

FOURTH DIMENSION
ARCHITECTURE

The Goldilocks Phase



"If I had nine hours to chop down a tree, I'd spend the first six sharpening my axe."

Abraham Lincoln

Have you ever asked yourself:

What will this project actually cost me?

You're not alone. In our post-covid world, the cost of construction is volatile. Starting a project in today's market is daunting. The further you go without answering this question, the more devastating the answer will be to your project's success.

Once Upon a Time, Other Clients Had This Problem

This porridge is too hot. The project timelines were so aggressive that critical steps were rushed or skipped entirely. Or, the design process meandered on for so long that original goals were lost in the myriad of possibilities.

This chair is too wobbly. There was no control over how the budget was divided. Wants and needs were difficult to separate, and money ended up getting spent on unnecessary items and doing things twice.

This bed is too soft. The desired budget was rarely sufficient to cover the entire wish list - but the entire wish list was represented in the design - along with some “might as well” items that came up along the way.

Every Project Got Out of Control

This porridge is too cold. Important questions were not asked until it was too late. Priorities were never established or enforced. Soft costs were never accounted for. “Might as well” items ate up the entire budget.

This chair is too big. When the drawings were all done and ready to build, the cost estimates were double what the clients wanted to spend (or more!) and they had no way to predict this would happen.

This bed is too hard. Projects that began in the design phase without first calibrating the budget were expensive to design because they never got built. Many were abandoned before they even made it to their building permit.

One Day, 4DA Made a Promise

This shall happen no more. There had to be a way to align the client's goals with their resources. The team was determined to find it, and save future clients from costly overruns.

Because of That...

This porridge is just right. Fourth Dimension Architecture has developed a system for calibrating the project scope, timeline and budget and establishing measurable, achievable goals.

Because of That...

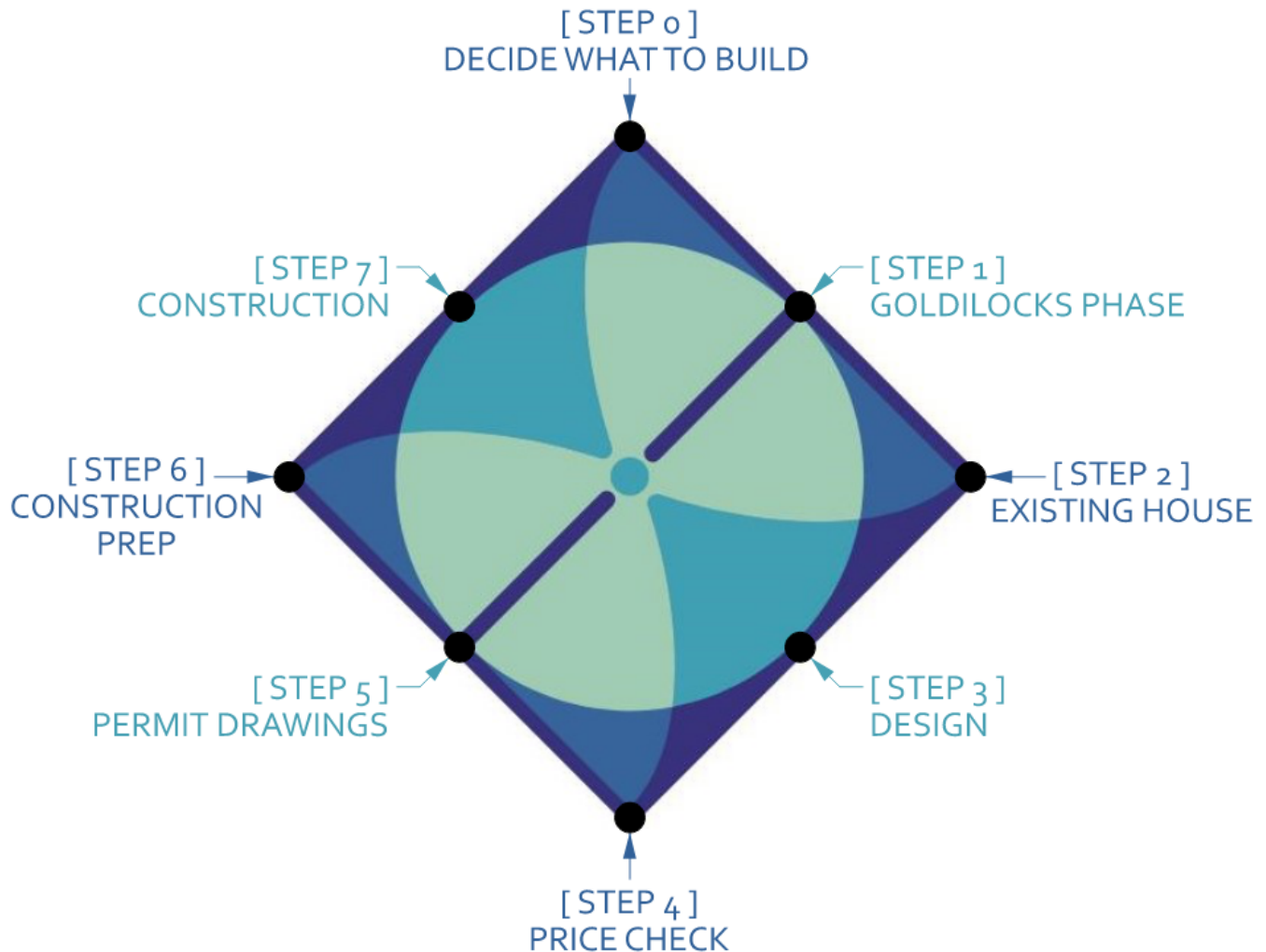
This chair is just right. Once we've established the right size project scope that fits into the right size budget, we can accurately recommend the right size service for your needs.

