

RORY CASHIN DESIGN - INTERIOR DESIGN SERVICES

We provide a comprehensive interior design and project management service, taking projects from the concept design stage to completion on site. For a typical scheme the work can be divided into Three Stages:

Stage One: Concept Design Presentations

Development of initial design concepts prior to the detail design stage - work would normally comprise: Site surveys, scaled presentation layout plans, colour visuals, sample boards, preliminary graphics and branding proposals in addition to budget costing documents to provide indicative project costs.

Stage Two: Detail Design Drawings & Schedules

Following approval of the Stage One Concept Design, a set of detailed working drawings would be completed and issued - together with a job specification - to a pre-agreed list of tendering main contractors to price. In addition, schedules for client direct items such as furniture, bar equipment and artwork would also be produced.

Stage Three: Project Management & Contract Administration

Services to typically include:

- Setting up an appropriate building works contract between the client and the main contractor for a project.
- Submitting local authority planning and other required applications (see also section below).
- Supervision of fitting out works to completion of work on site.
- Scheduling and holding regular site meetings to monitor on site work progress.
- Issuing cost reports to the client as required.
- Issuing interim and other payment certificates to the client recommending payments for the main contractor.
- Snagging the fitting out works prior to completion to ensure a high standard of finish.
- Issuing a Final Certificate on full completion of work on site.
- General project management duties.

We can also advise the client on the use of other separately appointed specialist sub consultants required for a particular project including:

- Building control agents to submit local authority Building Regulation applications.
- Health & Safety consultants.
- Structural engineers.
- Air conditioning / mechanical & electrical consultants.
- Kitchen design and catering planners.
- Lighting designers.
- Graphic and branding designers.
- Art supply consultants.

Project Fees

Following an initial meeting with the client, we would then submit a preliminary Work & Fee Proposal to the client for their approval, prior to issuing a detailed Contract & Fee Agreement for the client to sign / agree.

For full interior design and project management services as listed above, a fixed fee - incorporating an upfront payment and fee instalments spread over the duration of the project - is usually proposed, based on the client's project budget and programme.

Should the client require a Concept Design Presentation before formally appointing us to a project, then a fixed fee would normally be agreed for this work.

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