PRE-DESIGN

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CLIENT RELATIONS	0		\$0)									
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Obtain client approval	ļ	109	\$0)	ļ				ļ			ļ	
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PROJECT ORGANIZATION	Dienue	u nate D	1	1			1	1					
Determine consultants' fees				\uparrow				1	1				
Get civil hired, if needed.												ļ	
Disciplines Coordination/Document Checkg					ļ			ļ				J	
GENERAL	ļ							<u> </u>					
Establish desired level of quality.							┢──	┼──					
Existing Facilities Survey				1			†	1					
Obtain soils investigation				ļ								ļ	
Get survey with topo, zoning, utilities.	ļ				<u> </u>								
Distribute documents to client and team. Get budget input from consultants.				+	┣─		-	-					Design & construction cost requirements
Update project budget.	<u> </u>			+	<u> </u>	$\left - \right $		+					Construction cost requirements
Distribute budget to client and team.				1				Ĺ					
Get schedule input from consultants.	[Design & construction time requirements
Update project schedule.	ļ			. 	ļ			ļ	ļ			ļ	
Distribute schedule to client and team. Statements of Probable Construction Cost													
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CODES & REGULATIONS												ļ	
Get copy of Zoning Ordinance.					ļ			ļ				ļ	
Zoning Investigation What zoning permits required?				-	<u> </u>		-	-					
Determine zoning strategy.				-			-	-					
Zoning Application/Representation				1				1					
Environmental Assessment													What hazardous materials might apply?
Have env. study performed.	ļ			<u> </u>	ļ		ļ	ļ				j	
Encroachment permit needed? NPDES permit needed?													
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SITE													
Determine desired site features.												ļ	Review with M/E and Civil
Determine desired site systems.	ļ												
Establish alternative building locations. Site Analysis				+	-		-	-					Get client & team input.
Develop conceptual site plan.				+	-								
FOUNDATIONS & SUBSTRUCTURE	ļ			1	<u> </u>	ļ]	ļ	ļ]]		
SUPERSTRUCTURE	ļ												
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INTERIOR CONSTRUCTION								ļ					
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MECHANICAL SYSTEMS					ļ			ļ					
Site Utilities Survey Establish utility entances.				+	├	+		+				<u> </u>	Review with M/E and Civil
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ELECTRICAL & LIGHTING SYSTEMS				1									
Identify scope of site lighting	ļ				ļ		ļ	ļ	ļ]		Security and Aesthetic
EQUIPMENT	ļ				 	ļ		ļ					
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SCHEMATIC DESIGN

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	CODES & REGULATIONS Prepare Zoning Drawings & Application	1					х		1			1		
	Apply for Zoning Design Review						X					-		
	Get Final Zoning Approvals							Х						
	Get HazMat Clean-up Proposals Schedule HazMat Clean-up	1				X	Х							
	Get DOT Concept Approval						x							
	Determine NPDES Impact						Х							
	Document Code Review SITE				Х									
·····	Siting Concepts				х	┝──┥								
	Site Forms and Massing				Х									
	Access and Circulation Views To/From Building				X X									
	Concepts for Grading, Planting, Paving, etc				X			-		-		-		
	Acoustics and other site issues				Х									
	Site Bubble Diagram FOUNDATION & SUBSTRUCTURE				Х									
	Subsurface Conditions and Requirements					\vdash	Х		$\left - \right $					
	Impacts of Program, Energy on Under-ground Building						Х							
	Exploration of Special Problems SUPERSTRUCTURE						Х							
	Relation of Structure to Spatial Organization, Elevations, etc.					┝─┥	х				$\left - \right $			
	Selection of Use Modules						Х		. 1					
	Basic Structural Module						X X					_		
	Initial System Selection EXTERIOR CLOSURE					$\left - \right $	^	-		-		-		
	Approach to Elevations, Fenestration	<u> </u>				х								
	Views To/From Building					X								
	Initial Envelope Elements, Sizing and Selection ROOFING					Х								
	Roof Type and Pitch					x								
	Initial System Selection					Х								
	INTERIOR CONSTRUCTION Approach to Partitioning, Built-in Furnishings						х							
	Interior Design Vocabulary						X							
	Layout of Key Spaces						Х					_		
	VERTICAL CIRCULATION & CONVEYING SYSTEMS Basic Organization and Circulation Scheme						х							
	Need for and Types of Vertical Circulation						x							
	Need for Special Conveying Systems						Х							
	MECHANICAL SYSTEMS Impact of Mechanical Concepts on Building Planning							х						
	Initial Systems Selection							Ŷ						
	Initial Distribution Ideas							Х						
	Space Allocation for Mechanical Areas							X						
	Determine Utility Entrances Determine Division of Water Jurisdiction							X X						
	Get Utility Access/Location Approvals							X						
	ELECTRICAL & LIGHTING SYSTEMS							~						
	Approaches to Natural. Artificial Lighting Lighting Quality and Character					┝──┤		X X						
	Impact of Site, Design on Electrical Systems							X						
	Determine Utility Entrances	ļ				$\left - \right $		Х			[[
	Get Utility Access/Location Approvals					$\left - \right $		х.	\vdash					
	Impact of Key Equipment Items on Siting and Design	<u> </u>						Х						
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Roofing Image: Construction Selection of roof system, materials Image: Construction	
Selection of roof system, materials	
Interior Construction	
Layout of key ares	
Slection of partition systems, finishes	
Vertical Circulation & Conveying Sys	
Input to plans, sections & elevations	
Sizing of exits, other circulation areas Basic elevator & escalator concepts	
Other conveying systems concepts	
Mechanical System Image: Constraint of the system Mechanical systems selection Image: Constraint of the system	
Refinement of service, distribution concepts	
Input to plans, sections & elevations	
Electrical & Lighting Window, skylight & glazing design	
Selection of lighting, electrical systems	
Service, power & distribution concepts	
Input to plans, sections and elevation	
Equipment	
Impact of key items on room design, framing	
plans, etc	

