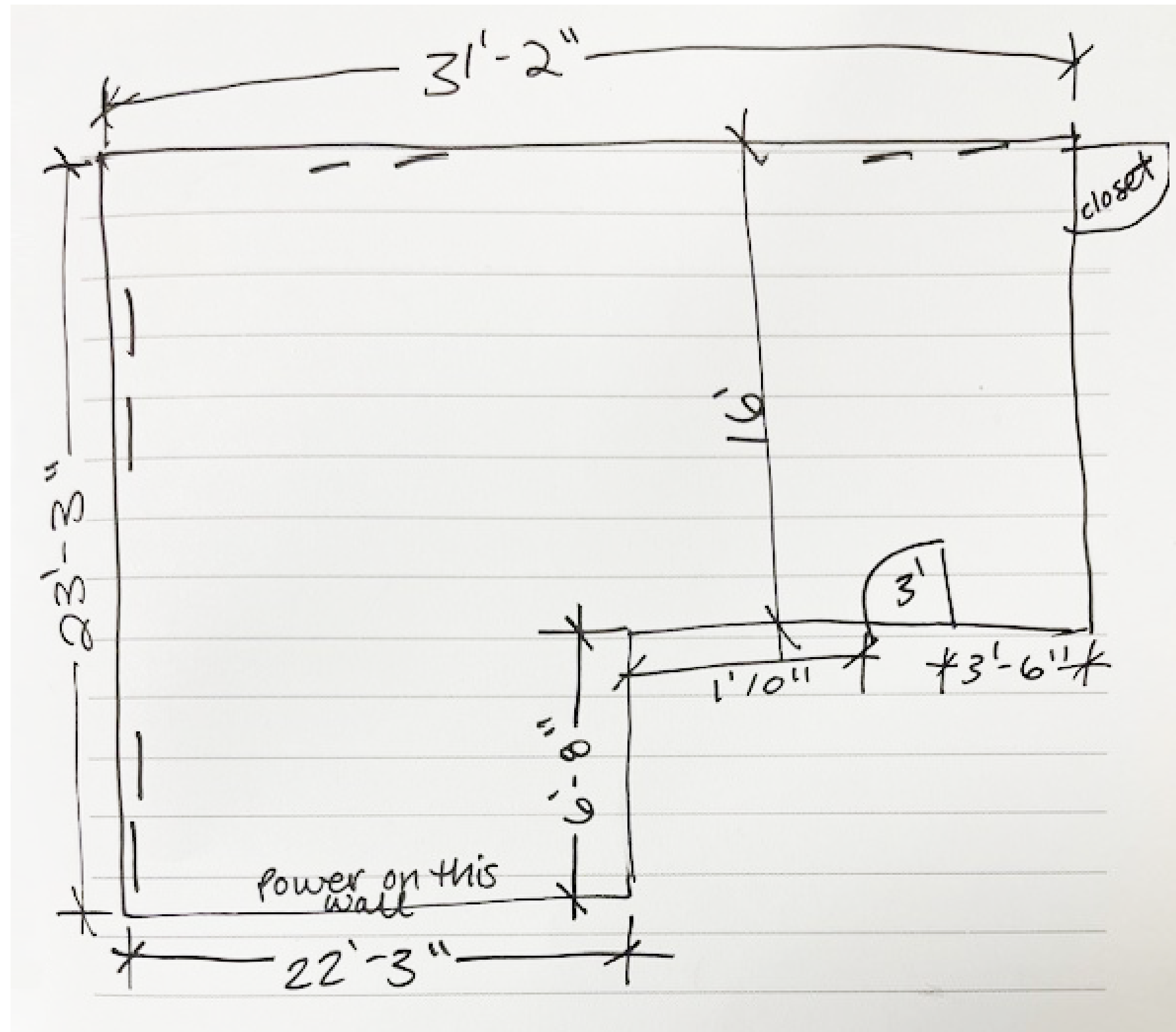
3D BIRDSEYE & RENDERINGS

- Visual representation & communication sharing
- Final finish representation
- Final pricing

