

10 Mistakes to Avoid in Mixed Use Projects

Doyle + Partners

Before embarking on the procurement of your new commercial building, it is important to ask yourself a series of questions.

While the answer to some of these may seem obvious, they still serve as a useful checklist to help you gather the information you need prior to your first meeting with the project architect.

Here are 10 mistakes to avoid when commencing a mixed use project...

01.

No experience

Do you have experience in building a commercial project? If so, was it a good or a bad experience?

The issues you encounter when developing a commercial building differ from those involved in building a home for yourself. It is less about your personal preferences and more about making smart decisions that affect your organisation's users, customers and the general public. These issues include functionality, economy, life safety, security, efficiency, flexibility, and the environment. If you like the specific experience, it might be useful to put together a building committee comprising the various stakeholders in order to make important decisions about the building. It will be useful to appoint an architect who can guide you or the committee through the process.

02.

Not having proper documents

Do you own the property you are planning to develop?

This may seem obvious, but having the deeds for the property is required for planning approval. Combined with the cadastral these documents ensure that the site boundaries are clear and that you will be building on the correct site.

03.

Not considering other site development options

Have you considered all the options for use on your property?

While you may already have a plan in mind, you may be underutilising your properties potential. It may not be the right product for your site, or maybe overly ambitious. Expert advice is needed here to assist you with your final development plan. Read more to find out how we can help.



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04.

Unrealistic views on time, cost and quality

How clear are you on exactly what you need, what is your cost, how long should it take?

These critical factors are directly related to one another. There are building procurement options that accelerate the speed of construction, but add risk in other areas such as quality and cost. Higher quality may have longer timelines and cost more while building inexpensively may mean lower quality but not necessarily faster delivery. Determining the right balance of time, cost and quality is a delicate balance that your architect is trained to provide guidance on for your project.

05.

Lack of clarity on needs and expectations

How confident are you that the type of project you were planning will meet your needs and expectations?

It is important to discuss with your architect what your needs and expectations are, not only to solicit his advice but also so that the design can be tested against these metrics as it is being developed. The design is not merely about what a project looks like but more appropriately how efficiently it functions in meeting your needs as well as the needs of the building's users.

06.

Having a realistic budget

Do you have a budget, and are you confident that you have taken into account all cost elements?

Building estimates move from very broad to more detailed and accurate as the design is developed and specified. A quantity surveyor with the correct guidance from an architect can develop a preliminary budget that will take into consideration all cost elements as well as provide the right amount of contingency.

07. **Not understanding the process of construction**
How well do you understand the process that is required to get the project completed on time and within budget?
This is where an experienced consulting team will be valuable to you, as addressing too many unforeseen issues later can have serious time and cost implications. This is not to say that there will be no surprises, but the more experience a team has, the more likely the risk will be reduced.
08. **Lack of knowledge of laws, codes and standards**
How aware are you of the legal requirements, codes and standards to be met?
When you are trying to achieve a certain standard in your new building or provide a building that is compliant with building codes, it is critical that you're consulting team be well versed on these matters to properly advise you.
09. **Lack of awareness of the approvals process**
Do you have a solid understanding of the approvals process, the requirements and regulations to be met?
Here, local experience plays a fundamental role in guiding you through the process with realistic expectations.
10. **Lack of understanding of priorities**
How important is this project are you?
Developing a new commercial building is a major investment and it takes time to plan, design and build. It will require your commitment throughout the process. The importance of the project to you will determine your drive to getting it done as well as procuring the right team to assist you.



Liferay HQ – Dublin
D + P Services:
Architecture and Interior Design



Are you ready to build?

If all of your answers to the above questions are positive, then you're probably ready to hire an architect to assemble a design team that will commence the design of your building. If on the other hand, your answers were not so positive, then we recommend that you consider one more step before proceeding to a building design.

Our experience shows that it is advisable to undertake a short exercise at an early stage to determine the needs of the users, as well as explore the development options coming out of this understanding. From this, one can develop a well-considered and thorough design brief before embarking on a particular building design.

We believe this is a critical step in the process, that will save time and give you the best results. The later changes are made in the design and construction stages, the greater the risk of incurring additional costs. By completing this crucial step at the start, you will have the opportunity to get proper "buy in" from all stakeholders early, thus minimising later complications due to planned changes.

