



**The Design & Construction Guide
2014**

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BKDP is a design and renovation firm specializing in creating extraordinary projects on realistic budgets

We are a fresh forward thinking design/build firm that is driven to create extraordinary environments that provide a high end emotional connection for our clients. Residential or commercial, our strength is listening to our clients' needs and developing an architecture that is an expression of their lifestyle and stylistics preferences combined with BKDP's own unique design sense.

Having a diverse accumulation of suppliers and products we push the envelope, striving to design in an inventive and creative way. Providing solutions that are unexpected and refreshing while keeping within realistic budgets and timelines is our key priority.

Both principals of BiglarKinyan Design Partnership Inc. carry distinctive personalities and innate ability to envision styles, concepts, and trends. They are members of the exclusive Association of Registered Interior Designers of Ontario and hold degrees in Architecture. Their work has been featured by media outlets across the country, including: National Post, Chatelaine, Home & Decor Magazine, The Star Phoenix, Metro Montreal, Montoit Magazine, Yahoo Lifestyles, AOL, Shaw.ca, Handy Canadian, the Home Renovation Guide and Home Interior Guide.

With BKDP perfection is found in the details and that is where we strive to be.

Interior Architecture:

Interiors are a mix of textures, colors, experiences and emotions. BKDP's "best practices" in business are translated into spaces for our clients in the residential or commercial arena. Our area of expertise is to generate extraordinary interiors that have high-end visual appeal, fit for the most discriminating client.

We take into account our customers' needs. We ask—and answer—countless questions: Does your home or business accommodate your work style? Do you need to reorganize the layout frequently? Interiors knit together functions, systems and human potential.

Our goal in designing interiors is to use high-end styling cues and promote responsible and universal designs. Cost efficiencies over time, as well as social and environmental improvements will produce a brilliant and healthy interior environment. Whatever the use, BKDP has the experience and solution to marry avant-garde style with your needs.

Universal design is about your environment working for you ... now and in the future.

Designer Kitchen and Bathrooms:

Just like our interior architecture, kitchens and bathrooms designed by BKDP are extraordinary stylized spaces that have high-end visual appeal, fit for the most discriminating client or magazine. Our extensive experience in kitchen and bathroom design has led to an outstanding reputation in the industry.

Every BKDP kitchen and bathroom fits all of your functional, emotional, and aesthetic requirements. Through creative use of space, we offer an individual solution to optimize the space available in your home.

Using a diverse range of methods, styles, local and imported products and materials, we can deliver a project to almost any budget, in perfect harmony with your own personal feelings on style.

Our Design Approach

Our philosophy is to involve you in every step of the design process, from the collection and analysis of your needs, wants, and dreams to project delivery. The result of this two-way design process is a project that fits your requirements and budget.

Steps:

1. Preliminary design consultation session

In this meeting we ask you questions to understand your needs, style, and budget. A preliminary work scope is then prepared by reviewing renovation requirements and discussing some changes and design directions that would improve the existing space. By understanding your goals for the renovation, we are then able to give you an “approximate” estimate which will be narrowed down into a guaranteed quotation as the design progresses. For BKDP to prepare an exact quotation, we need a complete scope and that is created with knowing the final design.

2. BKDP is engaged to begin design work

Design retainer placed. It will be credited to the construction budget if BKDP is hired for construction work.

3. Conceptual planning stage

We work with you to develop the preliminary design direction and details. This will be the basis of the space that we will be catering to your needs and requirements.

4. Design development stage

Once you are happy with the conceptual plan and elevations, we begin material selection by coordinating material samples for you and accompanying you to supplier showrooms to see larger samples. Technical specifications from these materials will be used to develop your design further.

5. Intermediate budget and design presentation

Your intermediate design and ‘intermediate budget’ will be presented to you. We will then review the design and budget with you and make modifications if necessary in order to best utilize your budget.

6. Final design package presentation

The final design package includes specifications, floor plans, elevations, 3D renderings, and a final quotation.

7. BKDP is hired to commence construction work

Or if you choose to opt for the design/bid/build method, you begin submitting specs and plans for competitive bidding.

