

## **General Design Process**

### **(AIA design phase with typical percentage of fee)**

- Typical tasks performed within phase.

### **Pre-design - 5%**

- Land survey
- Geotechnical engineering survey
- Zoning and code research
- Define program – the wants and needs.
- Measure and create base plan drawings (if required)

### **Schematic design – 15%**

- Concept ideas are generated
- Develop into schematic ideas

### **Design development - 20%**

- Design development – refining the idea
- Contractor interviews and preliminary pricing
- Contractor selection

### **Construction Documents- 40%**

- Construction documents – the “blueprints” used for construction.
  - Architectural site plan
  - Demolition plans
  - Floor plans
  - Building sections
  - Exterior elevations
  - Windows, doors, fixtures and finishes scheduled.
  - Interior elevations
  - Reflected ceiling plans and lighting
  - Construction details
  - Specifications

### **Bidding - 5%**

- Final pricing based on Construction documents.
- Contract between Owner and Contractor

### **Construction Administration - 15%**

- Clarify any questions the Contractor or Owner would have during construction.
- Site meeting to review construction complies with Construction Documents.