Design tools

FLOOR PLAN

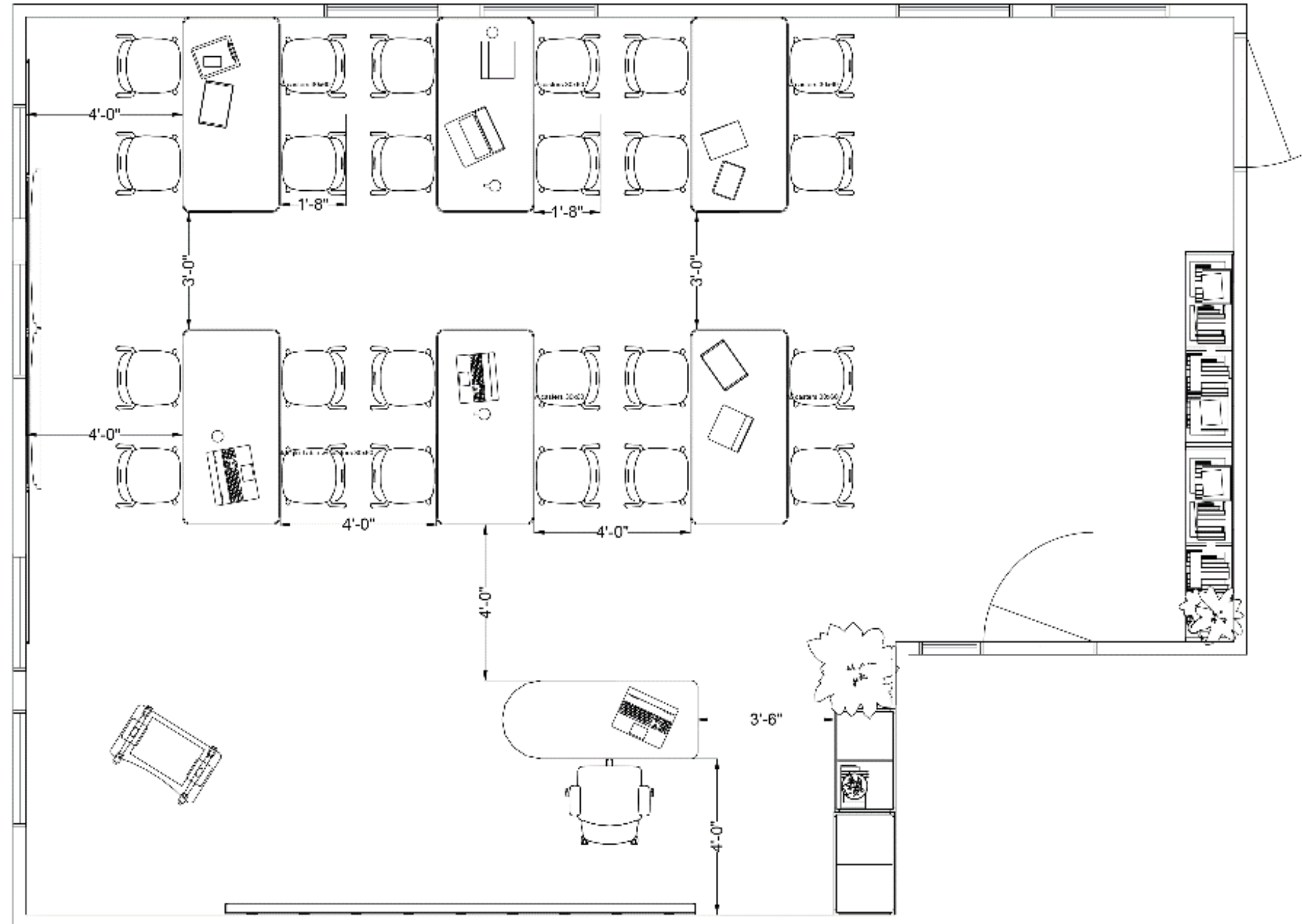
- Dimensions – it's the canvas



Design tools

2D LAYOUT

- Space planning
- Space utilization
- Furniture inventory (BOM)
- Initial budgets



Design tools

3D BIRDSEYE

- Visual representation & communication sharing
- Final finish representation
- Final pricing



Design tools

3D RENDERINGS

- Visual representation & communication sharing
- Final finish representation
- Final pricing



Design tools

3D RENDERINGS

- Visual representation & communication sharing
- Final finish representation
- Final pricing



Design tools

Used for:

FLOOR PLAN

- Dimensions – it's the canvas

2D LAYOUT

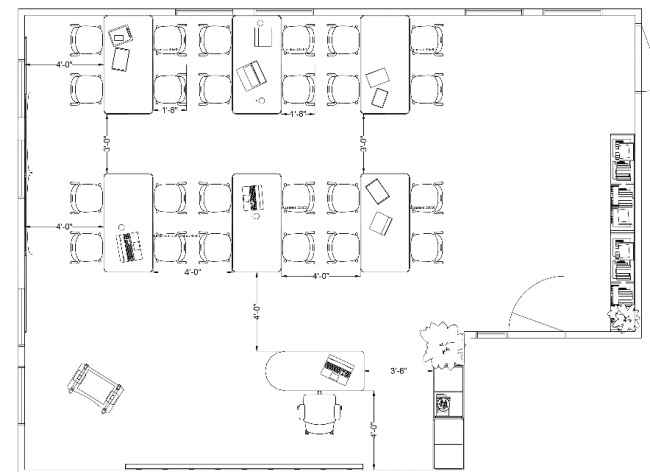
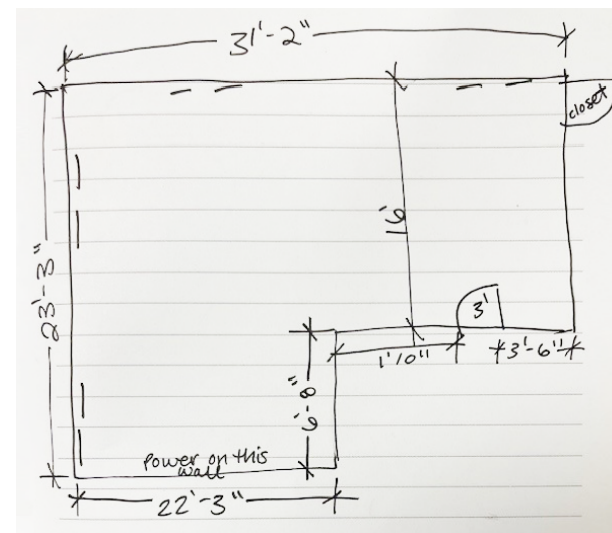
- Space planning
- Space utilization
- Furniture inventory (BOM)
- Initial budgets

