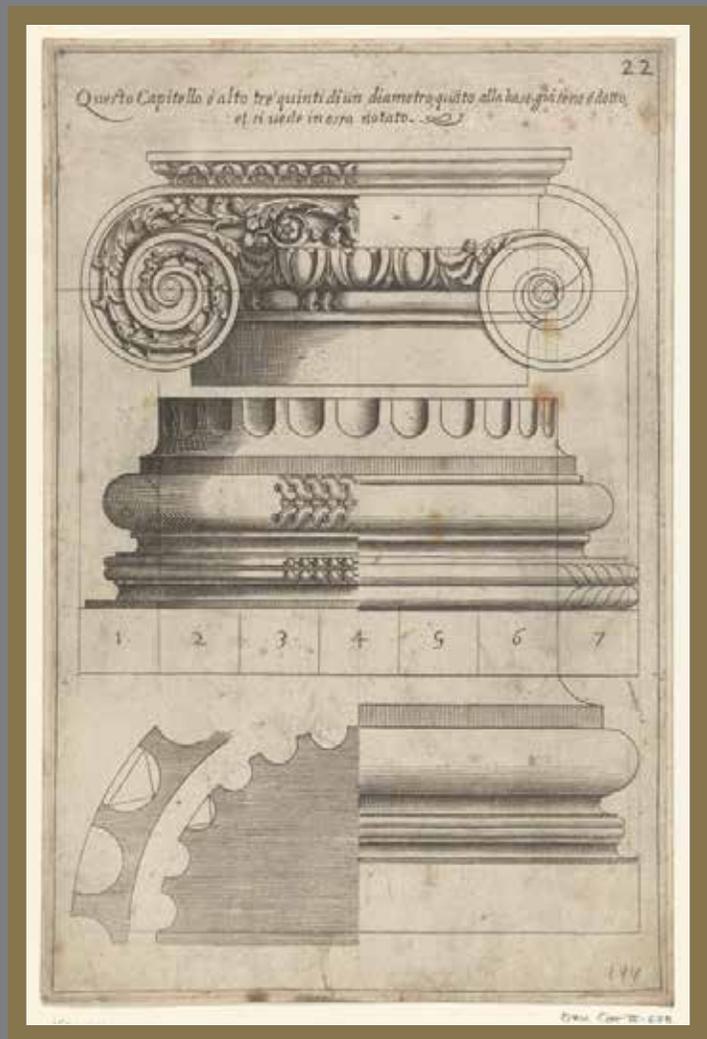


MICHAEL AIDUSS

DESIGNING & BUILDING PROCESS



The Process of Designing & Building

A look into the process and the tools of a design and construction project

Architectural Design

- Master Planning
- Architectural Consulting
- Architectural Design & Detailing
- Construction Documentation
- Construction Administration
- Client Representation & Project Management

Interior Design

- Interior Design & Decoration
- Custom Furniture Design
- Project Management & Purchasing
- Installation & Site Coordination
- Art Consultation

Product Design

- Furnitures
- Lighting Fixtures
- Textiles and Wall Coverings
- Rugs

02

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rocess, in the context of a design and construction project can often be as important as the design itself. The success of any project is directly related to the proficiency in the management of the process and of effective communication with the client. Generally projects can last anywhere from about four to six months for a small cosmetic renovation or decorative project, to multiple years for a more complex project. The more involved projects may include an architectural component and furnishings & decorations. In early phases of conceptual development, it becomes imperative to generate clear and concise budgets not only for the benefit of the client, but also to inform the design team. It is rare that a design realizes its final self early in the process, but rather it is built and discovered over time through a process that embraces, in part, the unknown. In the end it can be a remarkable discovery for both the client and the designers.

In general, the design & construction process can be divided into four (4) main phases:

1. Schematic Design
2. Design Development
3. Construction Documentation
4. Construction

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he residential project in Palm Beach which is profiled in the accompanying “Works” booklet began as a consultation with the client for the design and construction of an entirely new house on a single plot. The proposed design for the new house was largely inspired by the work of the late Chicago society Architect David Adler. During the construction of the new home, the Firm was engaged to consult on the purchase of the neighboring plot and re-imagining of a master plan, to include new landscaping and a new pool and pool house, to be modeled after European garden follies but in an Indian decorative vernacular.



We Analyze

The process begins with a close analysis of all the project components in terms of the physical parts and programming requirements from the client. Early academic study of project materials helps to inform the overall process and make early determinations for design direction based upon logistical considerations, design preferences and financial parameters.

We Organize

The early phases of programming and schematic design are meant to create an early set of materials that allows for the creation of conservative financial models addressing construction, fabrication and fee costs. The creation of detailed budgets allows for design and management time to be spent efficiently and effectively.

We Design

The process of design is best accomplished in phases, each one serving a specific purpose and informing the next. The design decisions made early in the process are especially important on larger, more complex projects when multiple consultants are involved. The management of this process becomes a crucial component to ensure quality and consistency.

We Build

The start of construction begins an entirely new set of challenges. We engage building and manufacturing professionals that work towards the highest level of craftsmanship while maintaining strict management protocol. Working with builders and artisans and to see a project take shape is a team effort, requiring consistent stewardship towards the best possible execution of the design.

Originally conceived as a traditional design & decoration atelier, the Firm has grown to accommodate the growing demand for in-house architectural design services and project planning.

Design & Project Management Services

- Consulting
- Feasibility Studies
- Master Planning
- Schematic Design & Budgeting
- Design Development
- Interior Design & Decorative(s) Development
- Construction Documentation
- Contractor Bidding & Selection
- Construction Contract Administration
- Final Project Installation
- Final Project Report & Financials



C

ontents

Projects can be of varying complexity. At times a project may only involve architectural services or a simple re-design of the interior furnishing and decoration of a single room or space. Generally the process can be broken down into the following.

