

# CONCEPTUAL DESIGN PACKAGE

From concept to capital—packaged for approval.



PROGRAMMING - PLANNING - CONCEPTUAL DESIGN - BUDGET & TIMELINE



METHOD  
architecture

EGO-FREE ARCHITECTURE

## YOU HAVE A VISION. LET'S MAKE IT REAL.

You're ready for the next step — a new facility, an expansion, or a renovation for your growing business. Whether you're putting together a bank package for financing, presenting to investors or your board, or simply getting a head start on planning, the first question everyone will ask is the same: how much will it cost, and how long will it take? You need plans, a budget, and a timeline.

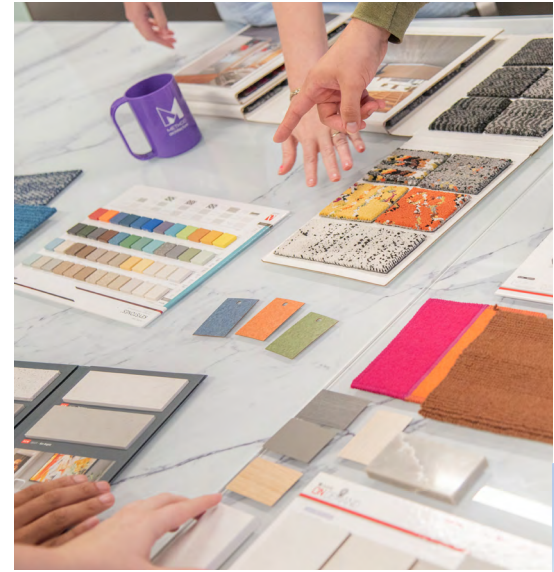
That's exactly what the **Conceptual Design Package** delivers.

### WHAT IS IT?

A professional project package — conceptual plans, a realistic budget, and a project timeline — that you can use to support a loan application, pitch to investors, present to your board, or simply get organized before you break ground. It gives anyone evaluating your project a clear, credible picture of what you want to build and what it will take to get there.

We're not producing construction documents at this stage. This is the bridge between your idea and your next step — designed to get you from concept into action.

If this is your first time going through something like this, don't worry. We've guided hundreds of business owners through this exact process, and we'll be with you every step of the way.



### HOW IT WORKS

Four phases to take your project from idea to a complete, professional package.



#### PROGRAMMING | Understanding Your Needs & Goals

Every project starts with listening. We sit down with you to understand your business, how you operate, and what you need from your space. How many employees? What equipment or workflow is essential? Do you need room to grow? We'll define your spatial and site requirements so the design is built around your real-world needs — not guesswork.



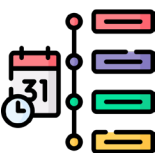
#### PLANNING | Site Plans, Feasibility & Code Analysis

Once we understand what you need, we figure out where and how it can work. We'll develop a conceptual site plan or master plan, evaluate the feasibility of your preferred location, and analyze relevant building codes and zoning requirements. This phase answers the critical question: can we build what you need, where you want it?



#### CONCEPTUAL DESIGN | Floor Plans, Elevations & Renderings

This is where your project comes to life. We'll develop a floor plan, building elevations, and exterior 3D renderings that show what your building will actually look like — including materiality and finish options. These aren't just pretty pictures. They're professional design documents that communicate your vision clearly to lenders, partners, and your own team. We'll provide a few design options so you can choose the direction that fits best.



#### BUDGET & TIMELINE | Cost Estimates & Project Schedule

With the design in hand, we develop a comprehensive project budget and timeline for planning purposes. The budget includes soft cost estimates (architecture, engineering, technology, FF&E, security, low voltage, and other owner-driven items), hard cost estimates (construction), and contingency allowances. The timeline covers estimated durations for design, construction documents and engineering, permitting, and construction. Together, these give anyone evaluating your project the complete financial picture they need.

**The result?** A complete, professional package that clearly communicates what you're building, what it costs, and when it will be done — ready for your lender, your investors, your board, or your own planning.

