A place to shape what comes next.



Miami Office

One conceptual office design. An 8,000 ft² workplace with a central studio, enclosed support rooms and a welcoming arrival experience.

Illustrative location and demonstration brief. Not a surveyed, approved or construction-ready project.

Executive Summary

The program fits the concept floor. Validate the real premises and team brief before commitment.

Decision measure	Current finding
Staff workpoints	22, plus a dedicated reception position
Base implementation outlook	Approximately $1.74 million
Investment range	Approximately $1.45–$2.27 million
Base implementation program	Approximately 36.9 weeks overall
Field period within base total	Approximately 21.8 weeks

What makes the proposal useful

A central studio combines with enclosed work and meeting rooms, while generous arrival and cafe areas support hospitality. The tradeoff is lower assigned-desk density. No additional growth desks are reserved.

What could change the decision

Actual floor/core geometry, staff attendance, technical capacity, landlord restrictions and quotations. Cost scenarios are sensitivities, not guaranteed limits.

Project Overview

A shared vision for the working day.

This demonstration imagines PLANORA on a high floor in Miami. Twenty open workstations create a working center, while private offices, focus rooms and meeting settings support different modes of work. Reception and the cafe express the existing PLANORA identity.



The 100 × 80 ft suite is an illustrative interior envelope. Brickell provides visual context, not a claim that a specific building or floor has been leased or surveyed. A real client headcount and approved accommodation brief have not been supplied.

Space & Capacity

22 staff workpoints + 1 reception

Meeting seats and focus rooms are shared settings. They are not additional assigned workpoints or a code occupant load.

Space	Area, ft²	Provision
Open studio	2,001	20 workstations
Private offices	375	2 workstations
Boardroom	667	12 meeting seats
Meeting room	516	6 meeting seats
Project room	540	6 meeting seats
Focus rooms	216	4 individual rooms
Reception and lounge	1,051	1 reception workstation
Cafe	910	Shared amenity
Print, IT and storage	322	Support
Access lobbies	380	Access
Shared circulation	887	Circulation

Room areas total approximately 7,865 ft². The approximately 135 ft² difference to the gross suite reflects walls, columns and boundary conventions. Common building core and any rentable-area load factor are excluded.

Office Layout

A clear center. Supporting spaces around it.



Left edge: private offices, project and focus rooms, support. Center: open studio and shared circulation. Right edge: boardroom and meeting room. Arrival edge: reception, lounge and cafe.

See Office Layout.pdf for the furnished drawing and complete area schedule. The same proposal appears in the film, gallery and interactive model.

Demonstration Brief

A synthetic operating brief for the existing proposal.

This brief is created to demonstrate the decision process. It is not a real client instruction, forecast or approval. It does not change the office design.

Planning input	Demonstration assumption
Day-one assigned capacity	22 staff + 1 reception position
Work setting	Assigned desks with shared focus and meeting rooms
Priority	Client hospitality and collaborative project work
Planning horizon	3 years; stable peak attendance assumed
Growth provision	No additional assigned desks reserved
Financial threshold	No client budget ceiling has been supplied

Decision to resolve

Does the floor support this operating pattern, and what evidence is needed before committing to implementation?

Requirements & Fit

The synthetic program fits the concept floor.

Requirement	Design response	Condition to verify	Next step
Day-one assigned capacity	22 staff workpoints + 1 reception position	Operating headcount and attendance are synthetic assumptions.	Confirm the actual team and peak attendance.
Shared meeting settings	12-seat boardroom; two 6-seat rooms	Meeting demand and visitor peaks are not observed.	Test booking demand and visitor circulation.
Individual concentration	2 private offices; 4 focus rooms	Spatial enclosure is shown; acoustic performance is untested.	Set privacy targets and verify partition assemblies.
Brand and hospitality	Reception, lounge and cafe support a client-facing setting	Product selections, samples and maintenance requirements remain open.	Confirm finishes, signage and operating priorities.
3-year demonstration horizon	22 staff workpoints retained; no growth desks reserved	Stable attendance is assumed only for this demonstration.	Confirm growth targets before fixing the scope.

Retain the proposal for brief validation. Actual premises, attendance, technical capacity and quotations remain conditions of any implementation decision.

Capacity, Constraints & Growth

A workplace that prioritizes collaboration and hospitality.

Generous reception, cafe and meeting areas support client-facing work and team interaction. They also limit the share of the suite dedicated to assigned desks. Boardroom visitors use circulation shared with the studio.

348 ft² per assigned position

8,000 ft² / 23 positions, including reception. This gross interior suite measure includes meeting, hospitality and circulation space. It is not desk area, rentable area, a market benchmark or code occupancy.

Growth is an operating question first.

No additional assigned desks are defined beyond 22 staff workpoints and reception. Desk sharing could support a larger headcount only if peak attendance and booking arrangements are validated. Meeting and focus seats should not be counted as permanent overflow workpoints.

