PHASING OF ARCHITECTURAL SERVICES

Consultation *(Programming)*

The consultation is often referred to as "programming." In this phase the general information of the project is identified. Overall square footage, site characteristics, number of rooms and their functions are all part of the basis for the direction of the design. Special considerations and style direction are also discussed.

Schematic Design

Spatial relationships are defined and the direction of the project is established. The scope of the project begins to take shape. Options are presented and judged on their own merit and against each other. The initial floor plan is decided upon, and a direction for the exterior is presented.

Design Development

The basic floor plan has been established. The exterior is designed and finalized. Construction methods and details are explored. Materials and finishes are decided upon.
The budget begins the process of finalization.

Construction Documents

The final set of drawings and specifications, commonly referred to as blue prints, are called "construction documents." This set will determine what is actually built. There may be updates and changes to this set based on construction cost or client-driven design changes.

Permitting

Typically projects within city limits will require building permits while those outside town will not. Permitting requires proper research of local codes and ordinances as well as the national codes most municipalities adopt. Depending on the project, ADA compliance may also need to be addressed.
Construction Documents are submitted to the city for review. The city will then either approve the drawings and grant a building permit or they will require changes and a resubmittal.

Bidding

All trades submit bids, or prices, for their work. Subcontractors verify their understanding of the project and information is exchanged frequently. Depending on the bid amounts, the design may need to be altered to fit the budget. Alterations may also be needed to upgrade particular areas based on savings in others.

Construction

After the budget and design are finalized, work proceeds to construction. The length and efficiency of construction is greatly influenced by the thoroughness with which the previous steps were undertaken. Any changes at this point will affect budget but may be offset by finding savings through other changes.

Construction Administration

This phase of the design process is for architectural service contracts only. Construction administration is the architectural management of changing plans and explaining the design to the general contractor. With design build, this aspect is integral to construction.