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**THE PHASES OF DESIGN AND CONSTRUCTION**



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**TEAM MEMBERS**

- THE OWNER
- THE DESIGN PROFESSIONAL
- ARCHITECT OR ENGINEER
- GENERAL CONTRACTOR
- CONSTRUCTION MANAGER AT RISK
- CONSTRUCTION MANAGER AGENT
- TIMES

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## **THE PHASES OF DESIGN AND CONSTRUCTION**

- **SCHEMATIC DESIGN PHASE**
- **DESIGN DEVELOPMENT PHASE**
- **CONSTRUCTION DOCUMENTS PHASE**
- **BIDDING AND NEGOTIATION PHASE**
- **CONSTRUCTION PHASE**



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## **STANDARD DESIGN PHASE DUTIES OF THE ARCHITECT**

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## **THE ARCHITECT'S BASIC SERVICES**



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## THE BASIC SERVICES

☆ **THE ARCHITECT PROVIDES:**

ME  
ACTUALLY

- ☆ **STRUCTURAL,**
- ☆ **MECHANICAL, AND**
- ☆ **ELECTRICAL ENGINEERING.**
- ☆ **ADDITIONAL ENGINEERS AND CONSULTANTS = ADDITIONAL SERVICES UNDER THE STANDARD AGREEMENTS UNLESS YOU MODIFY.**



## THE ADDITIONAL SERVICES

- ☆ **THE ARCHITECT'S COMPENSATION FOR ADDITIONAL SERVICES IS IN ADDITION TO THE COMPENSATION FOR BASIC SERVICES.**
- ☆ **SURPRISING "ADDITIONAL SERVICES"**
- ☆ **PROGRAMMING**
- ☆ **MULTIPLE PRELIMINARY DESIGNS**
- ☆ **EXISTING FACILITY SURVEYS**
- ☆ **SITE EVALUATION AND PLANNING**
- ☆ **CIVIL ENGINEERING**
- ☆ **VALUE ANALYSIS**
- ☆ **COORDINATION OF OWNER'S CONSULTANTS**



## THE ADDITIONAL SERVICES

- ☆ **SURPRISING "ADDITIONAL SERVICES"**
- ☆ **EXTRA VISITS**
- ☆ **ROOF CONSULTANTS**
- ☆ **WAYFINDING CONSULTANTS**
- ☆ **MULTIPLE REVIEW OF CONTRACTOR SUBMITTALS**



# **INITIAL DUTIES OF THE ARCHITECT**



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## **INITIAL DUTIES OF THE ARCHITECT**

- **PROVIDE THE ARCHITECT WITH THE EDUCATIONAL SPECIFICATIONS**
- **PROVIDE THE ARCHITECT WITH THE LONG RANGE FACILITIES PLAN**



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## **INITIAL DUTIES OF THE ARCHITECT**

- **ARCHITECT REVIEWS THE OWNER'S PROGRAM.**
  - ☆ **THE PROGRAM IS THE BASIC OUTLINE OF THE PROJECTS THE DISTRICT SEEKS TO CONSTRUCT.**
  - ☆ **PROGRAMMING IS USUALLY IDENTIFIED AS AN "ADDITIONAL SERVICE."**



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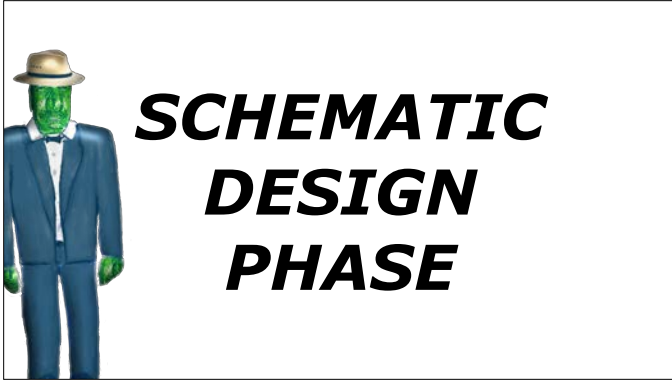
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## INITIAL DUTIES OF THE ARCHITECT

- ☆ **DEVELOPS A SCHEDULE**
- ☆ **BUDGET FOR THE COST OF THE WORK,**
- ☆ **NOTIFIES THE OWNER OF INCONSISTENCIES IN THE PROGRAM**
- ☆ **NOTIFIES THE OWNER OF ANY ADDITIONAL CONSULTING SERVICES THAT MAY BE NEEDED FOR THE PROJECT**