I.Schematic Design & Budgeting

The development of conceptual ideas within the client's parameters

II.Design Development

The design begins to take shape in specificity & materiality

Conservative financial estimates are created through bidding

A period of value engineering the design is typical

III.Construction Documentation

The final drawings and specifications for construction are created

IV.Construction

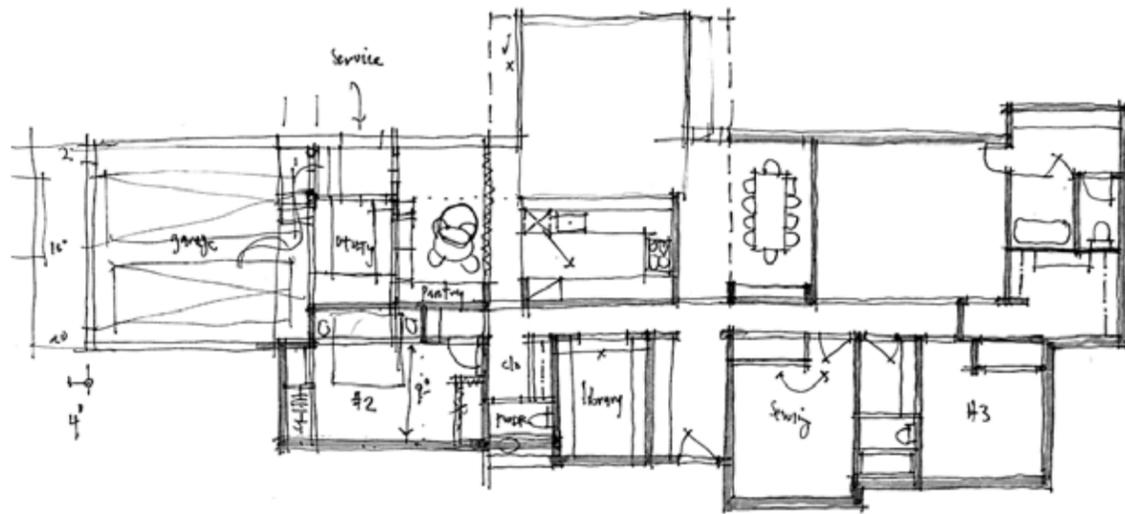
The construction process is engaged and administered



I.

Schematic Design & Budgeting

This first phase in the process is one of the most important and meant to clearly identify a direction for style and cost. It is a close collaboration and open exchange of ideas, programming needs, visual style, practical considerations and of course budget. Depending on the scale of the project this may include design considerations for both **architectural** elements and interior **design and decoration** components.



Early development of architectural elements begins with an exploration of form and practical considerations. The use of hand sketches and simple models are invaluable in the exchange of ideas.

Interior design and decorative considerations are explored alongside the architectural in order to inform as to sizing and use of rooms, continuity of finishes and special accommodations.

Schematic Design Early Phase

Architectural Design

The process is a journey of discovery and the end result is almost never revealed early in the project. Through close collaboration of design professionals and clients an exchange of ideas are meant to inform and advance the project, ultimately evolving into a result that best meets the needs of the client.



The furnishing and decorative component of a project begins with an exploration of materials, palette and general style, utilizing inspiration tear sheets of types and styles of furniture and decoration.

Schematic Design Early Phase

Interior Design & Decoration

The response to interiors by clients and professionals alike is rooted in an editorial type assembly of parts. The mix of form, material, color and style are all given equal consideration to create an assembly of pieces, room by room, all while conducting an overall vision of continuity. During this time in the process the designers begin by

collecting images, tear sheets of furnishings and fixtures for reference, hard and soft material samples and wall finishes. By working in a collage manner, a palette for the design begins to take shape.



Schematic Design Late Phase

Architectural Design

As the design progresses through this early phase drawings tend to become increasingly detailed and the use of models and mock-ups can be used to investigate and confirm size and scale and to effectively communicate the design to the client.



The palette and final selection of hard finishes, hardware and fixturing is of great importance in that they are a human scale element that is felt most immediately in any space, both visually and physically.

Schematic Design Late Phase

Interior Design & Decoration

Through careful editing and revisions during this phase the result is a comprehensive design package that takes into consideration a client's programming needs and the development of a sense of style and continuity. This phase generally culminates with an assembly of a digital look book.

Financial analysis of the project and conservative budget assessments are generally created at the end of the schematic phase.



Working with Artisans

Custom Fabrication

A large part of creating compelling interiors is the commissioning of custom furnishings and decorations across many disciplines. Furniture makers, upholsterers, gilders, sculptors and artists continue to employ classic techniques to bring to life a Designer's vision.



Attention to the Details

Custom Fabrication

It is often the finite details that can breathe life into a project. The selection of materials in concert with design and technique is the foundation of interior design and gives a space character beyond the visual composition.



