PLANORA Decision

Miami Office
A place to shape what comes next.

Decision at a Glance

22 staff workpoints + reception
~$1.74m base investment · ~36.9 weeks total
Conditional on premises, brief and technical validation.

Demonstration Brief

Synthetic assumptions used to evaluate this existing design.

DAY ONE

22 staff + reception

PLANNING HORIZON

3 years · stable attendance

PRIORITY

Hospitality + project collaboration

No extra growth desks. No client budget ceiling supplied.

Validate actual headcount, meeting demand, premises and technical capacity before commitment. This is not a real client instruction or approval.

Project Overview

8,000 ft² · An illustrative Miami high-floor office
One proposal for working, meeting and welcoming.

Space & Capacity

20 open workpoints + 2 private offices + 1 reception
12-seat boardroom · two 6-seat rooms · four focus rooms

Office Layout

A central studio with supporting spaces around it.
Reception and cafe define the arrival setting.

Design & Brand

Warm oak · mineral surfaces · charcoal frames
Existing PLANORA identity, expressed with restraint.

Arrival & Hospitality

A confident welcome and a shared place to pause.

The Working Studio

Twenty open workstations form the core of the office.

A private setting for focused work

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

A place to develop ideas

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

The Boardroom

Twelve seats around a shared table.

Office Film & 3D Portal

Play the embedded 60-second film in PowerPoint slide show.
For the rotatable 3D model, open the delivery portal. PDF: use Office Film.mp4 or the portal.

Requirements & Fit

The demonstration brief fits the concept floor. Confirm the real operating conditions before commitment.

REQUIREMENT	DESIGN RESPONSE	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.
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.

One spatial proposal. Shared meeting seats are not additional assigned workpoints.

Investment Outlook

Lower	Base	Upper
$1.45m	$1.74m	$2.27m

$1.45m favorable · $1.74m base · $2.27m restrictive
Owner-side conceptual budget · scenarios are sensitivities, not guaranteed limits.

Conceptual implementation investment
Estimated rates and provisions; no project quotations.

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.

Implementation Timeline

~36.9 weeks overall · ~21.8 weeks on site, included in total

Scope → coordinated design → reviews / purchasing → released work → final approvals

Illustrative dates; overlapping activities. Open Office Schedule.mpp for task dependencies and Office Schedule.pdf for the Gantt. Scenario assumptions: Schedule Basis.md.

Key Considerations

01 Premises + brief
02 Technical validation
03 Quotations + delivery inputs

Confirm premises and operating brief.
Validate technical capacity.
Replace allowances with quotations.

Next Steps

Confirm the premises and operating brief before technical development.
Conceptual demonstration · Not for construction