Project Management

One of the most valued aspects of BKDP's service is the knowledge that we bring to project development and construction.

Our work is grounded in an understanding of market dynamics, we are proficient in helping our clients determine what to build, not just how to design it. Through these systems, we've saved clients thousands of dollars by finding smarter ways to deliver projects, and improved design quality. As a result BKDP attracts the business, people and activity that leads to sustained performances.

By overseeing the whole project we are able to maximize quality, time savings and avoid any potential problems. BKDP becomes your contact to provide project information and updates to remove the hassle and head-ache often associated with construction. Our wide range of products and suppliers means that we can meet your budget and provide designs in any style.

BKDP has singular responsibility for all design and construction, saving you time, hassle and money; cost savings are generated through economies of scale and through BKDP's large network of suppliers. Other advantages include less administrative burden as we oversee all stages of construction, coordination and contracting, and you receive an accurate knowledge of costs through guaranteed cost estimates.

Construction Approach:

1. Once the design and quotation are approved by you, a deposit (minus design retainer) is required to hire BKDP.
2. We order all necessary materials and upon receipt of all necessary information from supplier factories, we prepare a construction schedule for you. Our project managers work hard to ensure that this schedule is met.
3. Upon arrival of necessary materials and receipt of commencement payment, construction commences.
4. We will be on site to oversee commencement and milestones of your project. We will also answer any questions that you may have and perform quality checks as the project progresses. BKDP actively coordinates and administers all construction documents to keep your project going smooth.
5. Although the nature of construction is messy, your site is always kept as neat as possible and at the end of each day the project site is cleaned.
6. Once all major work is complete, the construction area is given the final cleanup and debris is removed.
7. We review all project details to make sure that all work is complete and inspect all work areas to ensure quality and your satisfaction.
8. Final payment is received and a completion form is reviewed and completed by you, noting areas of outstanding work to be done at a later date.

Design Pricing

We strongly believe that great design doesn't have to cost more. It is for this reason that we have developed fixed or flexible pricing and retainer credit programs that easily integrate design with your construction plans.

One-time Consultations: For clients who seek opinion without the need for formal design planning (2-hour min).....SR+JR \$225/hr
Travel: If the above consultation requires meeting outside our studio, the following fee applies (charged in 1-hour increments).....\$70/hr

Core Plan: Ideal for creating a spectacular kitchen or bathroom (3 to 4 design meetings).....\$1750

- MEASUREMENT OF RENOVATION SCOPE AREA ON SITE
- PLAN OF RENOVATION SCOPE AREAS
- CONCEPTUAL LIGHTING PLAN
- ELEVATION OF CABINETRY & NON STANDARD WALLS
- MATERIALS & FIXTURES LIST (CONTAINS BRAND, MODEL NO., FINISH & PHOTOS)
- 3D RENDERINGS OF RENOVATION AREAS (NOT INCLUDING FURNITURE)
- PRELIMINARY & FINAL QUOTATIONS (ITEMIZED BY SCOPE AND FIXTURES)
- ONE VISIT TO APPLIANCE SHOWROOM

Additional rooms: Cost per additional room to a maximum of 2 rooms.....\$750/room

Whole house renovations, highly stylized or commercial projects:..... contact us

Additional design hours: In case additional design work or revisions are required.....\$100/hr

Retainer Credit

Most clients choose to have BKDP oversee the construction and implementation stage for a one-stop-shop. It is for this reason that we offer a retainer credit to give our clients added value.

For typical projects, 50% of the design retainer is credited towards your construction deposit when BiglarKinyan Design is engaged for the full construction and supply/install scope of work. Please inquire with us for more information.

Construction Pricing

Through a two-way design process we identify products and pair them with creative design strategies based on your stylistic preferences and project goals to maximize the impact of your budget and create added value. For successful implementation of our designs, we have assembled teams of experienced and capable craftsmen who have the same dedication to quality, value, and customer service as we do.

Pricing is competitive and guaranteed not to exceed the quoted amount for your peace of mind.* If any changes are required or requested, a 'change in contract' ensures that there are no surprises when you receive the final bill.

* except in the event that unforeseen conditions are discovered or changes to the scope or materials are requested