ARCHITECTURAL DESIGN PROCESS

ARCHITECT

- PROGRAM
- RESEARCH
- BUDGET ANALYSIS
- AS-BUILT DRAWINGS
- PROJECT MILESTONES & SCHEDULE
- PRELIMINARY PLANS
- ZONING & CODE REVIEW
- **PRELIMINARY COST ANALYSIS**
- MEET WITH CODE/ ZONING OFFICIALS
- COMPREHENSIVE PLANS
- CONSULTANTS' DRAWINGS
- OUTLINE SPECS
- **COST ESTIMATE REVISION**
- TECHNICAL DRAWINGS & SPECS
- FINISH & FIXTURE SELECTION
- LIGHTING SELECTION
- FINAL REVIEW DOCUMENTS
- BUILDING PERMIT
- DISTRIBUTE ADDENDA
- ISSUE BID DOCUMENTS
- ISSUE NOTICE OF AWARD
- ISSUE NOTICE TO PROCEED
- PRE-CONSTRUCTION MEETING
- REVIEW SHOP DRAWINGS
- ANSWER CONTRACTOR QUESTIONS
- MANAGE CHANGE ORDERS, PAY APPLICATIONS, & ASI
- SITE VISITS
- PUNCH LISTS

Stages

00
CONCEPTUAL DESIGN

ADDTL. SERVICES

01
SCHEMATIC DESIGN
30%

02
DESIGN DEVELOPMENT
20%

03
CONSTRUCTION DOCUMENTS
36%

04
CONSTRUCTION BIDDING
2%

05
CONSTRUCTION ADMINISTRATION
12%

CLIENT

- APPROVE PROGRAM
- APPROVE PRELIMINARY PLANS
- CONTRACTOR SELECTION
- **BUDGET REVIEW**
- APPROVE DESIGN
- **COST ESTIMATE REVIEW**
- FINISH & FIXTURE APPROVAL
- LIGHTING APPROVAL
- APPROVE FINAL REVIEW DOCUMENTS
- OWNER-CONTRACTOR CONTRACT
- **PROVIDE FINAL PRICING**
- FINAL REVIEW
- SITE MEETINGS WITH ARCHITECT & CONTRACTOR