

# Design & Fitout for Office Projects

## The Benefits



**officeinteriorsolutions**

3 Westbank Drive, Belfast, BT3 9AL  
☎ 02890 770019 📠 02890 781203 ✉ pauline@officeinteriorsolutions.com

# What is Design and Fit-Out?

The design and fit-out delivery method is a shift from the more traditional design-tender-build delivery of interior fit-out contracts. Design and fit-out contracts are performed by the contractor, who is in charge of the design and the build of the project. A design and fit-out contract is usually the preferred contracting method under tight time schedule and budgetary constraints and will save time and considerable costs. Successful design and fit-out projects offer a client many benefits that add value to their project.

01

Earlier Cost  
Visibility and  
Cost Saving

02

Budget  
Management

03

Single Point of  
Responsibility

04

Improved  
Communication

05

Speed of Delivery  
from Concept to  
Completed Office  
Fitout

06

Improved  
Project Quality

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# Benefits of Design and Fit-Out



## 1. Earlier cost visibility and cost savings

The total costs of the project are apparent earlier with the design and fit out approach. In traditional design-tender-build, construction costs are not known until tenders are received and it is possible to spend money on a design that the client cannot afford. All too often, tenders exceed the budget and the project must be re-designed to bring it within the budget, delaying completion.



## 2. Budget Management

Discussing the budget during the design phase (not waiting until the tenders come in) helps to keep the project within a realistic budget. Communicating the cost implications of design decisions ensures that the client plays a key role in arriving at the final project price.

Once the scope of work has been finalised, the project costs are clearly defined and controlled by the design and fit out company. Once the budget is set, overruns rarely occur and are typically due to changes made by the client.



## 3. Single Point of Responsibility

Our approach provides a single turnkey source for the entire project. In the classic design-tender-build method the client must: select an architect / designer / QS / ME consultant, finalise the design, tender the project, select a contractor and then act as intermediary. Our design and fit-out method fosters teamwork, creativity and lends itself better to co-operation.



## 4. Improved Communication

Interaction between employees is critical for organisational performance. The exchange of information and knowledge helps to improve teamwork, social cohesion and the cross-fertilisation of ideas.



### 5. Speed of Delivery From Concept to Completed Office Fit Out

In its simplest form, design and fit-out allows work on site to begin earlier than under traditional forms of fit-out contract, because of the level of design control given to the contractor. Normally, the design and fit-out procurement approach allows programs and budgets to be more easily met and the speed of construction is also quicker.



### 6. Improved Project Quality

Design and fit out projects inherently provide higher quality than the separate, often conflicting architect / designer vs contractor approach. Because the design and fit-out firm has responsibility for performance, it is motivated to build with high quality without losing the essence of the design.



### Clients who benefited from our “Design and Fit-Out “ approach include:

Fujifilm –Manchester  
Software AG –Cambridge  
Tennent’sNI –Belfast  
Coca Cola –Lisburn and Dublin  
Mulesoft–London  
Caterpillar –Belfast  
WhitehatSecurity –Belfast  
Haskoning DHV - Edinburgh

### With Project Sites of :

2,000 –45,000 sqft  
20 –500 Staff

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