

# 01. Summary Sheet

## Rapid Project Planning Pack for the Research Phase

*“If I had six hours to chop down a tree, I’d spend the first 4 sharpening the axe” - Abraham Lincoln*

### The #1 Project Problem

#### #1 Problem: Projects going over time and over budget.

On a daily basis, we see people moving projects into the design phase **before** the research is started. This is like a doctor starting surgery without a thorough

diagnosis or trying to build a house on a bad foundation.

That is why we created the **Rapid Project Planning Pack**. Now, you have a simple process to help you move through the **Research Phase**.

If you follow this tool, you will reduce project risk and improve project design.

- **01. RP3 Summary Sheet**

Once you have ticked all the boxes below, you are ready to move to the **Analysis Phase**

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- **02. Building Project Roadmap**

Review the roadmap and identify where you are on your journey

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- **03. Building Experts Directory**

Directory of professionals who can help you at each stage of your design and building process

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- **04. Building Cost Estimator**

Simple do-it-yourself worksheet to estimate your building project

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- **05. FAQs & SAQs**

Frequently-asked questions and should-ask questions you need to know about working with an architectural consultant

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- **06. Myth & Reality**

Some things architectural consultants do outside design to complete a project

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- **07. How To Create A Design Brief Using Only 7 Questions**

Contact your shortlisted architectural consultants to start your process

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- **08. Readiness Slider**

Gauge of how ready you are to move to the **Design Phase**

# 02. Building Project Roadmap

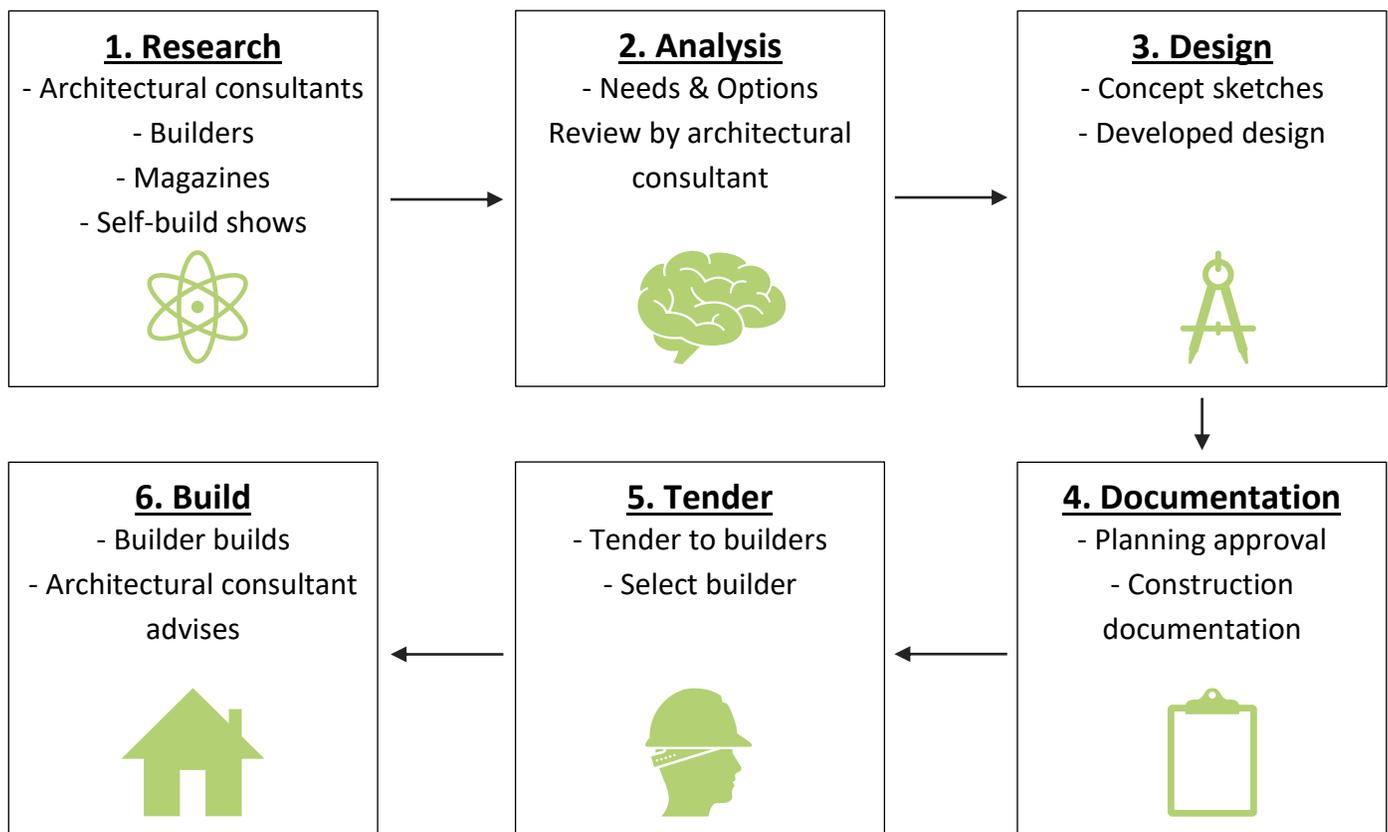
Major steps required for Designing and Building your New Home / Renovation & Extension Projects