Until Finally...

This bed is just right. When a project is set up for success and planned out in advance, it is easy to follow through and complete successfully. We have designed that process, and we would be delighted to guide you through it step by step to success.

How do we do it?

THE 7-STEP RENOVATION PROCESS



The 7-Step Renovation Process is our proven system for guiding a project through successful completion on time and within budget.

0. Decide what to build - you are here. You've lived in your house (or dreamed about building a new house) for a while. You have an idea of what works and what doesn't. You have a wish list of what you'd like to change.

- 1. The Goldilocks Phase** - to feel comfortable moving forward with this project, you may want to know - what will it cost in the end? This is the question The Goldilocks Phase seeks to answer.
- 2. Existing House** - if you're renovating, we'll measure and draw your existing house. If you're building a new house, we'll analyze your site.
- 3. Design** - this is the fun part! We will brainstorm ideas, test out options, and work together to find the solution to your particular puzzle. We will aim for the targets set in The Goldilocks Phase.
- 4. Price Check** - this phase is crucial to the project success. As soon as we've narrowed it down to one design, and before we get too far into the weeds with details, we will interview builders to gather cost feedback. We will check these costs against our initial estimate from The Goldilocks Phase and make adjustments to the design to recalibrate your design and budget.
- 5. Permit Drawings** - we will dive into the details the building department will need to issue a permit, and the builders will need to construct it.
- 6. Construction Prep** - this is when you prepare your house and your life to be under construction. The builder assigns their final price, you shake hands, sign a contract and pay your deposit. Materials are ordered, start to arrive and get stockpiled.
- 7. Construction** - your project gets built! Questions will arise, and we're here to help you and the builder navigate the fast-paced puzzle solving process.
- 0. Decide what to build** - you move in, celebrate, and enjoy your new space! We come by to take stunning photographs of it. You live in your house for a while. Your family grows, your lifestyle shifts, and your needs change over time. You gather a wish list of what you'd like to change. This time around, you already know an architecture firm that can help you start your project out just right.

The Next Step

So, what will this project actually cost you?

We can answer this question. By conducting the proper research and analysis of your Needs and Options, we can identify the best course of action together.

Want to find out? [Click here to schedule a consultation to start your project out just right.](#)