Furnishings & Decoratives Budget

		LOW END BUDGET		HIGH END BUDGET		
		A	B	C		
Elevator Lobby						
	Hanging Pendant					
	Sconces (2)					
	Console					
	Mirror					
	Area Rug					
	Art and Accessories	\$		\$		
Room Total		\$	-	\$	-	\$
Entry Foyer						
	Hanging Pendant Light					
	Sconces (2)					
	Chest or Console					
	Arm Chair Fabric					
	Pendant in Vestibule by Hallway					
Room Total		\$	-	\$	-	\$
Living Room						
	Sofa A					
	Sofa A Fabric					
	Lounge Chairs (2)					
	Lounge Chairs Fabric					
	Pillows (10)					
	Table Lamps (4)					
	Window Treatments					
	Window Treatment Fabric					
	Window Treatment Hardware					
	Art and Accessories	\$	-	\$	-	\$
Room Total		\$	-	\$	-	\$
Dining Room						
	Wallcovering					
	Chandelier					
	Dining Table					
	Dining Chairs (10)					
	Dining Chair Fabric					
	Table Lamps for Chests or Consoles (2)					
	Area Rug					
	Window Treatments					
	Window Treatment Fabric					
	Window Treatment Hardware					
	Art and Accessories	\$	-	\$	-	\$
Room Total		\$	-	\$	-	\$
GRAND TOTALS:						
			Estimate A		Estimate B	
	Sub Total	\$	-	\$	-	\$
	8.875% Tax	\$	-	\$	-	\$
	15% Shipping Estimate +/-	\$	-	\$	-	\$
	30% Service Charge	\$	-	\$	-	\$
Estimated Budget		\$	-	\$	-	\$

This particular decoratives budget was created for a client to illustrate a range of pricing relative to quality of goods and materials

All furnishings and decorative items are itemized for cost review of all areas and components. Trade mark-up is the industry standard of 30%, and shipping is generally estimated throught the process until final costs are reconciled

*Estimated Decorative Budget does not include artwork and accessories, reimbursable expenses or installation costs.



I.b

Development of Budgets & Financial Analysis

The financial component of any project, whether it is a large scale architectural construction project or a modest renovation and interiors project, becomes an integral part of the overall process and continues to inform the design in a significant way. There are generally two (2) main budget documents which are generated and updated throughout a project: The Furnishings and Decoratives Budget and the Budget for Construction.

FD.01A. Furnishings & Decoratives Budget

This is an itemized breakdown of all furnishings and decorative elements for purchase and/or custom manufacture and represents the interior "decoration" of the project.

PCF.01A. Project Construction Financials & Tracking Budget

This is an itemized breakdown of project construction costs which begins as a budget with cost assumptions, and transitioning into a comparison of contractor bids. Upon commencement of construction the spreadsheet becomes a project cost tracking and cash flow management tool.

Project Construction Costs Tracking Sheet Phase I

No.	Item/Description	GENERAL CONTRACTOR General Contractor bids	Planning & Approval(s) Period																				
			0			1			2			3			4			5			6		
			Mar	15	30	Apr	15	30	May	15	30	Jun	15	30	Jul	15	30	Aug	15	30	Sep	15	30
Section I. Design Phase (Consultants)																							
Pre-Construction Items																							
1	Architectural/Engineering Certification for filings																						
2	Expediting services for municipal filing(s)																						
3	Landmarks filing (where applicable) and Department of Buildings filing(s)																						
4	Asbestos inspection and report																						
Coop building and BHS management fees (where applicable)																							
50	Security Deposit fee to building (refundable)																						
52	Property Management Alteration Processing fee																						
Section I. Subtotal (Net without refundable security deposit)																							
Section II. General Construction (Basic Trades)																							
001	Protection/trade labor																						
100	Rubbish Removals																						
115	Demolition																						
135	Drywall/Ceilings/Carpentry																						
160	Electrical																						
165	Plumbing																						
170	Mechanical Systems (Proposed Central Air System)																						
180	Flooring																						
182	All stone and tile flooring + walls throughout + slab work (counters)																						
182a - Bathrooms																							
	1. Flooring material(s)																						
	2. Flooring labor																						
	3. Slab material + labor at vanity																						
182b - Kitchen																							
	1. Kitchen counters slab material + labor																						
	2. Kitchen backsplashes labor																						
185	Specialty Mirror and Glass (glass shower partitions, built-in mirrors, custom vanity mirrors)																						
190	Painting and Specialty Finishes (skim coating of all walls and areas of ceilings)																						
Section II.A. Millwork																							
200	Kitchen Package (cabinets, built-ins, island)																						
200.1	Kitchen hardware package																						
Section II.A. Millwork Contractor Total																							
Original Construction subtotal																							
General Contractor fees																							
	General Conditions	5%																					
	Insurance	5%																					
	Overhead	10%																					
	Fee	20.00% incl																					
Total Construction (adjusted contract sum)																							
Section III. Direct Contracts																							
Direct Contract with Specialized Subcontractors																							
150	Window(s) refurbishment contract																						
Section III. Direct Contracts subtotal																							
Section IV. Owner Provided Items																							
310	Kitchen Appliances																						
311	Plumbing Fixtures																						
Section IV. Owner Provided Items subtotal																							
Total Construction Costs (sec. II, III, and IV)																							
Total Project Costs (sec. I, II, III and IV)																							

