

**Are you planning to build a home or do a renovation?
It's an exciting prospect, but don't jump into a design process
without doing some advance research and planning.
Consult the expert you need before you make costly mistakes.**

Needs & Options Review

It is not uncommon that a homeowner will have an idea about a project, but may be unclear on how best to start- or worse, launch into the process without first laying the groundwork for the project. This can lead to unexpected cost overruns, time delays, or compromises in creating your dream home. A surgeon wouldn't operate without a proper diagnosis. We have designed our Needs and Options Review as a valuable first step that will help you fully understand the requirements, constraints, and potential challenges for your project and establish a clear vision for a way forward.

Value Planning:

- It is a way of doing research and homework about a prospective construction project before getting too far along in the process.
- This becomes the foundation on which everything else can be built. The valuable insights you gain from this first phase can be used by us, or any other architect, and will ultimately produce a better result and design for you.
- It will allow you to explore your goals in a structured format.
- It will give you an opportunity to experience how our firm communicates with our clients, establish a realistic plan for your project and prepare for your further design needs and services.

The Process:

- During an initial phone call, we will ask some questions to get a sense of the scope of the work and what your needs and desires might be for your home. This information will help us create a customized questionnaire which we send out prior to an in-person meeting.

- We will schedule a meeting at the project location to discuss your objectives for the project, possible design solutions, budget, project schedule.
- After reviewing the questionnaire, this may prompt us to ask additional questions and continue an exploration of the information as it relates to the specific project location.
- A preliminary zoning review will assess limitations imposed on the site by the local jurisdiction.
- We will identify potential solutions in outline form.
- We will suggest a realistic construction budget that would be appropriate for the intended scope of work.
- We will outline a schedule for design, permits and construction.

Result:

A report that you can use during your design process, for budgeting and for establishing timing on your project, which can then be used to prepare an accurate proposal for overall architectural design fees.

Your Investment:

SHORT CONSULTATION: Maybe it's a simple project and you just want an onsite consultation? \$225 per hour including travel time

FULL PACKAGE: The Needs and Options Review fee varies depending on the scope and complexity of the project, and will range from \$750 - \$2,500 inclusive of the initial site visit and follow up report. The fee will be confirmed during your initial conversation with Gary Rosard.

If you would like to discuss this further or set up an appointment to begin the Needs and Options Review, please call or email.

PS: If you still in the research phase and need help with a particular question, contact me for an informal chat. This is a 20 minute conversation- maybe to answer a question that is bugging you or to remove an obstacle that is stopping you from moving forward. Maybe just to work out your next best steps. It all starts with an idea and a conversation.



Gary Rosard Architect

973.218.6656

info@garyrosard.com www.garyrosard.com
321 Millburn Ave/3, Millburn, NJ 07041

Comfortable Modern Homes