## SCHEMATIC DESIGN PHASE

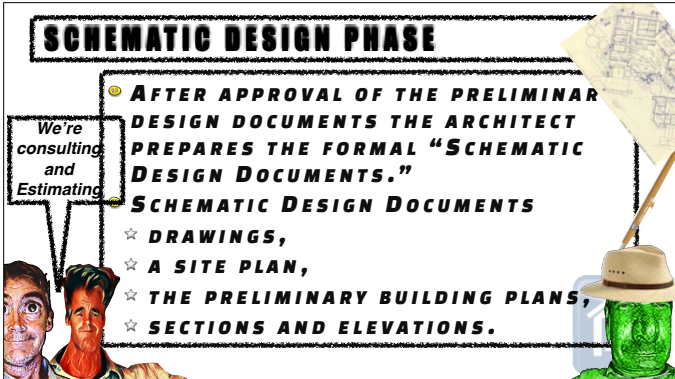
## SCHEMATIC DESIGN PHASE

- **AFTER APPROVAL OF THE PRELIMINARY DESIGN DOCUMENTS THE ARCHITECT PREPARES THE FORMAL "SCHEMATIC DESIGN DOCUMENTS."**

We're consulting and Estimating

### SCHEMATIC DESIGN DOCUMENTS

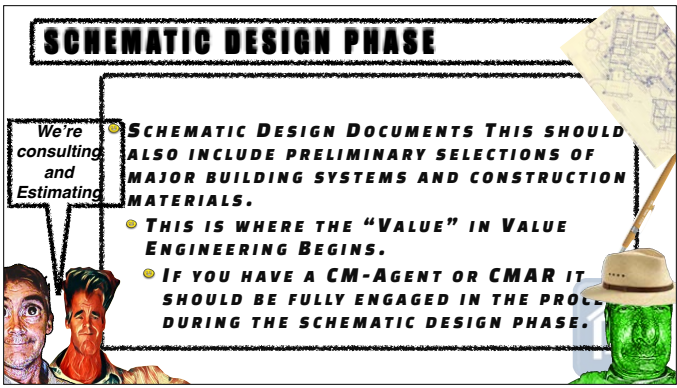
- ☆ **DRAWINGS,**
- ☆ **A SITE PLAN,**
- ☆ **THE PRELIMINARY BUILDING PLANS,**
- ☆ **SECTIONS AND ELEVATIONS.**



**SCHEMATIC DESIGN PHASE**

We're consulting and Estimating

- **SCHEMATIC DESIGN DOCUMENTS THIS SHOULD ALSO INCLUDE PRELIMINARY SELECTIONS OF MAJOR BUILDING SYSTEMS AND CONSTRUCTION MATERIALS.**
- **THIS IS WHERE THE "VALUE" IN VALUE ENGINEERING BEGINS.**
- **IF YOU HAVE A CM-AGENT OR CMAR IT SHOULD BE FULLY ENGAGED IN THE PROCESS DURING THE SCHEMATIC DESIGN PHASE.**



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**SCHEMATIC DESIGN PHASE**

WE ARE HIRED AFTER THE ARCHITECT, BUT BEFORE THE DESIGN PHASE



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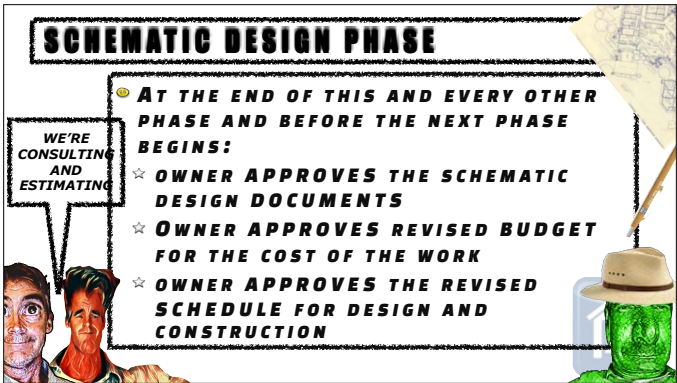
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**SCHEMATIC DESIGN PHASE**