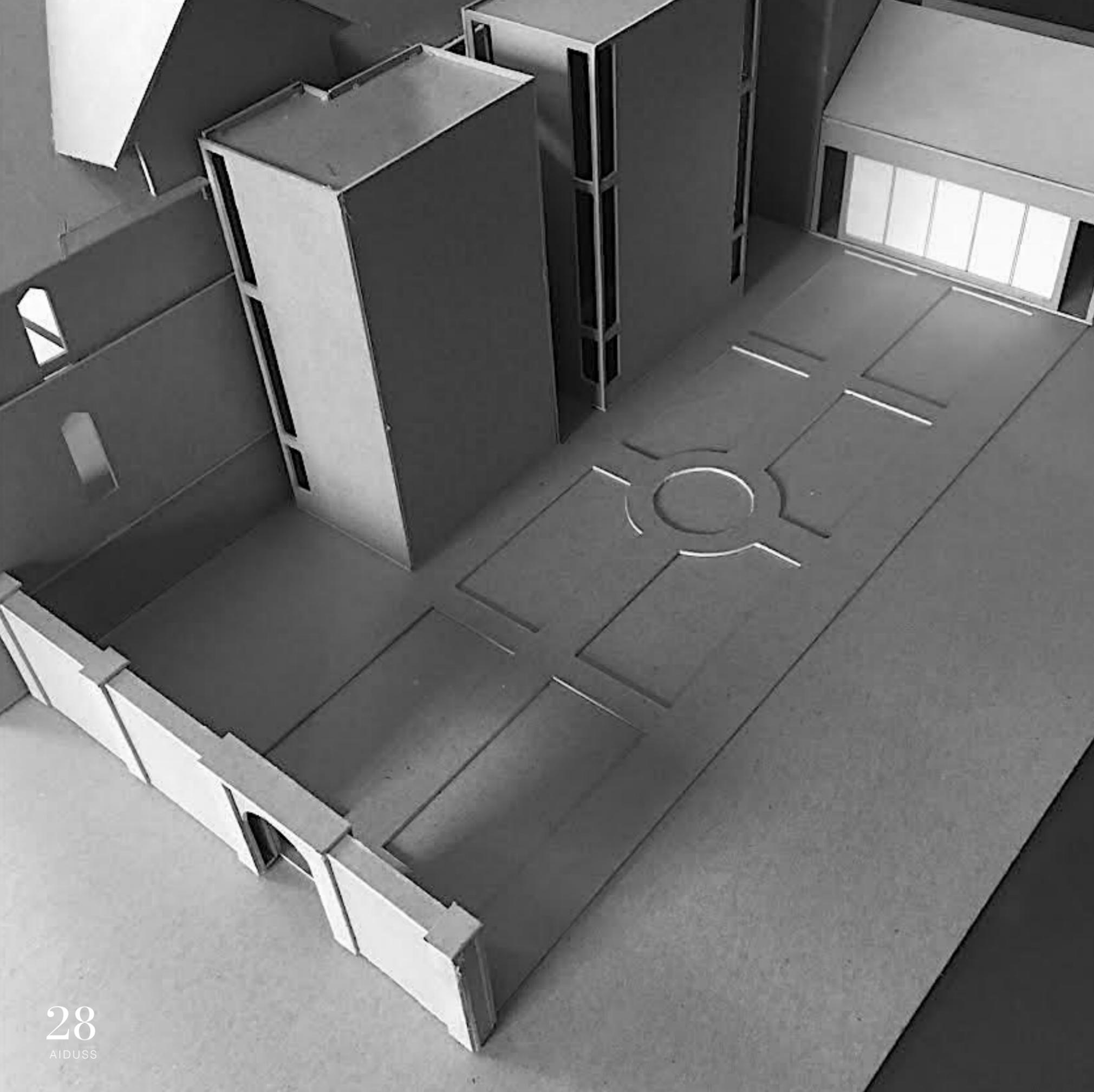
The budget document is originated with allowances for a particular project to help inform the design decisions which need to be made. Design and administrative costs are estimated and presented with the construction costs

Areas of Construction such as millwork or custom metal and glass work are called out in separate sections for closer analysis

Contractor fees are calculated on a base contract and in certain circumstances clients may enter into sub-contracts or "direct" contracts with suppliers or specialty trades

X SF = \$/SF





II.

Design Development

Design Development marks the point where the design is formalized. Aesthetic and practical considerations have already been explored and determined during the schematic phase and, after careful consideration of the financial component, it becomes necessary to create increasingly detailed drawings and specifications. This is all done while refining the design to the point where accurate architectural drawings and specifications can be created for bidding with contractors, negotiating construction costs and ultimately constructing the project.



Design Development

Architectural Design

Design development generally begins with the overall planning of a site or, on a smaller scale, the development of a floorplan. In terms of process it represents the foundation for moving forward intelligently.