3D BIRDSEYE & RENDERINGS

- Visual representation & communication sharing
- Final finish representation
- Final pricing



SAMPLE PROJECT:



Raw space



Potential design



RAW SPACE



POTENTIAL DESIGN



Key budget components

ARCHITECT

CONTRACTOR

FURNITURE DISTRIBUTOR

Component:

- Design fees

- Construction costs

- Product costs (furniture, AV equipment, etc.)

SAMPLE PROJECT:

- No design fees

- Contractor estimate

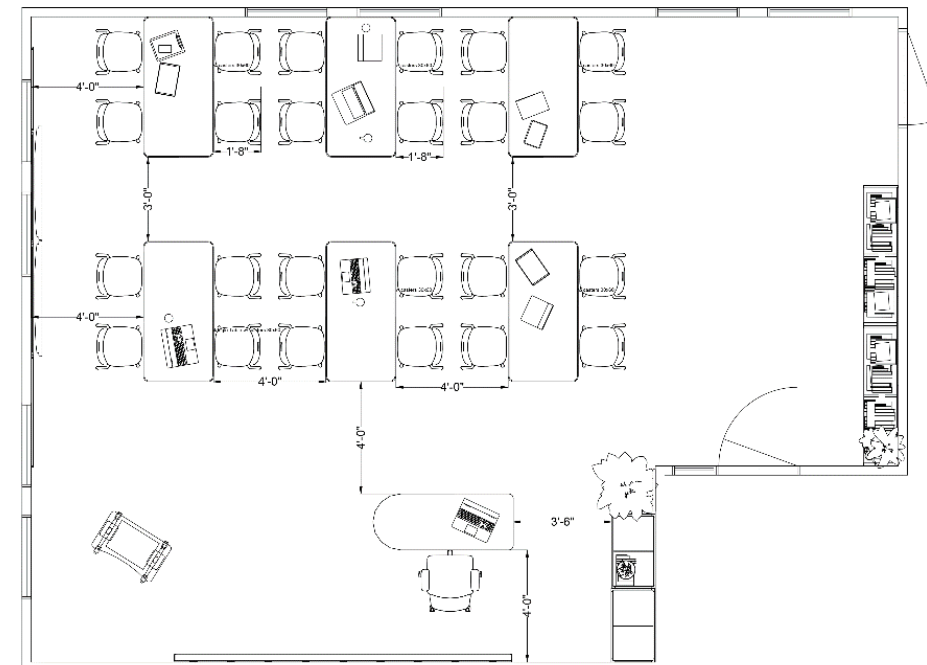
- Product costs

Tiers & options

OVERVIEW

SPACE INVENTORY

Classroom Renovation | RSF estimate: 650 ft²



Item	Count
Student Tables	6
Student Chairs	24
Teacher Desk	1
Teacher Chair	1
Mobile Podium	1
Bookcases	4
Mobile Storage Units	2

BUDGET ESTIMATES

- Space Planning
- Space Utilization
- Furniture Inventory (BOM)
- Initial budgets

	Spec Grade	Mid Grade	Design Grade
Est. Product Cost	\$9,100	\$11,855	\$15,931
Est. Installation Cost	\$1,500	\$1,500	\$1,500
Est. Total	\$10,600	\$13,355	\$17,431
Est. Cost per ft²	\$16.31	\$20.55	\$26.82
Est. Cost per student	\$442	\$556	\$726

Tiers & options

PRODUCT BRAND

Mix & match tiers across project (topographical design)



FABRIC/FINISH SELECTION

Use grading & avoid COM



EVALUATE HIGH-COUNT ITEMS

Small savings x 100 chairs can add up



THINK LONG TERM

Finish matching / standardizing



Final design selection



SAMPLE PROJECT: \$13,500

Key stage gates

KEY STEP

TIMELINE

1. 2D layout approval

Client driven

2. Product spec / selection & pricing estimates

3. Final design & price



4. Product orders

Immediate

5. Product Lead Time

Range: 4-8 weeks

6. Installation

Range: 1 day – multiple weeks

7. Punch list

Immediate (adjustments)
2-4 weeks (product reorder)



Questions?
We're here to help.

Sadie
Brandenburgh

brandenburghs@contractfurnishings.com
(605) 380-9217