## SIMPLE, TRANSPARENT PRICING

Every package includes all four phases — Programming, Planning, Conceptual Design, and Budget & Timeline. Pricing is based on project size. No hidden fees, no surprises.

PROJECT SIZE	FIXED FEE
Up to 20,000 SF	Scan the QR code to get a fast, personalized, fixed fee quote for your project.
20,000 – 30,000 SF	
30,000 – 50,000 SF	
50,000+ SF	

## WHAT'S INCLUDED IN EVERY PACKAGE

- ▶ Programming session to define your needs and goals
- ▶ Conceptual site plan / master plan with feasibility and code analysis
- ▶ Floor plan, building elevations, and exterior 3D renderings with materiality options
- ▶ Comprehensive budget: soft costs, hard costs, and contingency allowances
- ▶ Project timeline: design, construction documents, permitting, and construction
- ▶ 1–2 client meetings and 1–2 rounds of revisions included
- ▶ You own the design and plans

## WHAT COMES NEXT?

When you're ready to move forward, we can seamlessly transition into full design, construction documents, engineering, and permitting. You'll already have a head start — and a team that knows your project inside and out.



**Let's chat about your project!**

Scan the QR code to fill out the form with your project information. Then, our team will reach out to begin bringing your project to life!

***Or reach out directly to let us know you're interested in a conceptual design package!***

All plans and renderings are conceptual in nature and not intended for permit or construction use. Method Architecture retains ownership of the design and associated instruments of service, while granting the client a non-exclusive license to use the concepts presented.

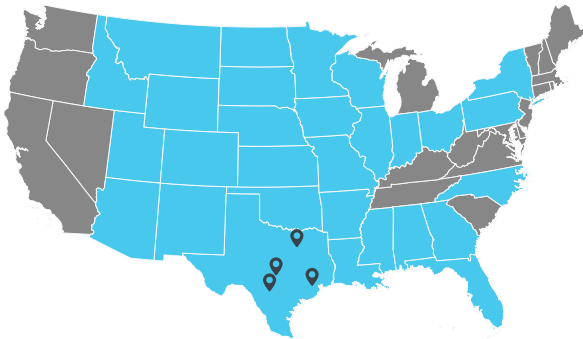
## ABOUT METHOD ARCHITECTURE

Method Architecture is a full-service architecture and interior design firm with offices across Texas. We specialize in commercial projects – office, industrial, healthcare, retail, mixed-use, hospitality, and more. Our approach blends boutique-level care with big-firm capabilities, built on one simple idea: Ego Free Architecture.

We design buildings for the people who use them – not for ourselves. That means we listen first, solve problems creatively, and make sure every project reflects your goals. Whether you're building your first facility or expanding into new territory, we're here to make it easier.

## LOCAL EXPERTISE, NATIONAL REACH

Method Architecture is licensed in 28+ states across the country with the ability to expand into new states, growing with our clients' needs.



## OFFICE LOCATIONS

### AUSTIN

2921 E 17th Street Unit B, Suite 200, Austin, Texas 78702

### DALLAS

6301 Gaston Avenue, Suite 1111, Dallas, Texas 75214

### HOUSTON

2920 Riverby Road Suite 200, Houston, Texas 77020

### SAN ANTONIO

321 6th Street, San Antonio, TX 78215

## PROJECT SECTORS



### INDUSTRIAL

Spec, Manufacturing, Distribution, Cold Storage, O&M



### OFFICE

Corporate Interiors, Campus, Science & Technology



### EDUCATION

Pre-K, K-12, Higher Education, Athletics



### HEALTHCARE

Dental, Medical Office, Hospital, Outpatient Care



### RETAIL

Breweries, Distilleries, Restaurants, Mixed-Use, Retail Shell

## We're not like the other firms and we're proud of that.

Our firm is a place where success is not measured by award-winning projects, total square feet delivered or number of LEED certified projects. We think all of these are great but our number one success metric is client satisfaction.

[METHODarchitecture.com](http://METHODarchitecture.com)

#EGOFREE