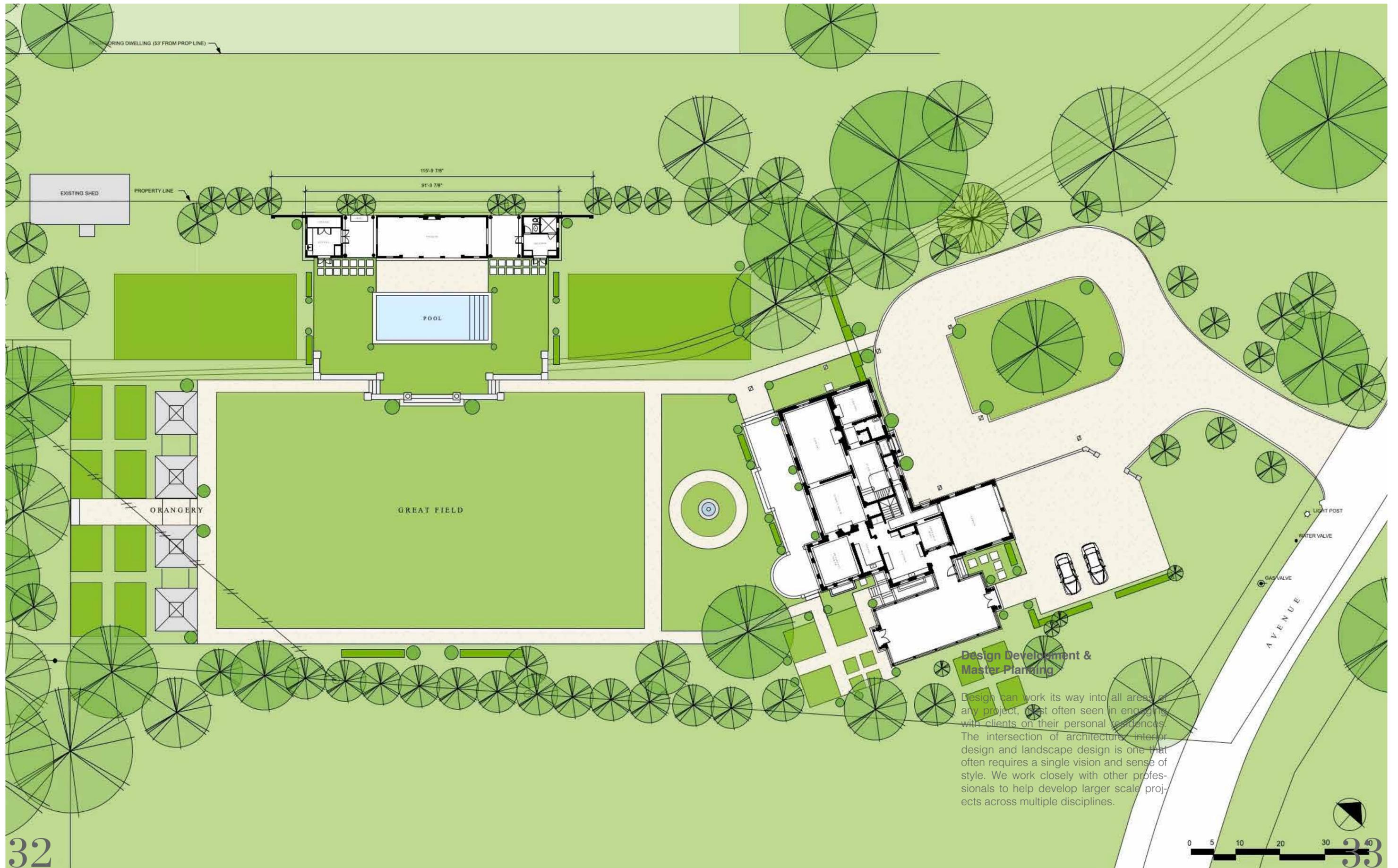


Design Development

Interior Design & Decoration

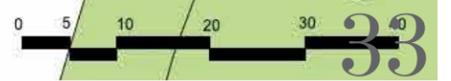
Creation of architectural and furnishings plans are used to continually re-visit budget and to confirm as a visual diagram the overall design. As the plans are finalized, it allows for the incorporation of components such as electrical planning for placement of lighting, heating and cooling considerations and architectural lighting.

As the plan develops the palette is incorporated into the design and digital reference materials are created to continually reference, and edit the design.



Design Development & Master Planning

Design can work its way into all areas of any project, most often seen in engaging with clients on their personal residences. The intersection of architecture, interior design and landscape design is one that often requires a single vision and sense of style. We work closely with other professionals to help develop larger scale projects across multiple disciplines.

