

Project Lifecycle

Stage	Thinking/ Planning Stage	Conceptual Design/Program	Schematic Design	Design Development	Construction Documents	Bidding
Design Activity	<ul style="list-style-type: none"> The owner and architect discuss the requirements for the project (how many rooms, the function of the spaces, etc.), testing the fit between the owner's needs, and wants. 	<ul style="list-style-type: none"> Conceptual Floor Plans showing adjacency Artistic Renderings of Building Exterior Imagery of Interior Building systems, structure and finishes broadly identified – no specifics. 	<ul style="list-style-type: none"> Program turns into design Floors plans and exterior concepts take shape (building materials and finishes not fully defined) Architect presents ideas and looks for feedback/approval General outline of building systems 	<ul style="list-style-type: none"> Design advances significantly Detailed floorplan drawings Interior and exterior material finishes identified Outline written specifications of building systems Single-line engineering plans 	<ul style="list-style-type: none"> Upon approval of design, preparation of detailed arch./eng. documents Full engineering of structure, M/E/P, fire protection, site Complete written specifications 	<ul style="list-style-type: none"> Construction Documents (100% detailed drawings and specifications) put out for bid to trade contractors
Budget/Cost Estimating	<ul style="list-style-type: none"> General scope evaluated against available funds typically based on square foot costs Order of magnitude cost projections 	<ul style="list-style-type: none"> Conceptual Budget Cost information compiled based on projected building size, projected building systems and character of concepts 	<ul style="list-style-type: none"> Schematic Design Cost Estimate Division by Division estimate of projected costs, with quantities where applicable Informed by plans and system narratives 	<ul style="list-style-type: none"> Design Development Cost Estimate Detailed estimate with quantities for materials and square footage take-offs for building systems 	<ul style="list-style-type: none"> 50% CD Cost Estimate 95% CD Cost Estimate Refined estimate by building system with known quantities, materials and systems 	<ul style="list-style-type: none"> Award of Contracts for Construction Final costs known
	<ul style="list-style-type: none"> 2020 	<ul style="list-style-type: none"> Fall 2020 - February 2021 	<ul style="list-style-type: none"> February 2021 – April 2021 	<ul style="list-style-type: none"> May 2021 – August 2021 	<ul style="list-style-type: none"> August 2021 – November 2021 	<ul style="list-style-type: none"> December 2021 – Jan 2022