WE'RE CONSULTING AND ESTIMATING

- **AT THE END OF THIS AND EVERY OTHER PHASE AND BEFORE THE NEXT PHASE BEGINS:**
  - ★ **OWNER APPROVES THE SCHEMATIC DESIGN DOCUMENTS**
  - ★ **OWNER APPROVES REVISED BUDGET FOR THE COST OF THE WORK**
  - ★ **OWNER APPROVES THE REVISED SCHEDULE FOR DESIGN AND CONSTRUCTION**



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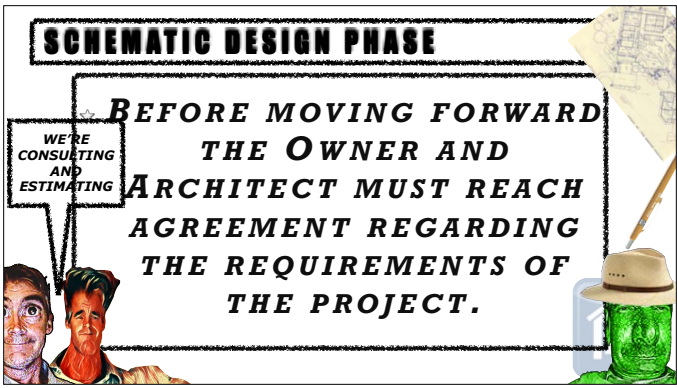
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**SCHEMATIC DESIGN PHASE**

*WE'RE CONSULTING AND ESTIMATING*

**BEFORE MOVING FORWARD THE OWNER AND ARCHITECT MUST REACH AGREEMENT REGARDING THE REQUIREMENTS OF THE PROJECT.**



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**DESIGN DEVELOPMENT**

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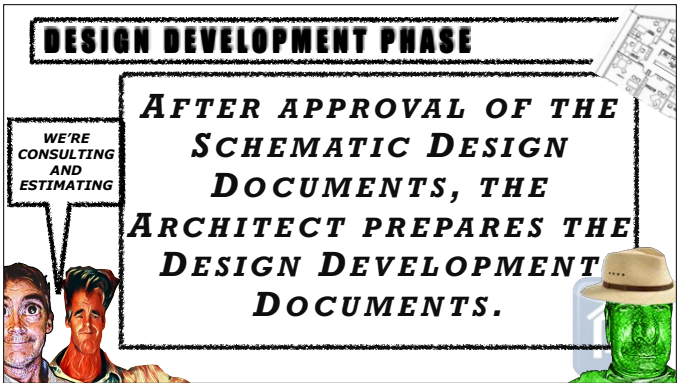
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**DESIGN DEVELOPMENT PHASE**

*WE'RE CONSULTING AND ESTIMATING*

**AFTER APPROVAL OF THE SCHEMATIC DESIGN DOCUMENTS, THE ARCHITECT PREPARES THE DESIGN DEVELOPMENT DOCUMENTS.**



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## DESIGN DEVELOPMENT PHASE

WE'RE  
CONSULTING  
AND  
ESTIMATING

- **DESIGN DEVELOPMENT DOCUMENTS BUILD ON THE SCHEMATIC DESIGN DOCUMENTS.**
  - ☆ **THEY ARE PLANS, SECTIONS, ELEVATIONS, CONSTRUCTION DETAILS, LAYOUTS OF BUILDING SYSTEMS.**
- **THEY ALSO OUTLINE SPECIFICATIONS THAT IDENTIFY MAJOR MATERIALS AND SYSTEMS.**



## DESIGN DEVELOPMENT PHASE

- **AGAIN, THE ARCHITECT UPDATES THE COST OF THE WORK AND REVISES THE SCHEDULE.**
- **AGAIN THE ARCHITECT SUBMITS THE DESIGN DEVELOPMENT DOCUMENTS TO THE OWNER, THEY ADVISE REGARDING ADJUSTMENTS TO THE COST OF THE WORK AND REQUEST THE OWNER'S APPROVAL.**



THAT'S WHAT  
PAYS  
THE RENT!