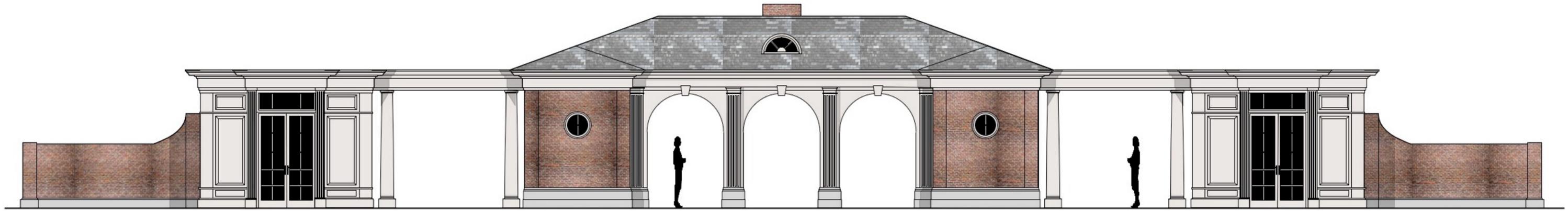




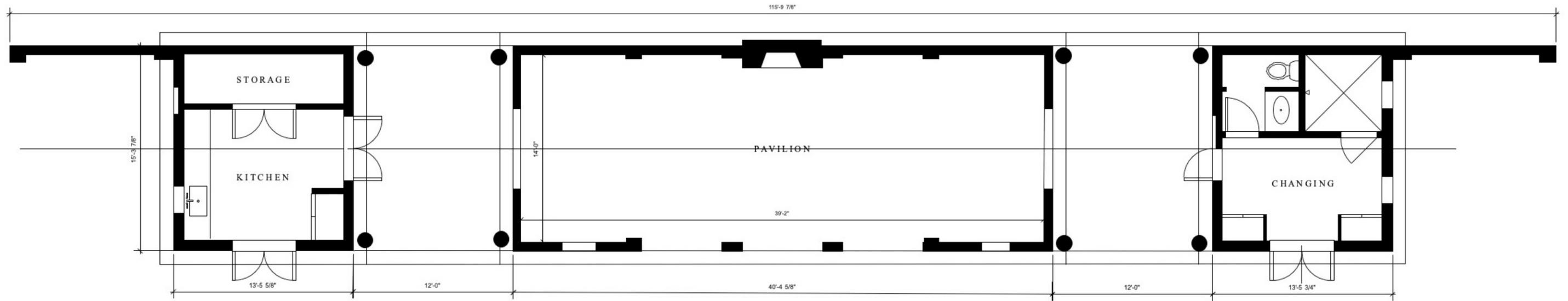
EAST ELEVATION RENDERED



EAST ELEVATION

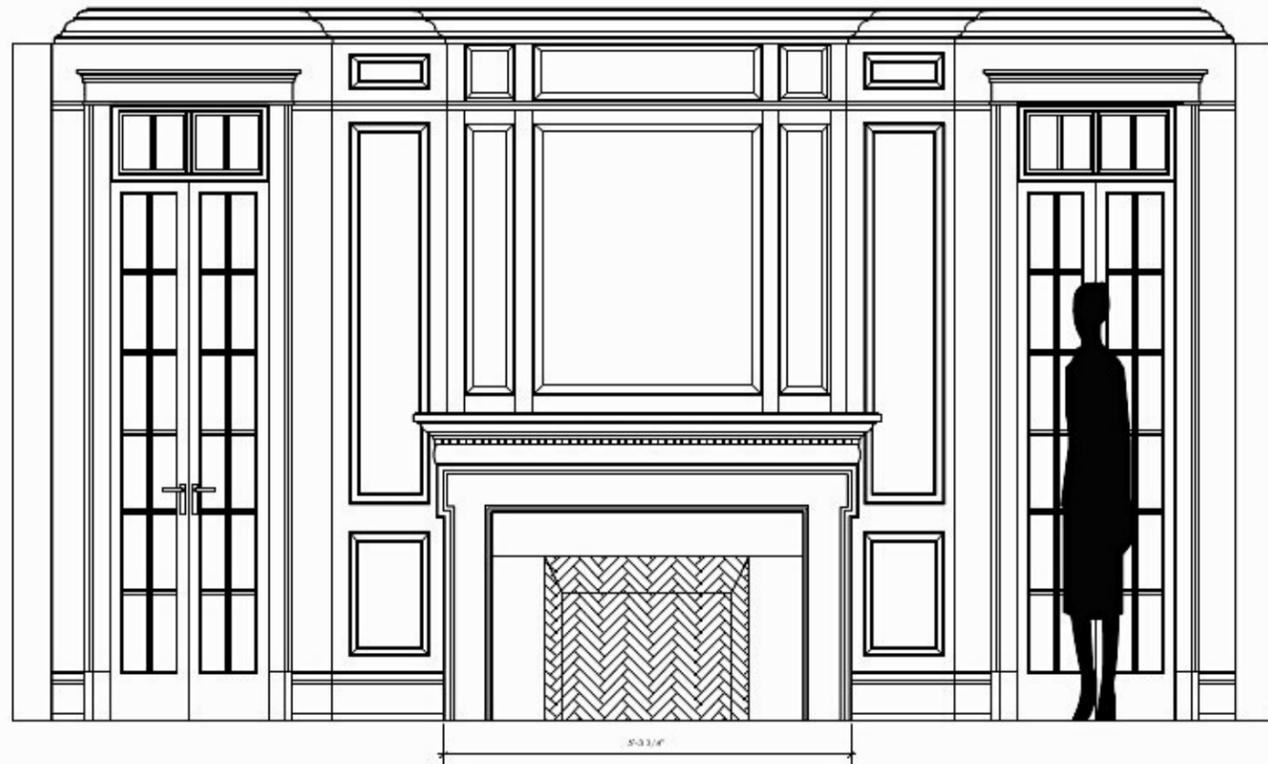


EAST ELEVATION

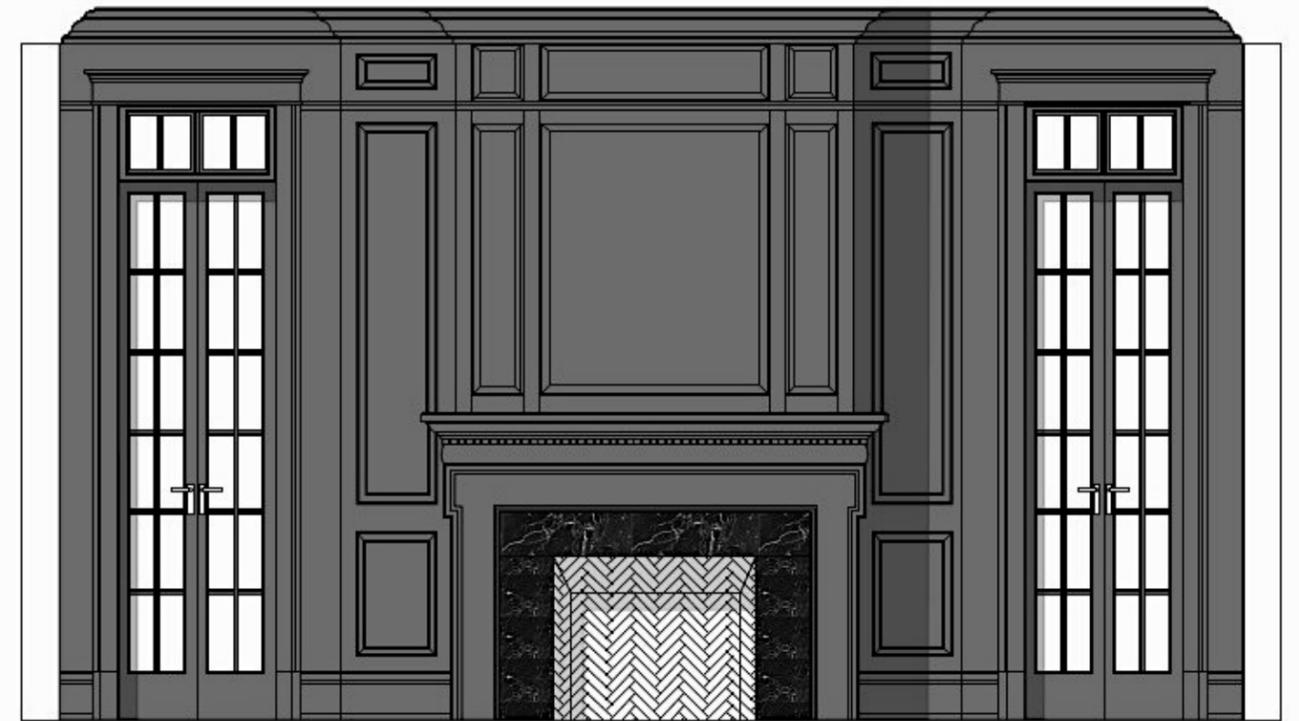


PLAN





PROPOSED NEW ELEVATION



PROPOSED NEW ELEVATION RENDERED

Design Development

Architectural Design

As plans and layouts are solidified in concept drawings become more detailed, elevating the rooms and considering all elements in three dimension including walls, doors, window treatments and ceilings.

