



## DESIGN PROCESS

### PROGRAMMING

This initial step of investigating what's possible can include the following issues:

- Needs, wants, and wishes – dreaming big
- Current site or existing building conditions
- Zoning and code requirements

### SCHEMATIC DESIGN

In this phase, which generally runs in tandem with Programming, is creating several 'big idea' solutions, from which a general scope can be determined. It may include:

- Site Plan
- Floor Plans
- Exterior Elevations
- General written scope

### DESIGN DEVELOPMENT

After a scheme is selected, this 'big idea' can be developed into more specific solutions. Additional information will be added to the previous Schematic documents and may be shown with:

- Interior Elevations
- Initial selections
- Building or wall Sections
- 3D computer or hand sketches

### CONSTRUCTION DOCUMENTS

This phase is about creating the documents from which a bid can be established and construction can begin. All the details will be finalized—a full set of CD's may include:

- Site/ Roof Plan and Code Review
- Floor Plans
- Elevations and Sections
- Interior Elevations and Details
- Electrical/Lighting Plans
- Cabinetry Details
- Plumbing, lighting, hardware and finish selections

### RE-DESIGN

Often some re-design is necessary after the cost of the project is determined. This may include re-selecting finishes, scaling back the scope, and potentially phasing the construction to reduce costs.

## **ADDITIONAL CONSIDERATIONS**

Throughout the process of design, it may become apparent that a consultant is needed to incorporate specialized information. This typically includes structural design but may also include HVAC sizing and layouts, bidding assistance from a builder, landscape and lighting design or other requested services.

## **BIDDING AND CONSTRUCTION ADMINISTRATION**

Regarding establishing a budget and estimating for design purposes, several options are available:

- Design-Bid-Build

As the most traditional approach, the design is established and bids are solicited by the owner, the owner selects a contractor and begins construction.

- Negotiated Bid

This method requires the owner to select a contractor at some point during the design process. The drawings can be reviewed at each phase by the contractor and estimating can be done concurrently with the design.

- Design-Build

Typically the least formal of methods, this approach allows the Architect and contractor to share design responsibility. The design and estimate are developed at each step, allowing the owner to see more of the cost implications of the decisions that are being made.

Bidding assistance is available to the owner and may include review of the bids received and evaluation of the contractors. However, the owner is responsible for contracting directly with the contractor and related legalities. The Architect can be available throughout the construction process to act as an owner's representative, and may include regularly scheduled site visits to observe progress and maintain design intent.

## **PROJECT EVALUATION**

After project completion, it is helpful to evaluate the final design outcome, the design process, issues that arose during construction, and any other factors that were of importance to the owner. Communication of these issues (feedback that is either positive or negative) is a valuable tool in facilitating improvements in the design process.