Before fixing scope

Confirm the team size and growth horizon; test visitor peaks and meeting demand; obtain actual floor dimensions and exit/core locations; verify the landlord and building-service constraints. This report presents one spatial proposal.

Design & Brand



Warm oak. Mineral surfaces. Fine charcoal frames.

A restrained turquoise accent and reception lettering apply the existing PLANORA identity. Acoustic surfaces, planted accents and softer furnishings balance the open studio and enclosed meeting settings.

Warm oak

Mineral

Charcoal

Turquoise

Gallery



A confident arrival

Oak, mineral finishes and a clear brand presence give the arrival space its identity.



A place to pause

A social setting for informal conversations, with a generous shared counter and window seating.

Gallery



Room for focused collaboration

Twenty open workstations form the core of the office, with supporting rooms around the perimeter.



A private setting for focused work

An enclosed office combines an assigned desk and visitor seating, with the Miami context beyond the facade.

Gallery



A place to develop ideas

Six shared seats support project discussions in an enclosed room, separate from the working studio.



A setting for decisions

A twelve-seat boardroom brings the team and its guests together.

Film & Interactive Model



60 seconds through the office.

The moving 3D camera travels from arrival spaces to the studio and boardroom, ending with an axonometric overview. The film includes illustrative people and an original soundtrack.

Open the delivery portal to rotate, pan and zoom the ceiling-free model. Top and axonometric presets support review. The browser model uses simplified materials and excludes scanned people. A public portal address has not yet been assigned.

Investment Outlook

One design. Three investment scenarios.

Scenario	Implementation total	Approx. / ft²
Favorable	$1,447,802.54	$181
Base	$1,740,264.35	$218
Restrictive	$2,270,699.90	$284

Owner-side implementation budget.

The base case includes a separate owner reserve of $152,701.04. Estimated general conditions and contractor profit are third-party contractor assumptions, not PLANORA margin. Cost and resource detail is provided in 03 Project Costs.xls and 04 Detailed Estimate with Markup.xls. See the Investment folder for all eight cost reports.

No current project-specific trade quotations are represented. Retention of existing structure and facade is assumed. Verify base-building services, technical scope and landlord requirements. Replace allowances with supplier and trade evidence before committing to expenditure.

Start with 01 Quote Summary.xls and 02 Quote (by Division).xls. The visual presentation reflects the campaign revision. The budget (D02) and implementation schedule (R02) are retained as technical references and do not fully incorporate these visualization changes.

Estimate Basis & Scope

A conceptual owner-side implementation budget.

Scope included

78 cost items cover construction, building-service adaptations, furniture, opening equipment and logistics, professional services and project provisions. Existing structure, facade, core and base-building services are assumed reusable.

Quantities and rates

Quantities include model-derived and provisional inputs. Rates and allowances are estimating inputs, not current supplier quotations. The project backup contains cost items, not a complete measured drawing takeoff. Resource rows support their parent item and must not be added again.

Outside the quantified total

Lease payments and deposits, landlord contributions, finance charges, recurring operations and major base-building upgrades remain unquantified. PLANORA package fees are separate. Confirm these owner inputs before treating the estimate as the full cash requirement to occupy.

How to use the files

01 Quote Summary.xls gives the base total; 02 Quote (by Division).xls groups the estimate; 04 Detailed Estimate with Markup.xls gives item/resource detail. 08 Resource Register.xls identifies the 140 resources and their units, descriptions and related cost items. The reports are Excel snapshots. Editable cost calculations are in PLANORA Office Native Project D02.zip.

Project Provisions

Allowances already included in the base total.

Trade overhead and profit **$118,709.29**

15% on eligible construction material and labor only; all-in allowances excluded.

Site general conditions **$107,071.43**

$20,000 fixed plus $4,000 per week for 21.767857 elapsed field weeks.

General contractor overhead and profit **$82,270.08**

8% on construction, trade overhead/profit and site conditions; subject to scoped bids.

Purchase-tax provision **$50,754.04**

7% on separately identified material purchases; provisional, subject to transaction review.

Permits, inspections and opening charges **$15,000.00**

Unquoted authority and landlord allowance; actual scope and approval route unconfirmed.

Owner reserve **$152,701.04**

15% of construction plus trade overhead/profit, and 5% of furniture/opening scope.

