

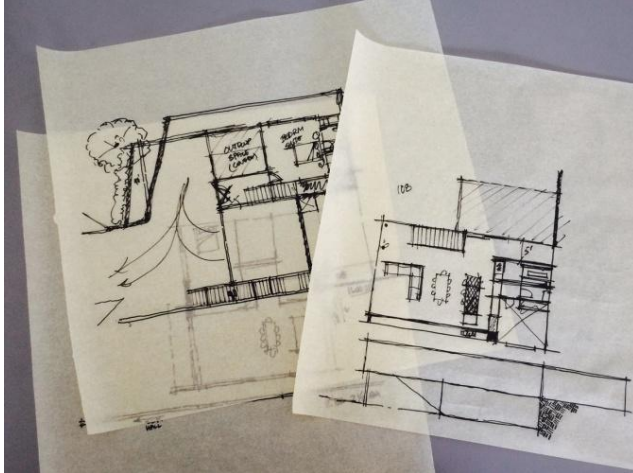


architecture + planning

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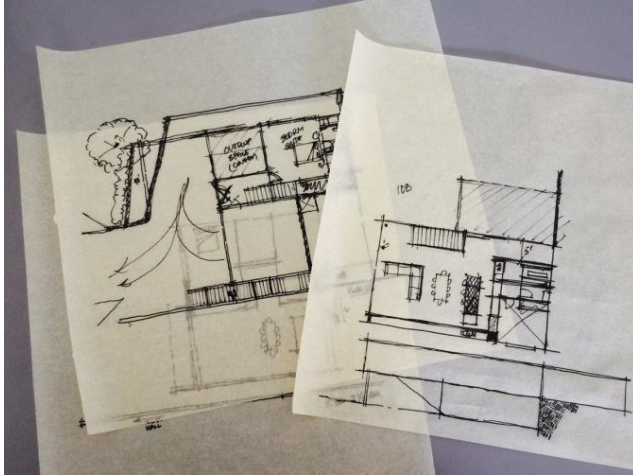
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The Five Phases of Architectural Projects





There is a lot that goes into the process of designing and constructing a building so we need to break it down into smaller phases. These are the five phases of a typical architectural project:

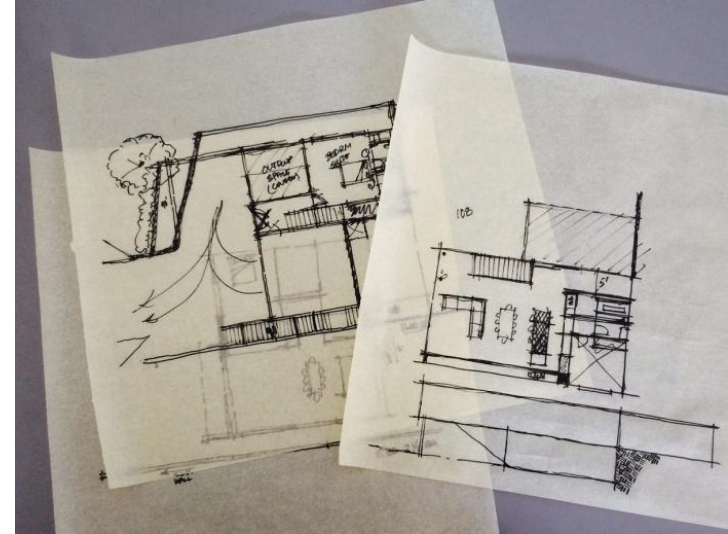
1. SCHEMATIC DESIGN
2. DESIGN DEVELOPMENT
3. CONSTRUCTION DOCUMENTS
4. BIDDING / NEGOTIATION
5. CONTRACT ADMINISTRATION

(Typically you will see reference to the 5 phases of design, but there are times when we may be adding a Programming phase to help clients determine the scope of work.)



1. SCHEMATIC DESIGN

- Once a program of needs is established by the client, or prepared by the architect for the client we need to do the necessary 'due diligence' research with the local agencies to establish the requirements and restrictions for the site, setbacks, easements, height limitation and find out how much we can build.
- We put together plans, layout a bubble diagram and adjacencies, start putting in walls, draw elevations, draw sections, come up with material choices, and coordinate all of this with the owner. We look at things such as what kind of structural system we may be using and how much space needs to be allocated for mechanical equipment, etc.
- We come up with 3D views showing the architectural character of the project.
- We gather enough information at this stage to get a rough estimate of construction costs to see if the client's budget is realistic.