The following are the components of this exercise which we call a Needs an Options Review:

- To produce an outline brief detailing staff accommodations, sizes, adjacencies.
- To explore potential solutions in outline form.
- To discuss the planning viability of the project and your ideas.
- To provide an estimated construction cost for budget usage.
- To prepare a project schedule.
- To outline the requirements for statutory approvals.
- To consider the required consultants to be engaged to complete the design and contract administration stages of the project.
- To produce a report including the above.
- To submit a schedule of services and the fee proposal on the next stages of the project.

Upon the conclusion and presentation of this review, the path forward should be clear to you. It is important to note that there is no obligation to develop the project on this review.

In summary, we recommend treating the questions above as a checklist before launching a project. If you would like to explore your needs and options early, before having to pay exorbitant design fees or worse yet, abortive construction costs, we invite you to contact us and allow us to prepare a Needs an Option Review for your project. If on the other hand, you know exactly what you want and are ready to proceed, call us to have a chat with Philip.

Best wishes on the success of your project
Philip Doyle



Meet the Team

Doyle + Partners are a professional, friendly, close-knit team passionate about Retail, Hospitality and Office Design. We have complementary skills to bring a fully integrated package to our business clients.

Some of our core values in the studio are; Thankfulness, Positivity, Hard Work, Happiness, Honesty, Success and a good work life balance. Life is too important to waste.

Philip Doyle Owner/ Director, Head of Design and Construction

Philip is founder and director of the practice with over 12 years experience. He has always been interested in design and construction. His father is a builder and he and his brothers used to work Saturdays and any holidays on construction sites all through school and college. This gave him a great understanding, from a young age, how a building is constructed. It also showed him how tough a building site can be on an icy winters morning. It instilled in him a passion for design and a wish to build projects and not just watch them being built by someone else.

Eddie Phelan Architect/ Partner MRIAI

A passionate sportsman Philip played hurling and football all his life and won a number of county titles for his club and an All-Ireland with his school. In the last few years he has taken up trail running and completed the 60k Mt Blanc (UMTB) race last year in France which was difficult but an amazing experience.

Eddie graduated from Dublin School of Architecture DIT Bolton Street in 2006. Prior to setting up practice, Eddie worked for a design driven practice in Waterford City working on complex new build and conservation projects that were acclaimed both at a national and international level. Eddie has experience of delivering a wide range of high-quality projects from inception to completion, managing all aspects of the project process.

David Merrigan Architect/ Partner

David is a graduate of Dublin School of Architecture, DIT Bolton Street. He has extensive experience in Civic, Local government, Commercial and large scale residential projects. David was the project architect for the recently completed French Embassy and Consulate on Merrion Square, Dublin. This particular project involved a number of high specification elements, high levels of confidentiality, a large and complex design team based in Ireland and France and a 14 month time period from inception to completion.

Cybele Fermino Senior Architect

Cybele is an architect with five years professional experience working on various commercial buildings including Hotel and Office design projects, she has extensive skill in: Autodesk Revit Architecture and BIM. A Brazilian, Cybele has been living in Ireland for three years and brings further international experience to Doyle + Partners.

Krzysztof Galaszewski
Senior Architect MRIAI

Krzysztof is an architect with 15 years professional experience working on various commercial buildings including hotel, schools and office design projects. He has concentrated his efforts on projects requiring unique problem-solving skills with specialisation in workplace and retail sectors and was an early adapter of Building Information Modelling or BIM. With his advanced skills and understanding of BIM technology, Krzysztof has been able to augment the implementation of LEED design principles in an effort to optimise the energy efficiency of a given project beginning at the early stages of design.

Shane Kelly
Senior Architectural Technologist & Designer

Shane Kelly is the technical principal for the D + P office. He has more than 15 years' experience in project coordination and architectural design, as well as the administration of projects. Shane is responsible for initiating, developing and monitoring methods of technical design, technical content, quality assurance and construction phase services to ensure a holistic, consistent approach to the delivery of technical design services.

Shane Walsh
Senior Architectural Technologist

Shane Walsh is an Architectural Technologist with over 10 years experience. Since graduating he has gained valuable experience in a wide range of sectors – residential, commercial, educational, health, and pharma. Shane also brings international experience to the company having worked on major projects in Canada, Belgium and the U.K. Shane is a certified Revit user and BIM enthusiast who sees the benefit of collaboration between the entire design team.