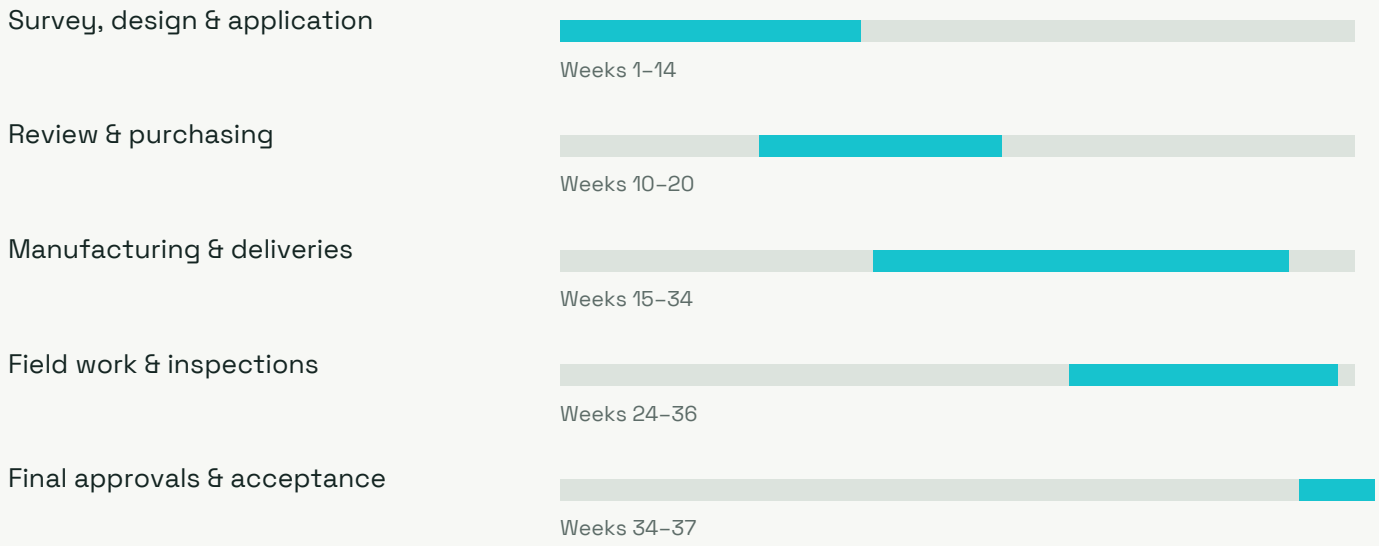
These are project provisions within the $1,740,264.35 base estimate, not additions to it. Contractor provisions represent estimated third-party charges. The reserve is not a guaranteed risk limit.

Implementation Timeline

Base planning case: approximately 36.9 weeks overall.

Scenario	Overall	Field included	Direct labor
Lower	~28.1 weeks	~17.2 weeks	~4,301 h
Base	~36.9 weeks	~21.8 weeks	~5,376 h
Upper	~60.3 weeks	~29.5 weeks	~6,989 h

Base sequence · relative weeks



Grouped from the task-level schedule. Overlaps are intentional.

Calendar dates are illustrative. The base case requires phased work in two construction zones and partial releases. Confirm access, permits, inspections, procurement lead times and productivity assumptions. Field duration is already included in the total.

Key Considerations

Validate the inputs that can change the outcome.

Confirm the actual premises

Obtain a measured survey, core and exit locations, lease-area basis, structural grid, facade constraints and landlord fit-out standards.

Confirm how the team will work

Agree on assigned seats, peak attendance, visitors, meeting demand, reception coverage and the planning horizon for growth.

Validate technical capacity

Test egress and accessible routes; confirm base-building services, equipment loads, acoustics and connection locations with the relevant professionals.

Replace allowances with evidence

Obtain trade and supplier quotations, scope inclusions, logistics constraints, lead times and confirmed approval requirements before committing to an implementation budget.

Files & Opening Guide

A useful set of project files.

Included: this report; editable 16:9 presentation and PDF slides; furnished layout PDF; six interior images plus plan and axonometric views; the 60-second MP4 film; the actual GLB model; a packed Blender scene with illustrative people; an IFC4 model with detailed architecture; a Revit 2027 model and genuine AutoCAD drawing; and opening and rights guidance.

Decision also includes eight Excel cost reports and PLANORA Office Native Project D02.zip in Investment; Office Schedule.mpp, Office Schedule.pdf and Schedule Basis.md in Timeline. Start with 01 Quote Summary.xls. The reports are snapshots; editable cost calculations are in the native backup. Quote Summary is a report name, not a construction offer. The visual presentation reflects the campaign revision. The budget (D02) and implementation schedule (R02) are retained as technical references and do not fully incorporate these visualization changes.

Native files and editing scope

The Revit 2027 model includes native building elements, 434 mesh-based finish details and one mesh-based open door. The genuine DWG uses feet and architectural layers. Both passed native opening checks. Review annotations and re-export drawings after edits; mesh details are not fully parametric families.

The Blender scene includes the illustrative people and available animation rigs. The browser and IFC models omit people for focused architectural review. See Content and Rights.txt for third-party asset credits and usage notes, and Opening Guide.txt for file compatibility and editing guidance.