

SAMPLE OFFICES PRE-RENOVATION

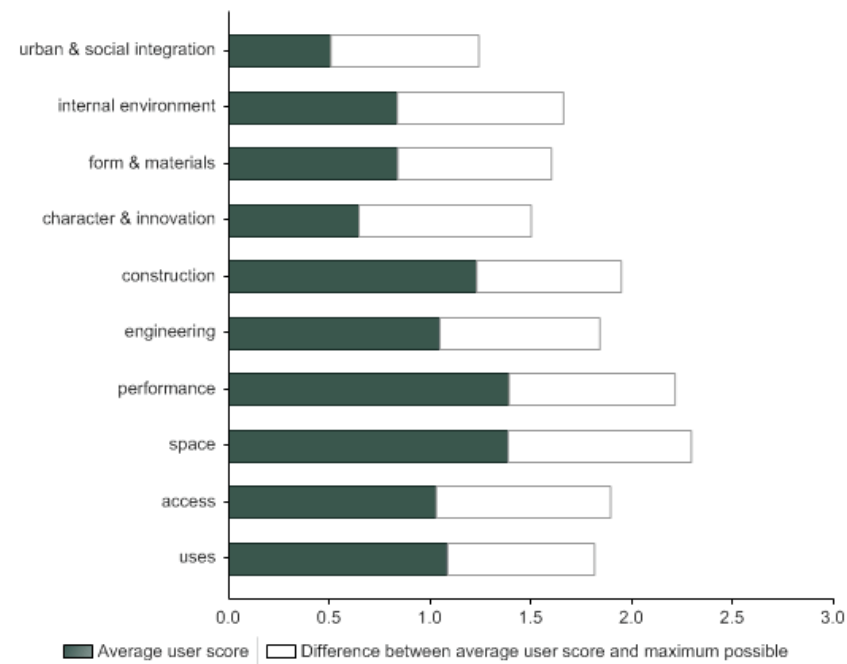
A. Project Data and Stakeholder Roster

Project: Offices Pre-Renovation (4. In-Use)
Assessment: Offices - Pre-Renovation ()
Status: Created 10/09/2006, Assessment open
Respondent key: WMFHCS8G
DQI Leader: Goran Lukic (goran@dqindicator.com)

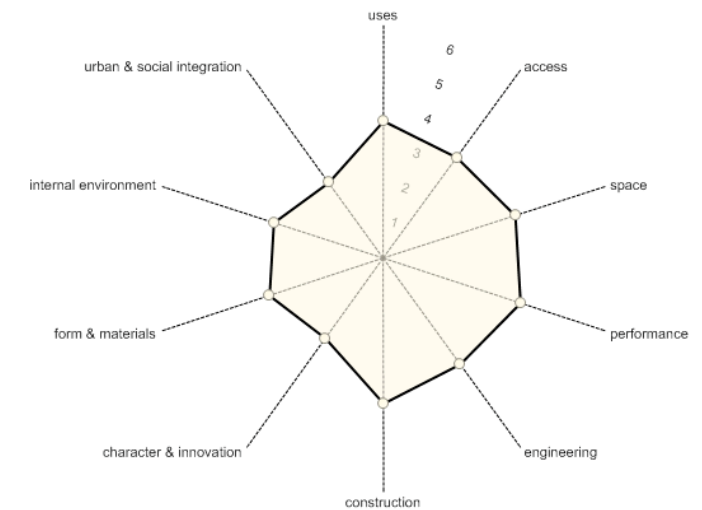
Results for:

Name	Role	Email
Firstname Lastname	User (Senior Project Manager)	name@domain.com
Firstname Lastname	Surveyor or Agent (Architectural Reviewer)	name@domain.com
Firstname Lastname	User	name@domain.com
Firstname Lastname	Visitor (visitor)	name@domain.com
Firstname Lastname	User	name@domain.com
Firstname Lastname	User (architect)	name@domain.com
Firstname Lastname	Surveyor or Agent	name@domain.com
Firstname Lastname	Visitor	name@domain.com
Firstname Lastname	User (Construction Manger)	name@domain.com
Firstname Lastname	User (Architect)	name@domain.com
Firstname Lastname	User (Architect)	name@domain.com
Firstname Lastname	User	name@domain.com
Firstname Lastname	User (proj. man.)	name@domain.com
Firstname Lastname	Visitor	name@domain.com
Firstname Lastname	User (Employee in bldg)	name@domain.com

