



Step 1: Learning About You

Every organization is unique. We dive into your current operations and spaces to understand the specific challenges and opportunities to address in your new facility.

Outcomes:

Current-State Program

Existing Facility Area Plans





Step 2: Defining Your Future Vision

Projects need a clear road-map to success.

We facilitate discovery sessions to define an overall project vision and objectives to guide the space programming and planning work.

Outcomes

Project Objectives

Project Evaluation Criteria





Step 3: Creating the Building Blocks

It's all about the details. We help you identify your needs and evaluate them against the project vision, objectives, and industry benchmarks. Then we translate it all into your unique facility space program, creating the building blocks for planning.

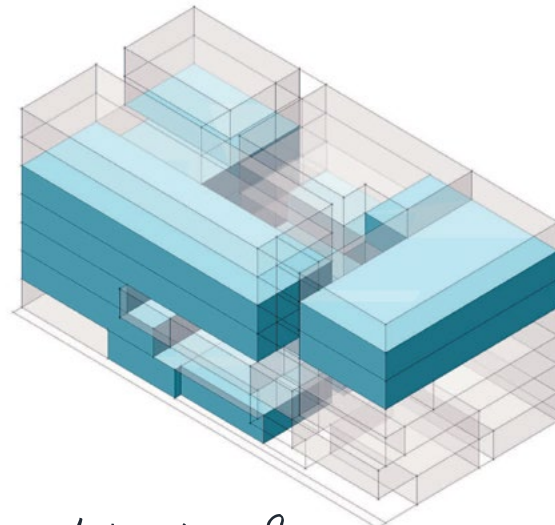
Outcomes

Functional Program
& Space List

Gap Analysis

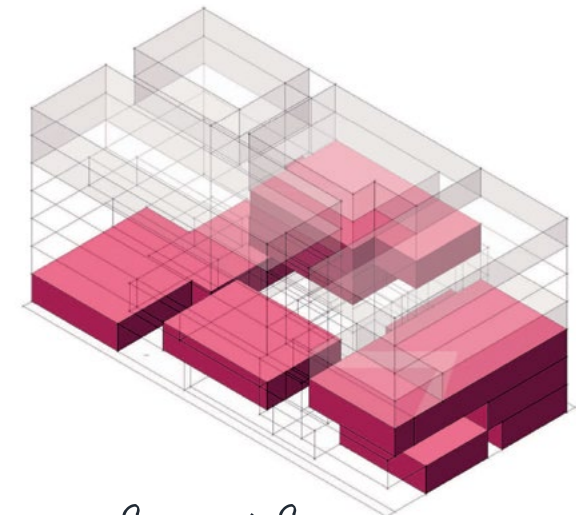
Room Data Sheets

3D Spatial Functional
Relationship Diagrams



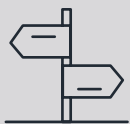
Laboratory Space

C14 RADIATION LAB / ACCESS VESTIBULE TO
CHEMISTRY LAB 1
CHEMISTRY LAB 2
CRIMINAL SAMPLE ANALYSIS & COLD STORAGE
GAMMA SPECTROMETER
GIS LABORATORY EXPANSION
LAKE SAMPLE PROCESSING ROOM
MATERIAL WEIGHING ROOM
MULTI-PURPOSE LABORATORY EXPANSION
NUTRIENT LAB / MICROSCOPES, SAMPLE ANALYSIS
NUTRIENT LAB / SAMPLE PREP & PROCESS
WET LABORATORY 1
WET LABORATORY 2
WET LABORATORY 3
COLD ROOM / FREEZER STORAGE
SAMPLE STORAGE, COLD STORAGE
STORAGE, GAS BOTTLE



Support Space

RECEPTION WITH WAIT AREA
BUSINESS CENTRE
GALLERY / TEACH SPACE
CONFERENCE ROOM
MEETING ROOM (16)
MEETING ROOM (8)
FOCUS POD
HISTORICAL ARCHIVES
ENCLOSED OFFICE SPACE
OPEN WORKSPACE
COMMON STORAGE
BEVERAGE PICK UP STATION
CHAT POINT
KITCHENETTE WITH LOUNGE
STORAGE



Step 4: Exploring the Options

We love to solve puzzles. We take all the pieces of the program and explore how they can be organized on your site. We work collaboratively with you to develop and refine options and then decide which one works best for you.