## The Roadmap

*This is important ... please read carefully.*

Right now, you should be in the **Research Phase**. This is where you are gathering information and playing around with ideas. At the point you want to get serious, you will want to check the feasibility of your ideas and understand what the project constraints are.

If you work with us, we will move to the **Analysis Phase** by conducting a [Needs and Options Review](#) to eliminate assumptions, identify constraints and find your best options. You will receive a document that can be used by us or any other architectural consultant that will ensure you reduce project risk and get the best options for your site and budget.



When you are ready to review the feasibility of your project, email or call us >>

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# 03. My Project Expert Directory

Our Personal Directory of Trusted Professionals

*"It's not WHAT you know. It's WHO you know."*

## Who Are These Experts?

Understanding WHAT to do is one obstacle and working out WHO can help you is another.

On a daily basis, our team receives requests for us to recommend design professionals. To make this process easier, we have listed the design

professionals that we trust for specific types of projects. Not only do they do a great job, but they provide excellent advice, as well. These are the experts we trust explicitly.

If you have other questions about your project, don't hesitate to reach out to me. If we can't answer your question, then we'll direct you to someone who can.

	Profession	Name	Company	Contact Details
□	Architectural Consultant	John Scanlon	JS Design – Architectural Consultant	+353 872037237 john@jsdesign.ie
□	Builder	Pat Sheehan	Pat Sheehan Construction Ltd	+353 870508744 sheehan.patrick2@gmail.com
□	Builder	Mike Sugrue	Mike Sugrue Building & Carpentry	+353 872079264 mikesugrue@live.com
□	Engineer	Damian Murphy	IC Engineers	+353 872506545 info@icengineers.ie
□	Engineer	DJ Lucey	DJCO Consulting Engineers	+353 863899776 djlucey@djco.ie
□	Percolation Test	Tim O'Sullivan	O'Sullivan Consulting	+353 872390040 tim@osullivanconsulting.ie
□	Topographical Surveyor	Damian Murphy	IC Engineers	+353 872506545 info@icengineers.ie
□	Quantity Surveyor	Roger Crowley	Roger J. Crowley Ltd	+353 872725047 roger@rogerjcrowley.ie

We have many more specialists that we are happy to recommend too

The *right* architectural consultant will manage both the **experts** and the **process**.

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# 04. Building Cost Estimator

The simple, do-it-yourself way to estimate your number

## The #1 Question ...

The most dreaded question architectural consultants, builders and every other professional are asked has got to be, **'how much will my project cost'?**

There are so many variables that a definitive answer is literally impossible. Even worse, the consequences of trying to answer and risk giving 'bad advice' will have most experts running away to avoid the question.

The problem is that this question is VERY important. No one can proceed if they don't have a ball-park estimation of cost.

This guide will help you to determine an estimate of overall project costs. Your actual number may be more or less, but it can be helpful to see an estimated figure.

Note: costs indicated below are exclusive of VAT

New Home Cost Estimator			Estimate Your Cost	
Style	1 or 2 storey houses	High level of finishes	Area	Cost
Cost Per m <sup>2</sup>	€1,500 - €1,800	€2,000 - €2,500		
100	€150,000 - €180,000	€200,000 - €250,000		
200	€300,000 - €360,000	€400,000 - €500,000		
300	€450,000 - €540,000	€600,000 - €750,000		

Note: 1 or 2 storey houses, cost per m<sup>2</sup> allows for a reasonable level of finish

Extension / Renovation Cost Estimator				Estimate Your Cost	
Style	Extension	Extension & Renovation	Including works to existing roof	Area	Cost
Cost Per m <sup>2</sup>	€1,500 - €1,800	€1,500 - €1,900	€2,250		
40	€60,000 - €72,000	€60,000 - €76,000	€90,000		
100	€150,000 - €180,000	€150,000 - €190,000	€225,000		

To discuss the costings for your project, contact us via Telephone or Email

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# 05. Questions to Ask

When hiring an Architectural Consultant, it's helpful to have a process to make sure you get the BEST person for the project.

## Asking the Right Questions

Although extensive schooling and training are required for all architectural consultants, that doesn't mean all are created equal.