B. Weighted Section Scores



C. Average Section Scores

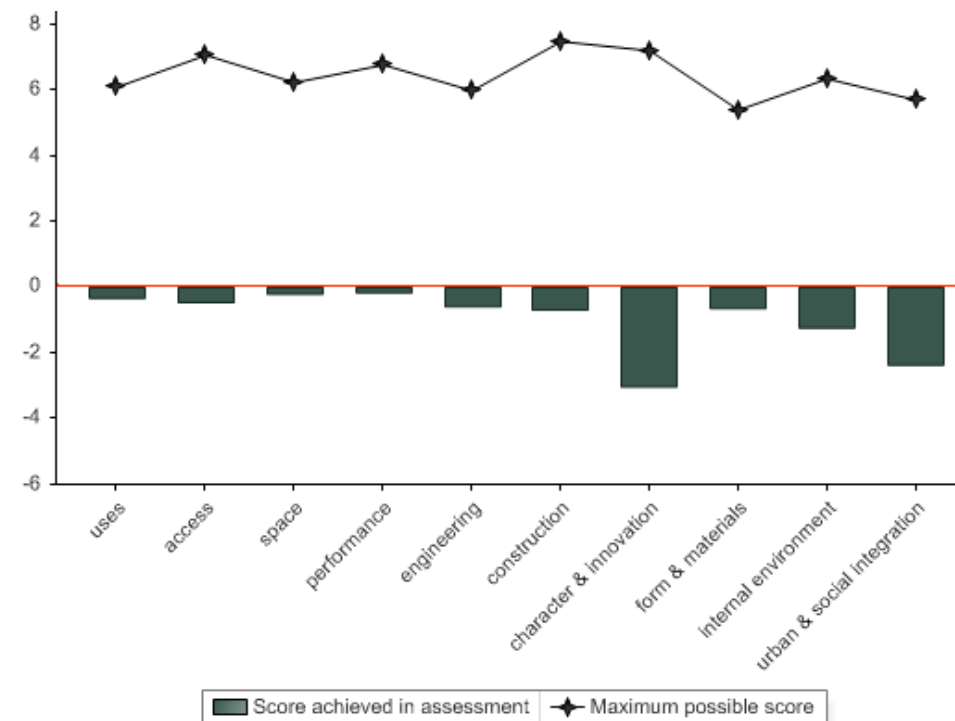


D. FAVE Performance (Default) and Likes/Dislikes

LIKES	DISLIKES
the center atrium space	too loud in public areas
natural light in center atrium	wayfinding is poor
feeling of solidness and scale	no exterior views for visitors
sturdy construction	Miserable neighborhood
reasonably close to public transportation	no park space
atrium	insufficient parking
The volume of the atrium and the glazed elevators add the the attraction of the building.	The drab and dreary colors reinforce a drab and dreary office atmosphere. The building my
	The central elevators and the public walkways leading from it are far from the remote offices
	The building is poorly maintained. If the building was designed to have extensive carpeting, then
quiet neighborhood	long distance to public transportation
	no amenities located in the neighborhood
Good example of 20th century manufacturing building	location
monumental scale	Exterior amenity
OPEN ATRIUM	EXTERIOR MATERIALS
EASE OF LAYOUT	
high ceilings	climate control is very erratic
some nice architectural features	neighborhood surroundings are unfriendly, lack services
atrium space	access to public transportation
Space	Location
Material	Landscape
Furniture	Natural Light
Layout	Doesn't feel like a place I would like to work
lack of windows	Elevator's break down
HVAC	Bathrooms
feeling of solidity	elevator wait times
long sight lines	windows mostly inoperable
multiple entrances/exits	climate controls not adjustable
Clear reading of the building's history	Poor HVAC controls in offices
Straightforward adaptive reuse design	Lack of natural light in cubicle areas of floor plate
Terrific public staircases in the atrium	
Central Atrium	Not Close to Subway
Wide Open Interior	Confused Entrance For DDC - Can't Use 30-30 Main Entrance
Convenient Internal Stair Access	N/A
STRUCTURE	ACCESS
SIZE	SYSTEM ENGINEERING
AESTHETIC	MATERIALS

This visualisation compares this assessment with the current set of project value weightings: Default setting (created 9/10/2006). The building passed on 19 (54%) of the 35 factors marked as fundamental for this project. It failed on 16 of them:

- The building takes advantage of its orientation on site
- There is sufficient daylight in the building
- The building controls systems work well
- There is good access to public transport
- The building caters for cyclists
- The building caters for the need of people with impaired sight
- The thermal climate in the building is appropriate to its use
- The indoor air quality is pleasant
- The air quality is appropriate to its use
- The building provides good security
- There is sufficient car parking
- The signage is clear
- There is adequate storage space
- The building easily accommodates the users' needs
- The layout and landscape around the building provides safe access for people
- The building caters for the needs of those people with impaired hearing



E. Key Interpretations & Next Steps

Project Setup: Respondents were told the building that houses their offices will be undergoing extensive renovations. The DQI will be used as a means to assess what aspects of the building's current design are in need of improvement(s).

Key Interpretations: Even with the Default FAVE setting ("Ideal" building) used in place of a Custom setting specifically for this project, the DQI has identified some very clear deficiencies:

1. Poor internal air quality/ventilation/HVAC climate and controls
2. Poor internal environment (color, noise reduction, improved amenities, elevator upgrades, improved signage/wayfinding)

Next Steps: Contact appropriate consultants (e.g. mechanical engineer, acoustical engineer, interior designer, elevator consultant) to study and improve the identified deficiencies, all of which are independent of the building's location and structural configuration.