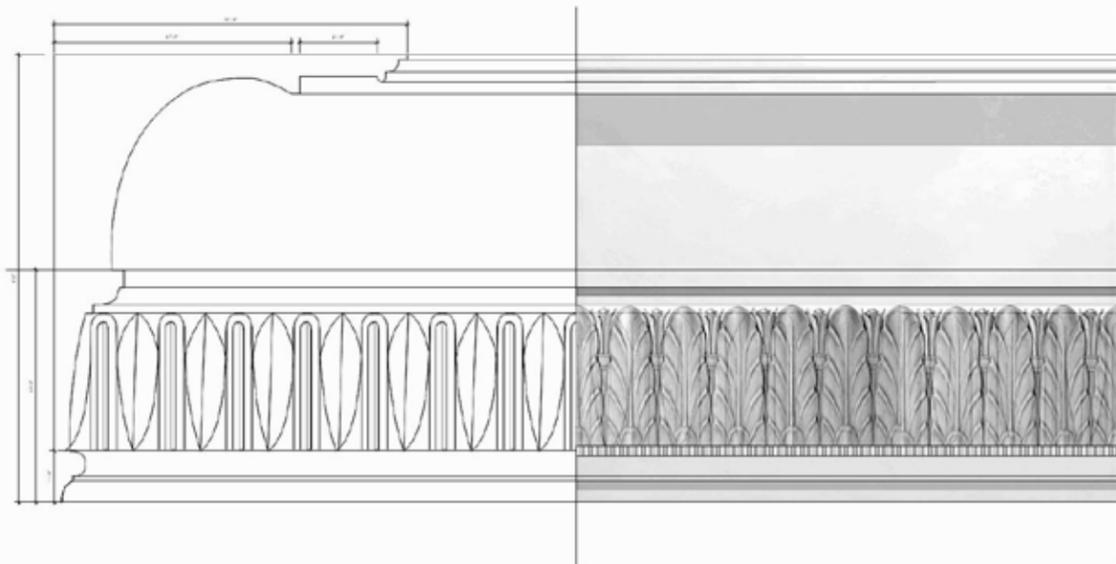
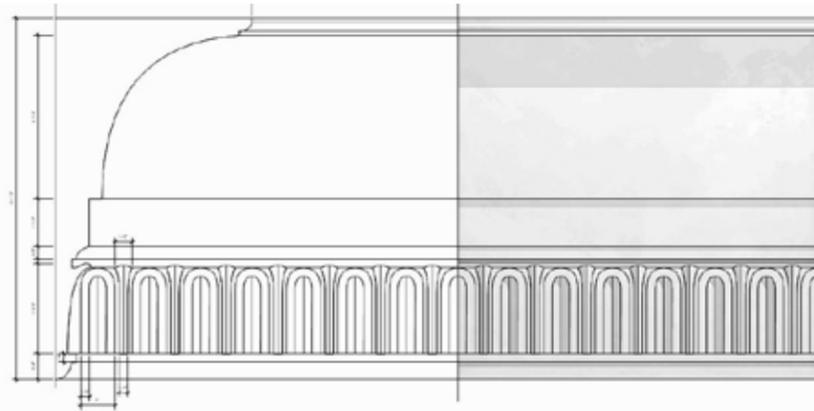
The use of Computer Aided Design (CAD) software allows for the project to be built virtually as it is designed, ultimately taking shape in the form of a detailed set of Construction Documents for a contractor to build from.

Design Development

Interior Design & Decoration

As the material selections are made for the hard and soft finishes and for the furniture and decorative components it is important to continually revisit the idea of palette and how everything works together, from the smallest detail to the boldest statement in any room.

The use of computer aided drafting is an invaluable tool in the effective communication of design ideas and allows for manipulation of drawings and images to be consistent with the design.



Design Development

Architectural Design

During the process, as architectural detailing is considered, the exploration of custom components, hardware and fixturing, are examined and incorporated into the design wherever possible. The notion of creating something individual to a project is a core part of the design process.

For a renovation to a landmarked prewar building in New York City, careful consideration was given to enhancing the existing architecture. A custom plaster crown and frieze moulding was designed specifically for the project.

Design Development

Interior Design & Decoration

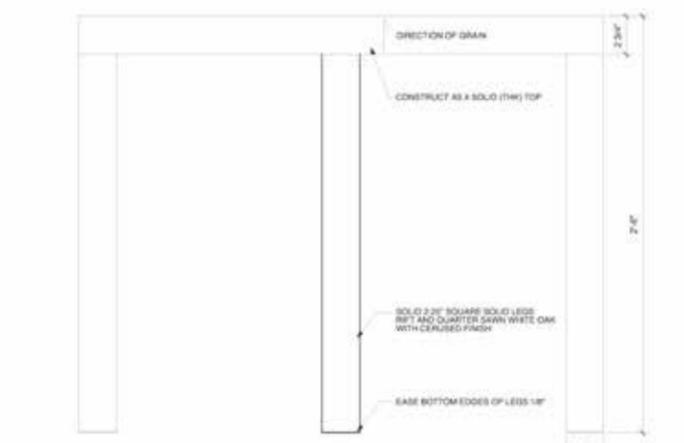
Working closely with the client and with local artisans who still employ traditional plaster fabrication and building techniques, a new custom moulding was developed and manufactured.