## CONSTRUCTION DOCUMENTS

## CONSTRUCTION DOCUMENT PHASE

WE'RE  
CONSULTING  
AND  
ESTIMATING



- **BEGINS AFTER BOARD APPROVAL OF THE DESIGN DEVELOPMENT DOCUMENTS.**
- ☆ **THESE DOCUMENTS ACHIEVE THEIR ULTIMATE PRE-CONSTRUCTION LEVEL OF SPECIFICITY.**
- ☆ **ALL DESIGN CHOICES SHOULD BE SET BEFORE THIS PHASE BEGINS.**
- ☆ **SUBSEQUENT "VALUE ENGINEERING" IS SUSPECT.**



## CONSTRUCTION DOCUMENT PHASE

WE'RE  
CONSULTING  
AND  
ESTIMATING



- **CONSTRUCTION DOCUMENTS - consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work**



## CONSTRUCTION DOCUMENT PHASE

WE'RE  
CONSULTING  
AND  
ESTIMATING



- **DRAWINGS - the graphic and pictorial portions of the Contract Documents showing the design, location, and dimension of the Work, generally including plans, elevations, sections, details, schedules and diagrams.**









## CONSTRUCTION DOCUMENT PHASE

We're consulting and Estimating

The Buck Stops Here

- DURING THIS PHASE THE ARCHITECT IS ALSO REQUIRED TO
  - ☆ PREPARE BIDDING INFORMATION;
  - ☆ ~~PREPARE THE CONTRACTS (DON'T LET THEM DO THIS);~~
  - ☆ COMPILE A PROJECT MANUAL;
  - ☆ UPDATE THE COST OF THE WORK; AND
  - ☆ SUBMIT THE CONSTRUCTION DOCUMENTS AND REVISED COST OF THE WORK TO THE OWNER FOR APPROVAL.



## CERTIFICATE OF COMPLIANCE



## CERTIFICATE OF COMPLIANCE

- ONCE THE PLANS ARE COMPLETE THE ARCHITECT MUST CERTIFY THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE THE EDUCATIONAL SPECIFICATIONS, THE LONG RANGE FACILITIES PLAN AND THE APPLICABLE CODES.
  - ☆ BEFORE BIDDING THE PROJECT!







## **BIDDING AND NEGOTIATION PHASE**

- **DURING THIS PHASE THE ARCHITECT SHALL**
  - ☆ **ASSIST THE OWNER WITH OBTAINING PROPOSALS**
  - ☆ **CONFIRM RESPONSIVENESS OF PROPOSALS**
  - ☆ **HELP DETERMINE THE SUCCESSFUL PROPOSAL**



## **BIDDING AND NEGOTIATION PHASE**

- **THE ARCHITECT SHALL PREPARE THE PROPOSAL DOCUMENTS. THESE ARE THE PROPOSAL REQUIREMENTS AND THE CONTRACT DOCUMENTS:**
  - ☆ **CONTRACT DOCUMENTS ARE THE AGREEMENT, THE GENERAL, SUPPLEMENTARY, AND SPECIAL CONDITIONS OF THE CONTRACT, OTHER DOCUMENTS LISTED IN THE AGREEMENT AND MODIFICATIONS OCCURRING AFTER EXECUTION OF THE CONTRACT.**



## **BIDDING AND NEGOTIATION PHASE**

- **THE ARCHITECT IS TO ASSIST THE OWNER IN THE PROCUREMENT PROCESS BY:**
  - ☆ **PROCURING REPRODUCTION OF THE PROPOSAL DOCUMENTS AND DISTRIBUTING THEM.**
  - ☆ **ORGANIZING AND PARTICIPATING IN THE SELECTION INTERVIEWS**



## **BIDDING AND NEGOTIATION PHASE**

- **THE ARCHITECT IS TO ASSIST THE OWNER IN THE PROCUREMENT PROCESS BY:**
  - ☆ **ORGANIZING AND CONDUCTING PRE-BID CONFERENCES**
  - ☆ **PREPARING RESPONSES TO REQUESTS FOR CLARIFICATIONS AND INTERPRETATIONS OF THE BIDDING DOCUMENT IN THE FORM OF ADDENDA.**
  - ☆ **ASSISTING IN NEGOTIATIONS WITH THE CONTRACTORS**



## **BIDDING AND NEGOTIATION PHASE**

- **FINALLY:**
  - ☆ **THE ARCHITECT CONSIDERS REQUESTS FOR SUBSTITUTION AND PREPARES AND DISTRIBUTES ADDENDA. THE ARCHITECT THEN NOTIFIES ALL OF THE CONTRACTORS OF THE DECISION.**



**END OF  
PART 3**





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