

HOFFMAN LEAKEY ARCHITECTS

FEASIBILITY STUDIES



WHY CONDUCT A FEASIBILITY STUDY?

HELPING CLIENTS MAKE INFORMED DECISIONS

The genesis of most building projects is a need—a facility doesn't adequately support the people using it; building systems are failing; or a new location is required to achieve a goal. Some clients have specific ideas about what they want out of their construction project, others do not. During a Feasibility Study, designers collaborate with clients to **clearly identify facility goals, explore a range of viable building options, evaluate costs** and **make informed decisions regarding a project's scope and budget** so they can proceed with confidence.

HOW DOES A FEASIBILITY STUDY WORK?

TAILORED APPROACH. FUNDAMENTAL PRINCIPLES.

Feasibility Studies are customized to meet the needs of each client, however, all involve a similar process. We systematically **engage project stakeholders in exploring big picture goals and opportunities**, while carefully **weighing cost and operational implications** of various building options. We start by thinking broadly about what is possible, then refine plans until we **build consensus** around the solution that best meets each **client's goals and budget**.

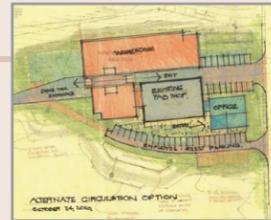
1 GATHER INFORMATION

- Learn about the **client's goals**.
- Evaluate program **needs** and **identify opportunities** to improve building function.
- Investigate existing **architectural, site, and mechanical/electrical conditions**.



2 DEVELOP OPTIONS

- Explore a **range of options** that address the client's **needs** and **goals**. Provide concept plans and sketches as needed to communicate ideas.
- Engage stakeholders in a discussion of **pros, cons, and cost implications** of identified options.



4 BUILD CONSENSUS AROUND A PLAN

Meet with project stakeholders to present the refined design concept and cost estimate, make modifications, and **build consensus** toward a plan.



3 NARROW AND REFINE OPTIONS

- Work with client to select the option that best achieves their goals. Develop an estimate of **total project costs** and **adjust the project's scope** to meet the client's allowable budget.
- Refine the design plan and develop visualizations to illustrate design intent.



5 CREATE A FEASIBILITY STUDY REPORT

Prepare a written report that documents the study process and findings that includes the **proposed project scope, an estimate of total project costs, and concept plans** and/or renderings created during the study.



WHAT DO YOU GET FROM A FEASIBILITY STUDY?

GIVING YOU THE TOOLS YOU NEED TO MOVE FORWARD

Every Feasibility Study is unique and specific deliverables are based upon the client's needs and budget, however, all studies are designed to provide you with the fundamental tools you need to move forward with your project:



A DEFINED PROJECT SCOPE

The study results in a written report that documents existing conditions, articulates project goals, provides design solutions, and describes the project's scope of work.



CONCEPTUAL PLANS AND RENDERINGS

A picture is worth a thousand words. Conceptual plans, renderings, and models help to clearly communicate the vision and scope of your project. Visualizations can also help build support among stakeholders and assist with fundraising.



AN ESTIMATE OF TOTAL PROJECT COSTS

In order to provide a complete forecast of what a project will cost, our estimates include construction costs, soft costs (such as furnishings and equipment), professional fees, and contingency funds. If it is likely that a project will not be constructed right away, we also adjust the estimate for possible inflation. This comprehensive look at costs helps clients to establish realistic project budgets early in the construction process.

EXAMPLES OF RECENT FEASIBILITY STUDIES



TITUSVILLE FREE METHODIST CHURCH

HLA worked with the Church's Building Committee to develop a Master Plan for expanding its facilities. After exploring a range of options, the committee decided to create a free standing social hall using a pre-engineered steel building to reduce costs and expedite construction. Future phases will add wings to this structure to provide classrooms and a new sanctuary.



COLLEGE HEIGHTS SCHOOL CONVERSION

Penn State asked HLA to study the repurposing of a former elementary school as offices for the University Press. After assessing the building's physical condition, our team met with staff to ascertain program needs and develop a schematic plan for adapting the facility. We created conceptual sketches and a working budget to facilitate fundraising.



CAR-GO WASH

HLA designers worked with a business owner to study the feasibility of using repurposed cargo containers to create a retail car wash facility. This highly sustainable project included plans to reuse stormwater run-off and a green roof. The study provided renderings and a cost estimate.