

## Phases of a Design Build Project

### **1) Preliminary Feasibility**

- a) Market study
- b) Environmental studies
- c) Economic analysis
- d) Budget limitations
- e) Availability of financing

### **2) Facility Investigation and Development**

- a) Existing facility study
- b) New facility and land needs
- c) Overall site analysis
- d) Building and fire zoning
- e) Building codes and ordinances
- f) Traffic ingress/egress study
- g) Utilities availability and cost
- h) Review feasibility budget (+/-20%)

### **3) Schematic Design Study and Budget**

- a) Design check list
- b) Land survey
  - i) Utilities
  - ii) Grades
- c) Soil borings
- d) Site development and land use study
- e) Floor plan study
- f) Elevation plan study
- g) Design concept study
- h) Structural studies
- i) Foundation, wall, mezzanine framing, and roof framing studies
- j) Mechanical studies
  - i) Interior & Exterior Plumbing
  - ii) Heating & Air conditioning
- k) Electrical studies
- l) Owners Equipment
- m) Maximum value recommendations
- n) Artist's preliminary rendering
- o) Establish schematic budget (+/- 10%)

#### **4) Design Finalization Stage**

- a) Site development and plot plan
- b) Floor plans and schedules
- c) Elevation and architectural details
- d) Structural plans and calculations
- e) Mechanical plans by selected subcontractors
- f) Electrical plans by selected subcontractors
- g) Schedules for finishes and decorating from subcontracts
- h) Landscaping plan
- i) Artist's rendering
- j) Confirmation of construction budget (+/- 5%)

#### **5) Construction**

- a) Issue contracts
- b) Build it
- c) Inspect and tests
- d) Clean up
- e) Final punch list

#### **6) Post Construction**

- a) Evaluate and recommend
- b) Service problems and warranties
- c) Perform continuing consultation