# Trelligence™

# Affinity

# Trelligence Affinity™

## Programming

Trelligence Affinity is architectural software that models your programming process and facilitates communication between design team members. The software provides unique tools to capture program requirements and create accurate design schematics based on team-wide input and access to the information created in the programming process. Affinity projects can be directly integrated into commercially available CAD tools so the design/build continuum is managed more effectively.

Trelligence Affinity delivers the benefits of Building Information Modeling (BIM) – delivering better team communication, faster planning and less rework – to the pre-design phase of your projects.

## Benefits of Trelligence Affinity

- Customizable software reflects unique programming processes
- Captures detailed client requirements
- Clearly illustrates the impact of various choices on cost and design
- Allows brainstorming of multiple design scenarios in less time
- Estimates projects sooner with greater accuracy
- Continuously reevaluates the current design against requirements
- Reduces costs and wasted time by minimizing rework
- Stores templates and building requirements to speed future projects
- Increases effectiveness and communication among the design team
- Drives up client satisfaction and increases revenue
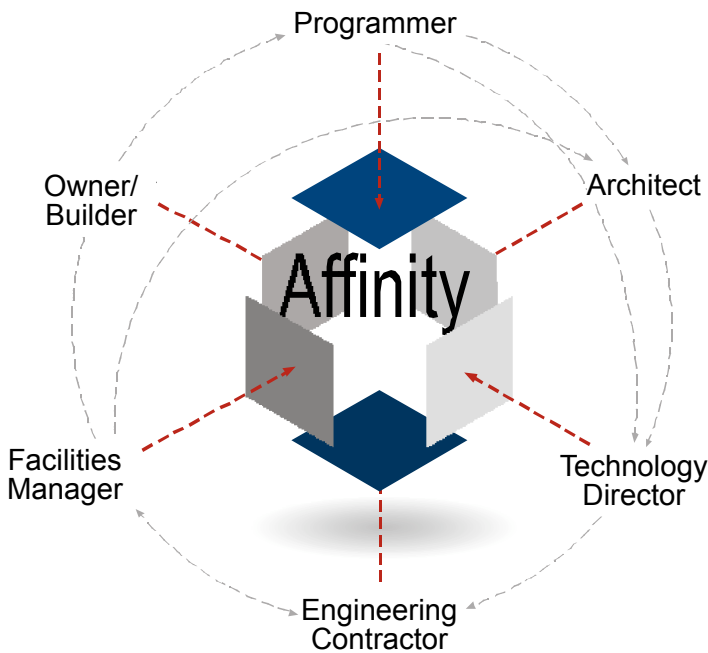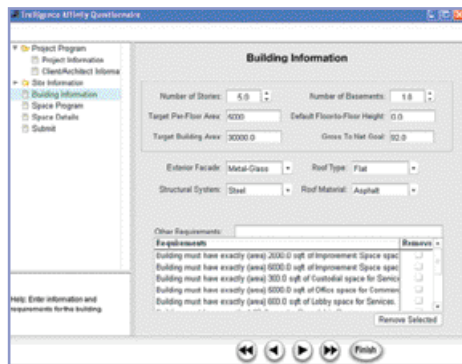- Identifies and reinforces best practices within the organization



### Owner/Builder
- Documents and tracks requirements
- Helps visualize concepts
- Estimates cost at early stage
- Reduces costly rework

### Programmer
- Organizes requirements
- Customizable, reusable templates
- Ties program to schematic design
- Improves client satisfaction

### Architect
- Encourages creative solutions
- Accurate, quick schematic tools
- Integrates with CAD/BIM
- Links design and program data

### Technology Director
- Models program/design processes
- Reduces miscommunication
- Integrates with existing software
- Reduces time-wasting rework

### Engineering Contractor
- Incorporates complete program
- Identifies inconsistencies early
- Reduces rework
- Emphasizes teamwork

### Facilities Manager
- Provides planning framework
- Incorporates program into design
- Finds maintenance issues early
- Increases team communications

**Affinity lets you reach the detailed design phase of your project with solid documentation, clear requirements and preliminary schematic designs that meet specifications.**

# Begin the design-build continuum with confidence.

## Capture and Classify Data

Affinity helps you gather and manage project information and requirements. The software includes questionnaires and information-gathering tools that help capture key data at the right time from the right people in the architectural programming process.