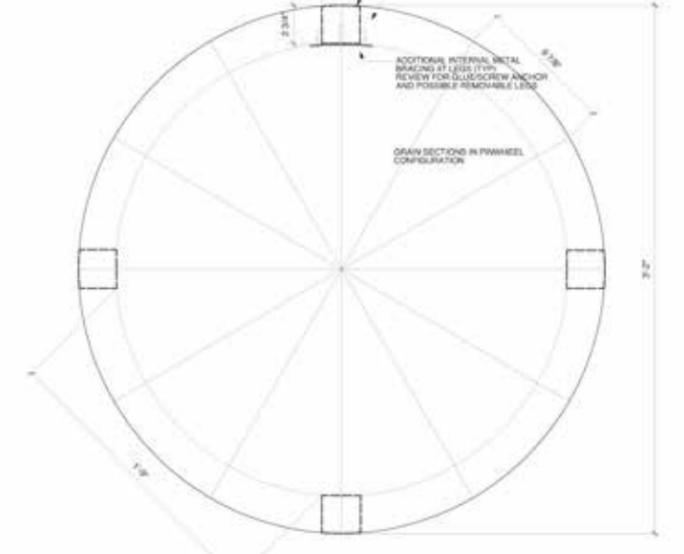
4 TABLE ELEVATION RENDERED
SCALE: 3" = 1'-0"



3 TABLE PLAN RENDERED
SCALE: 3" = 1'-0"



2 TABLE ELEVATION
SCALE: 3" = 1'-0"



1 TABLE PLAN
SCALE: 3" = 1'-0"

Design Development

Architectural Design

The great modernist architect Mies van der Rohe was quoted often as saying that, "God is in the details." A building often finds its life at 3" scale, which is the scale an architect generally works at to develop the finer details of a project, such as fireplaces.

The opportunity for design is ever present and can touch all parts of a project. That which is within reach is always closely considered because of the immediacy of what is seen and touched makes an indelible impression on how one feels.

Design Development

Interior Design & Decoration

The development of custom-designed furnishings becomes an integral part of fashioning a bespoke design to any project. Care is taken to ensure a curated collection of quality furnishings - whether antiquated or contemporary - work seamless in a design that both exemplifies the client's ideals while adhering contextually to the architecture and its surroundings.



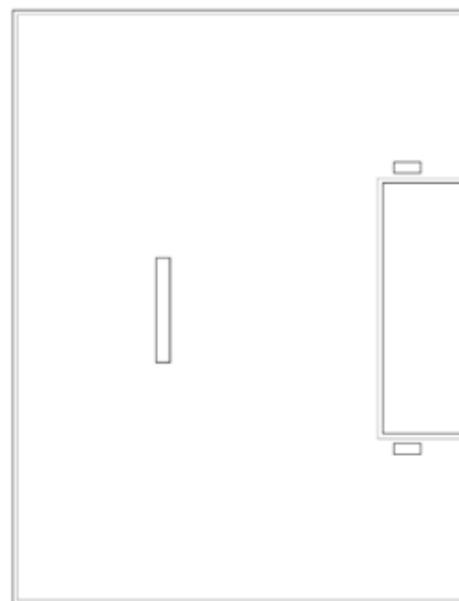
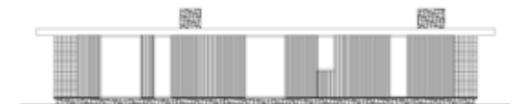
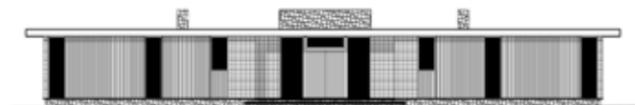
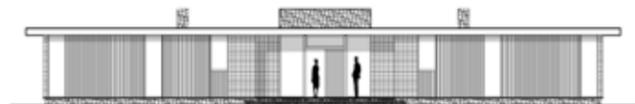
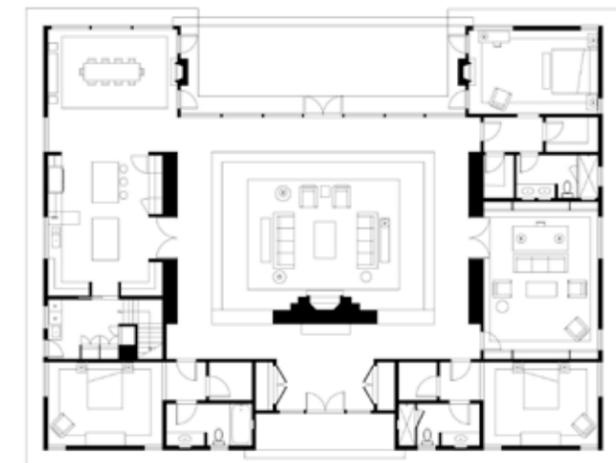
Signature Collections

The creation of custom materials

The creative process is limited only by a Designer's own imagination. In the absence of what might be the perfect solution we are often faced with creating new materials such as wall coverings, rugs, fabrics, and most recently trims. In 2020 The Michael Aiduss Collection of bespoke trims was launched with the french company HOULES.







III.

Construction Documentation

The Construction Documentation (or CD) Phase is a crucial part of the realization of the project and is comprised largely of creating documents for contracting with builders and tradespeople. Technical drawing sets and specification packages are carefully assembled and reviewed as final bids are solicited from construction professionals and negotiated. The contract documents will be a continual reference throughout the project and will be updated and recorded as needed to navigate and changes that may occur.



IV.

Construction

The Construction Phase of a project brings with it an entirely new set of challenges, and the effective management of it requires a varying set of skills. Communication and the management of information becomes paramount to the fostering of working relationships between the designer, builder and client. The construction administration aspect of a designer's contract becomes an integral tool to seeing the design effectively executed in quality and timeliness.