Finding the RIGHT consultant for you depends on several factors, including: *personality, design style, building for taste or to make money, budget and even whether your project requires a specialist skill set.*

Choosing the right architectural consultant can mean the difference between an enjoyable experience and one plagued with problems and hassles the whole way through once a project moves into the **Build Phase**. How will your project go?

**The questions are the answer ...**

**A great architectural consultant is your Designer, Advocate, Teacher, Project Leader and Coordinator**

<input type="checkbox"/> What unique value do you have for our specific type of project?	<input type="checkbox"/> How would you like me to share my ideas, images, needs, wants and research?
<input type="checkbox"/> How can you add value to our home so that we maximize the return on investment when/if we sell?	<input type="checkbox"/> What can I do to help you deliver the best work for us?
<input type="checkbox"/> Do you offer a pre-design analysis service to help move us safely and efficiently towards the design phase?	<input type="checkbox"/> Do you have a team game plan that outlines how we will all successfully work together, even under pressure?
<input type="checkbox"/> What are the specific challenges for our type of project and how have you overcome these in the past?	<input type="checkbox"/> Will you run the tender process to find and select the best construction team?
<input type="checkbox"/> If my budget, timeline and scope of project are unrealistic, will you let me know?	<input type="checkbox"/> What educational material do you provide so we can understand the requirements of our specific type of project?

Hiring the **RIGHT** consultant is the single most important decision to make on your project.

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# 06. Myth vs. Reality

## What do Architectural Consultants actually do?

An architectural consultants' role is a lot larger than most people realize. When a consultant manages your project, they ensure that every part of the process below (and more) is handled to

### Myth

**Sketches design** that a builder uses.

ensure that the biggest investment in your life or career is safe and secure.

### Reality

**Examine** the site, the requirements, the constraints and objectively assess the brief.

**Ensuring Compliance** with building and safety regulations, local planning regulations and restrictions. Depending on the project, there may be laws surrounding the preservation of the local environment or any historic parts of a building.

**Leadership** - heading up the team of professionals who will work on this stage of the project including builders, tradespeople, engineers, designers and financial professionals.

**Construction documentation** - translates the design into instructions and technical specifications for contractors and construction experts. Ensures those specifications are met.

**Project management** - site visits and meetings, overseeing the construction and validating quality of work, negotiating with contractors and dealing with and resolving any problems that arise.

**In summary, the architectural consultant is the conductor of the project orchestra.**

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# 07. How To Create A Design Brief Using Only 7 Questions

“Focusing is about saying No.” - Steve Jobs

**Alice:** "Would you tell me, please, which way I ought to go from here?"

**The Cheshire Cat:** "That depends a good deal on where you want to go."

**Alice:** "I don't much care where."

**The Cheshire Cat:** "Then it doesn't much matter which way you go."

The method below is our famous 7 Question design brief creator.

To discuss your brief in more detail contact us on [+353 872037237](tel:+353872037237) or via email [john@jsdesign.ie](mailto:john@jsdesign.ie)

Your Question	Answer
1 Outline your current situation?	
2 How do you live? Is that changing or about to change?	
3 What will you need to see to know your project has been a dramatic success?	
4 How do you want to FEEL as you move through your new space?	
5 Who are the important people this home needs to be designed for?	
6 What are the budget, timeframes and boundaries we need to work within?	
7 What does your home really mean to you?	

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# 08. Readiness Slider

Are you ready to move to the Design Phase?

## Do You Need an Architectural Consultant?

This exercise allows you to assess how ready you are to move to the **Design Phase**. If you are not close to 10 on ALL scales, then it's best to seek help from an expert to do this research.

If you rush into the design phase without this information available, you'll run the risk of making too many assumptions, which is the **# 1 reason** projects go over budget and over time.

*"Measure twice, cut once," Builders Mantra*

Question	Slider (0-10, zero = low, 10 = high)
On a 1-10 scale, how clear are you on exactly what you need?	<input type="range" value="0"/>
On a 1-10 scale, how aware are you of all the various options your site will accommodate?	<input type="range" value="0"/>
On a 1-10 scale, how confident are you that you are aware of all the legal requirements?	<input type="range" value="0"/>
On a 1-10 scale, how aware are you of the process you will need to have in place to get the project completed on time and on budget?	<input type="range" value="0"/>
On a 1-10 scale, how confident are you that your budget will achieve your needs?	<input type="range" value="0"/>
<b>Give yourself a current overall rating for readiness.</b>	<input type="range" value="0"/>

Don't worry if you are not at 10 on all scales yet. The [Needs and Options Review](#) process allows you to fill in the knowledge gaps and gets you ready to move to the **Design Phase**.

Our [Needs and Options Review](#) is the process designed to get you to 10 on ALL sliders above.

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