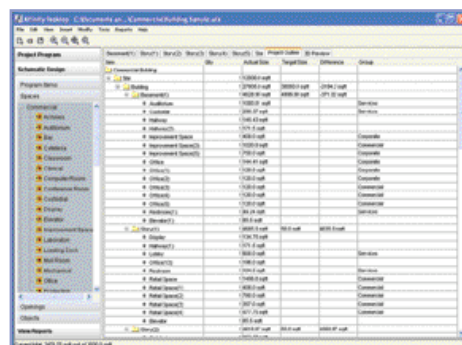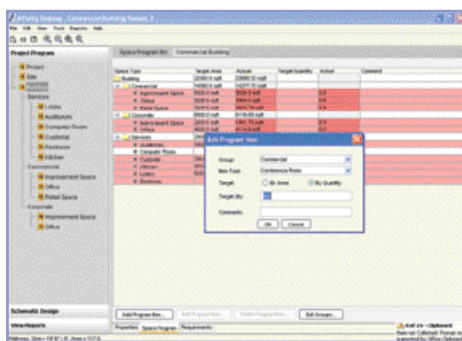*Customizable questionnaires help guide the programming process*

Affinity is based on templates that can be customized so they are relevant to your project and specific design needs. These templates can be as detailed as your projects require and can model the unique programming and pre-design workflow of your firm.



*Capture and track detailed program requirements and constraints*

It also gives you a place to manage project details – so you can focus on the big picture rather than shuffle requirements. Once the information is captured, Affinity lets you use it throughout the design process to model concepts and make adjustments. Everything from client contact information to design metrics is stored in a knowledgebase available to the entire team. It can also be stored and reused as the basis for similar projects in the future, so the next time, processes move even faster.
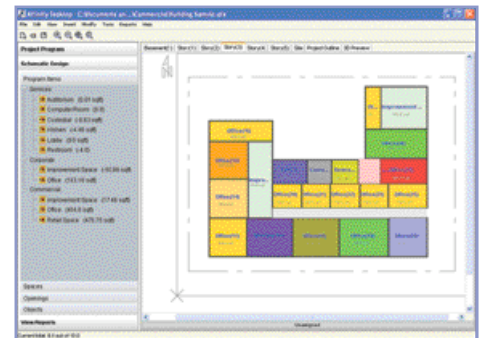
*Affinity creates a tabular view of your building's spatial constraints*



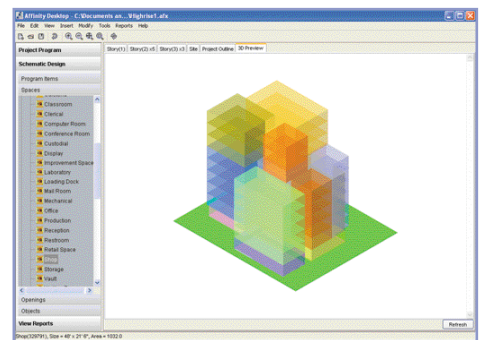## Create and Visualize Multiple Concepts

Affinity gives you the tools to create conceptual solutions by graphically manipulating design elements that have been encoded with the parameters you set during your project programming or while customizing your building template. This makes it easier for you to program the building and its spaces, as well as track spatial relationships, project constraints and costs. Affinity stores building information hierarchically, so you see the effects of scaling areas, cost estimates and project changes at any level of your plan as you manipulate the design.



*Explore multiple space plan concepts and Affinity validates them against program goals*

The software enables you to visualize the site plan and every story of the structure with an extra dimension: relevant information. Not only can you create schematics of floorplans, but you can also preview the structure in three dimensions as either a model or blocking and stacking diagram.

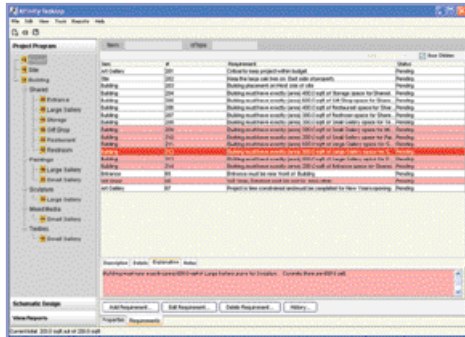*Preview conceptualized solutions in 3D*



## Corroborate and Validate Designs

Best of all, Affinity continuously validates your schematic design against program requirements, building codes and other constraints – in real time, as you make changes. Using the information captured in your program questionnaires, Affinity alerts you when your conceptual designs conflict

# Fast forward the benefits of BIM.

with the requirements you've established. In the end, this minimizes the risk of costly and potentially litigious rework because of an oversight in preliminary design.
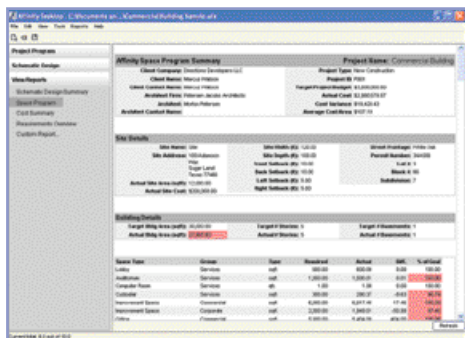