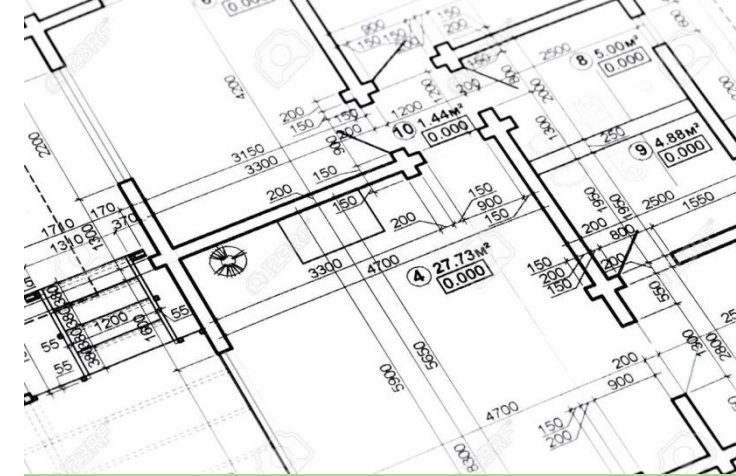
2. DESIGN DEVELOPMENT PHASE

- At this point you have all of the spaces laid out, they fit within the allocated square footage, we are within budget and the owner has signed off on the Schematic design phase (very important).
- In Design Development, we need to have more in depth discussions about the actual design with others. We need to meet with any necessary governmental agencies (Building Department, Fire Marshal, Planning, etc.) We need to check to make sure our design will meet pertinent codes.
- We need have coordination meetings with our consultants (engineers, energy) to make sure everything is working together. In short, we need to further detail our Schematic Design to make sure our design will still work.
- At this point since we have more information about materials and finishes we can also get a more accurate estimate of construction costs.



3. CONSTRUCTION DOCUMENTATION

- At the beginning of this stage we are all coordinated with consultants and government agencies, the owner has signed off on the design development set and we are still within budget (Very Important).
- We still need to detail a lot of these construction conditions, because we cannot expect the contractor to be able to read our mind and know exactly what we want, nor do we want them to.
- We need to coordinate with the consultants and government agencies again to make sure we are still on track.
- We need to complete the Project Manual which includes the product Specifications, alternate selections, allowances, insurances and bonds and a lot of the technical information for the contractors.
- At the end of this phase since we can update the estimate of construction costs to more accurately reflect the level of detail.
- This is typically the longest phase in the design process and is also where the highest percentage of design fees comes from.



4. BIDDING NEGOTIATION

Assuming a traditional design-bid-build delivery method:

- Our biggest role in the Bidding and Negotiation phase is to assist the owner in selecting the right contractor.
- Depending on the project type and legalities the owner may already have a contractor in mind, invite a select number of contractors to bid, or have an open bidding process where anybody is allowed to bid.
- We typically do not select the contractor, but we can recommend and advise the owner in their decision.
- Our role in this whole process is to assist the owner in soliciting for the bids, making documents available for interested parties, reviewing and scoring the bids and assisting the owner in their decisions.
- It is also in this phase that contractors may ask questions to help them put together their numbers, so we need to issue addendums that have more information or answers to their questions to all parties bidding.



5. CONTRACT ADMINISTRATION

- It is important to know that during this phase, we are not responsible for the construction management.
- In this phase we are responsible for assisting the owner during construction, answering contractor requests for information (RFI), issuing architect supplemental instructions (ASI), and providing construction observation.
- Our role is to observe the construction to ensure that it is being built per the contract documents and report back to the owner.
- We are not there to supervise the contractor or their subcontractors, and remember that the contractors work for the owner, not us.
- We will make site visits, generate field reports, monitor project schedule and budget and certify applications for payment from the contractor.
- Towards the end of the project, we will check the contractors “punch list” and ensure the owner receives as-built drawings, warranties and operations and maintenance manuals.



Are you
thinking about
architectural
design ?

Please give **LGStudio** a call for more information and how we can help you go through the design and permitting process.

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