Outcomes

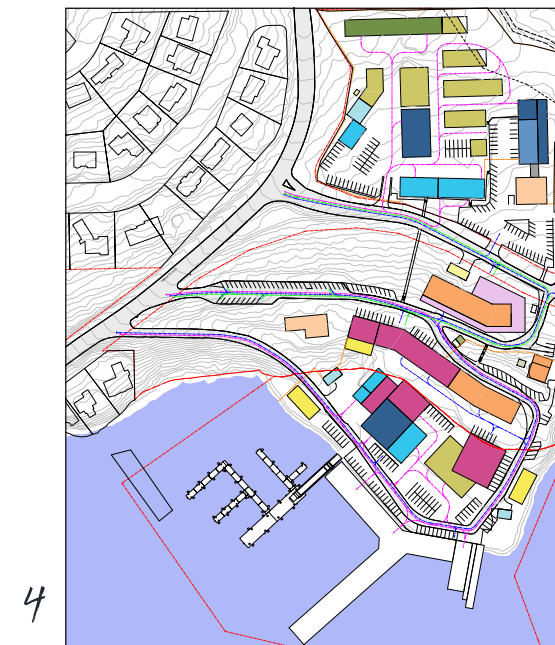
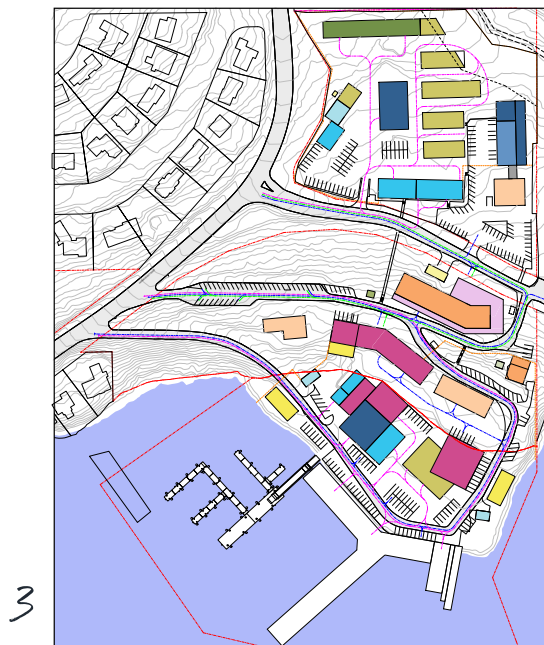
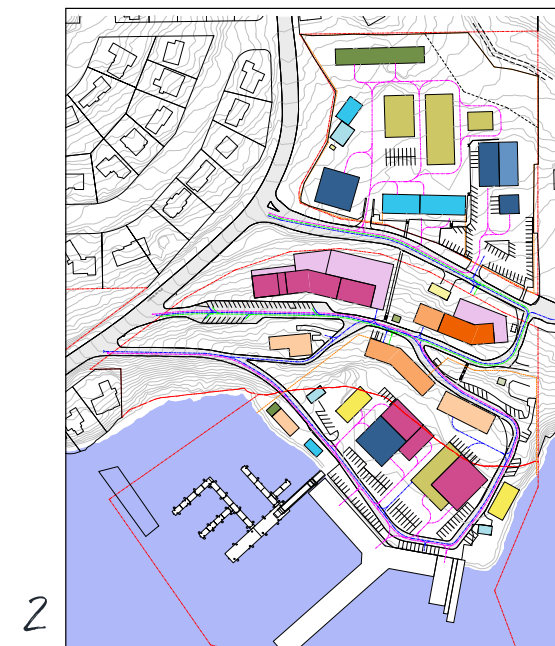
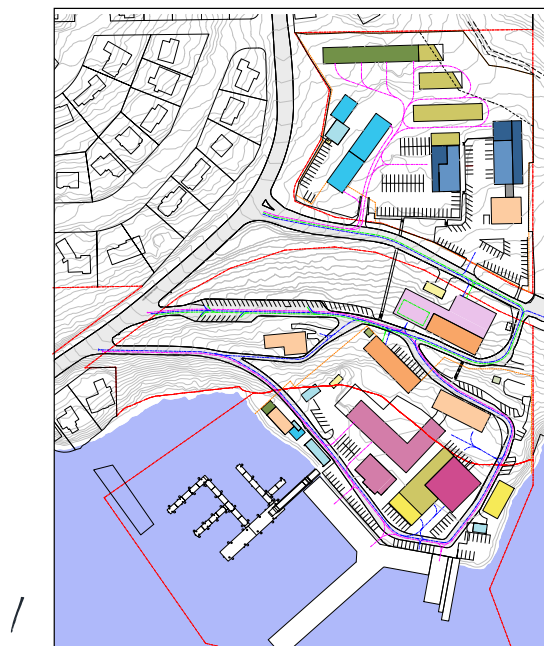
Program Test Fit

Facility & Site

Development Options

Evaluation Matrix

Options





Step 5: Supporting Your Business Case

We help you get there. To support your business case, we work with partners to pair your ideal facility plan with engineering strategies, phasing strategies and cost estimates to give you the full picture.

Outcomes

- Recommended Development Option
- Project Phasing
- 3D Rendering
- Pre-Design Report
- Project Budget Estimate

Existing Site



Master Plan



Implementation Plan- Getting You There One Step at a Time

Project Sequencing	> Year 1				> Year 2				> Year 3				> Year 4			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
> Demolish Buildings 1022, 1023, 1024																
> Temporarily Relocate Outdoor Laydown		Orange	Orange													
> Build New Administration Building Block 1		Cyan	Cyan	Cyan	Cyan											
> Temporarily Relocate Parking/Storage			Orange	Orange												
> Demolish Old Operations Building 1006			Grey	Grey												
> Build New Workshop / Storage Building					Cyan	Cyan	Cyan	Cyan								
> Build New Support Outbuildings								Cyan	Cyan	Cyan	Cyan	Cyan				
> Create New Waste/Recycling Compound								Light Green	Light Green							
> Demolish Outbuildings 1001/1002										Grey	Grey					
> Build New Administration Building Block 2												Cyan	Cyan	Cyan	Cyan	
> Renew Storage Laydown Areas														Light Green	Light Green	Light Green
> Relocate Parking/Storage from Temp Storage														Light Green	Light Green	Light Green