*Validate the design with the requirements*

## Communicate Easily Across the Team

Team members can easily communicate and envision concepts as they work. Schematics and project reports give owners, architects, engineers, facility managers, general contractors and technology directors a powerful communication tool that adds value throughout the project.
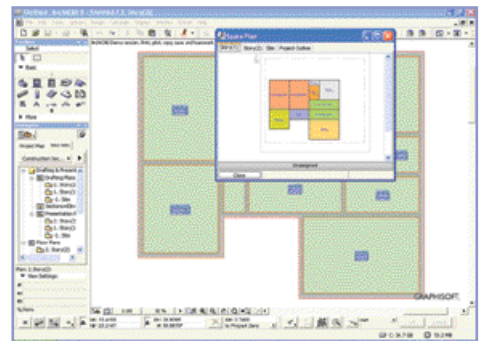
Affinity makes it easy to experiment with changes, share ideas and examine economic ramifications because you can see both graphical and tabular views of your plan. In addition, you are able to create a flexible assortment of reports and generate cost estimates as you go so that each team member gets the information required to do their job.

As the process continues, Affinity enables the team to document all requirement requests and approval changes so that everyone stays on the same page and provides an easy-to-follow dialogue all parties can reference.

*Communicate with project reports in HTML or Excel*



## Capitalize on Your Processes

Not only does Affinity make your job easier by improving pre-design efficiency, but it also directly contributes to revenue growth. Affinity-enabled projects produce consistently more satisfied clients. This leads to repeat business and improved service efficiencies. It reduces the risk of costly rework damaging your bottom line – and your reputation. And since Affinity speeds up pre-design for all your clients, you'll have extra bandwidth for new projects.

## Convert Directly to CAD/BIM Software

Affinity comes into play before CAD starts, but creates efficiencies across the design/build continuum. Once the preliminary design phase is completed you can avoid data reentry errors by loading your information into any CAD software through the DXF file format. With its tightly integrated plug-in, Affinity for ArchiCAD, Affinity's features instantly become options on Graphisoft's ArchiCAD® menus and keeps your program in sync with the detailed design. Watch for future information from Trelligence on plug-ins for other architectural software tools.

*Integrate schematic concepts into CAD for detailed design*



## Better information, fewer surprises.

# Extensive Capabilities

**Building Templates** – Allow Affinity to be customized to match varying processes and building projects.

**Project Questionnaires** – A wizard-like interface – on the Web or from your desktop – that helps direct the programming steps to establish goals, collect facts, determine needs and state the problem.

**Project Interface** – Tools for entering and managing program information for the project.

**Program Definition** – Captures the space program including lists of spaces with associated attributes such as grouping, areas, quantities and requirements for each space type.

**Schematic Design Tools** – A set of flexible graphical and tabular tools for creating spatial plans and layouts in simple, visual formats.

**3D Preview** – Visualization of the construct in three dimensions, including stacking and blocking diagrams.

**Reporting Tools** – Standard and customizable project information in HTML or Excel formats.

**Data Import / Export Utilities** – A way to read existing project data from standard formats and to export data to other file formats, such as DXF, to be read by other applications.

**Administrative Tools** – Allow customization of the Affinity software to map A/E processes and project specifications.

*"Linbeck is a $300M construction management and design/build firm founded on a well-defined program management process called TeamBuild.® The flexibility of Trelligence Affinity allows us to implement TeamBuild using software that increases the speed and efficiency of our collaboration with clients and design professionals. All vested parties can participate in defining the project and its cost, backed by an intelligent system that automatically tracks design deviations from project constraints. I believe Trelligence will be a major influence in bridging the gap between design and construction, improving the way AEC teams work in the world."*

Melvin L. Hildebrandt,
Vice Chairman and former CEO, Linbeck Group, L.P.

Affinity is intelligent software that increases productivity and reduces time spent on project programming and administration. Affinity helps:

- Improve the accuracy of programming
- Capture data with less administrative rework
- Improve client satisfaction with the project results
- Validate the design to reduce costly rework
- Communicate to speed project build cycles and promote teamwork

# Trelligence™

Architectural Programming and Schematic Design Software

Visit www.trelligence.com to see how Affinity helps you work with confidence.

Email info@trelligence.com for a demonstration or free trial

*– and program with certainty.*

## Trelligence, Inc.

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