Eoin Bennett
Architect

Eoin joined the firm after moving back to Ireland from Italy where he graduated from the Politecnico di Milano after completing his MSc. Architecture, having previously completed both; BSc. Arch. & BSc. Arch Tech at Waterford Institute of Technology. He is a very talented designer with a keen eye for detail and unique understanding of spatial design. Having worked on various retail, commercial, equestrian and residential projects, he's quickly built up a diverse understanding and background in architectural design.

Matthew Keating
Part 2 Architect

Matthew graduated from the Waterford School of Architecture in 2015. He has worked for a large range of industrial commercial and residential projects from inception to completion. Matthew has specialist skills in Revit and BIM and is responsible for developing feasibility studies for large scale residential projects using this skill set. Matthew is an exceptionally talented designer with a keen eye for detail.

John Lynch
Product Designer

John is a graduate of IT Carlow's Product Design Innovation honours degree course. He has spent the last 4 years developing and refining his design skills, this allows him to communicate intangible designs or ideas to tangible fully functional elegant products ready for manufacture. During his time in IT Carlow he developed skills in various areas of design including product, industrial, human centred, CAD, manufacturing and graphic design.

Services we Offer

Architecture

Doyle + Partners design solutions result from a collaborative process that encourages our multidisciplinary teams to research alternatives, share knowledge and imagine new ways to solve the challenges of our built environment. Our architecture responds to the needs and aspirations of our clients and communities. We give form and meaning to rooms, buildings and landscapes – always balancing internal functions with external demands of site, climate and culture.

Interior Design

We design interior spaces that improve collaboration, inspire occupants and attract the best employees. The interior design teams study a client's business drivers and culture and create space that helps them flourish. Great interior space has extraordinary effects on our wellness and productivity. Doyle + Partners design solutions use space, colour, materials, energy and light as tools to create healthy environments that enhance performance.

Branded Environments

Great brands connect. It takes a thoughtfully designed strategy to develop communication programs and branded environments that define, inspire and engage consumers.

Brand Design Service Areas:

Strategic Brand Development

Visual Identity & Communications Design

Environmental & Experiential Design

LEED

LEED, or Leadership in Energy and Environmental Design, is the most widely used green building rating system in the world. Available for virtually all building, community and home project types, LEED provides a framework to create healthy, highly efficient and cost-saving green buildings. LEED certification is a globally recognized symbol of sustainability achievement.

New Services Available

Adaptive Reuse Design Specialists

Adaptive Reuse – the art and design science of reinventing existing buildings – occupies a small but powerful niche within the larger world of commercial development. It's powerful because it gives clients a way into otherwise impenetrable urban centres.

Product Design

Our product designer will work alongside our architects designing specific building elements, from a door handle to a reception desk or desk. Every product solution we create is aimed at meeting an unmet need in the marketplace. That need may be functional, but more often it's emotional. If the right product doesn't exist, we work to create it.

Virtual Reality (VR)

We utilise virtual reality technology to explain the transformation of existing buildings and spaces to our clients and stakeholders. Creating immersive, three-dimensional, virtual models provides a time machine for our clients to travel to a hypothetical future version of their building.





At Doyle + Partners our client list includes:

FANAGANS



Colourtrend



AUTOBOLAND



Nolan Transport





Doyle + Partners are a leading design and architecture firm specializing in small to medium retail, corporate and hospitality sectors. Our expertise is based on regular independent research into the retail, corporate and hospitality marketplace.

We are a young design company, characterized by an entrepreneurial spirit, true teamwork across a number of areas of expertise and new ways of approaching conventional tasks. We have an informal work environment where camaraderie and collegial support are highly valued, where ambition, very high morale and dedication to being the innovators of our field unify the staff.

Our firm is characterized by creativity, high energy and a unifying team spirit. Additionally, we are dedicated to creating and maintaining a workplace where we want to be. We continuously work at becoming better and better at what we do. We are a company in growth and over the last three years, we have worked intensely on the professionalization of our business.

Our client list includes: Volvo, Colourtrend, BMW, Audi, Nolan Transport, NVD, Jaguar, Wright Group, AutoBoland and Fanagans.

Doyle + Partners

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