	ASK	HOURS	RATE	TOTAL				RC	DLE	S			DESCRIPTION
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	Meetings with Clients (hours)												
	Presentations											_	
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	Disciplines Coordination/Document												
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	update budget and schedule												
	Floor Plans Sections				+								
	Typical Details				+					-	-		
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	dwgs												
	complete NPDES design & file for permit			ļ						4			
	obtain NPDES permit make DHBC submission (@ 80%)				+			\vdash		-+			
5	SITE				1								
	Site Plan			ļ							_		
	Planting Plan Typical Site Sections				+	┝─┥				\rightarrow			
	Typical Site Details				+	┢─┤					-+	\neg	
	Specifications												
F	OUNDATION & SUBSTRUCTURE Foundation Plan												
	Basement Floor Plan				+					-+		-	
	Sizing of Foundation Elements			1									
	Specifications												
	SUPERSTRUCTURE Floor Framing Plans										-		
	Roof Framing Plans												
	Sizing of Elements												
	Important Details Specifications				+					+	-+		
E	EXTERIOR CLOSURE				1								
	Elevations												
	Exterior Details Specifications											_	
F	ROOFING				1								
	Critical Details												
	Typical Details Specifications												
	NTERIOR CONSTRUCTION								-				
	Input to Plans and Elevations												
	Key Interior Elevations Finish Schedule				+								
	Specifications			1	+					\neg	\neg		
١	ERTICAL CIRCULATION & SYSTEMS									_			
	Input to Floor Plans, Framing Plans, Sections, Elevations												
	Stair Plans and Details				+			$\left \cdot \right $					
	Elevator Plans and Details												
	Specifications IECHANICAL SYSTEMS	M/E rate	75	Į						-+			
	Detailed Systems Selection				1			\square					
	System Drawings and Key Details												
	Distribution and Riser Diagrams Input to Floor Plans, Framing Plans,				+								
	Sections, Elevations												
	Specifications												
	Equipment List submit Div. of Water design				-						_		
	obtain Div. of Water permit				+			$\left \cdot \right $			-1	-	
	make Health Dept. submission (@ 80%)				1								
	make Div. of Plumbing submission (@ 80%)				_								
F	obtain Plumbing permit				+	\square		\vdash		+		-	
	Detailed Systems Selection				t								
	Distribution Diagrams			[_			
	Lighting Layouts and Ceiling Plans Input to Floor Plans, Sections, Elevations				+			\vdash		-+			
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E	QUIPMENT			1									
E	Input to Floor Plans, Sections, Elevations Equipment List									_		_	

TASK	HOURS	RATE	TOTAL				R	OLE	S				DESCRIPTION
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TOTALS	0	80.75		0	1	ш	₹	Ā	Ē	۳	¥	Q	
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Project Management	0												
Meetings with Clients (hours)		92											
Presentations		92											
Disciplines Coordination/Document Checking		75											
Statements of Probable Construction Cost		75											
Structural Engineering		70											
Mechanical Engineering		75											
Electrical Engineering		75											
Project Organization													
identify bidding deliverables													
update budget and schedule						ļļ							
Building Code]						
obtain DHBC permit				_									
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Advertisement for Bids						 		ļļ					
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Bidders Questions						 		ļļ					
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Management													fire protect

CONSTRUCTION ADMINISTRATION

TASK	HOURS	RATE	TOTAL				R		ES				DESCRIPTION
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Project Management	1.5	92											
Meetings with Clients (hours)		92											
Presentations		92											
Disciplines Coordination/Document Checking		75											
Statements of Probable Construction Cost		75											
Structural Engineering		70											
Mechanical Engineering		75											
Electrical Engineering		75									1	1	
									1				1
Project Organization											1		
identify CA deliverables											1	1	
update budget and schedule	1									1	1	1	
Hazardous Materials				+		\square			+	+	+	+	
coordinate HazMat clean-up				+		 	-		+	+	+		
Encroachment			1	+-+		┢━─┤		<u> </u>	+	1	+		
obtain encroachment permit (by GC)	+			+						+	+	+	
Contract Administration	+			╆╼┯┥		\vdash		<u> </u>	+	<u> </u>	+	+	+
letter of intent				++		$\left - \right $			<u> </u>		+	+	+
O/C agreement				+		$\left \cdots \right $				+	+		
schedule of values											+	+	
submittals schedule									ļ	+	+		
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document date of substantial completion													
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Review of Submittals													
Certification of Applications for Payment						Į			ļ		ļ		
Field Observations (visits/weeks)	15	85	1275						ļ		ļ		
Project Representation (up to 3 visits/week)				ļ		ļļ			ļ	ļ	 		
Coordination of Inspections										ļ			
Change Orders												ļ	
Construction Progress Reports			ļ								ļ		
Construction Cost Accounting											ļ		
Project Closeout			[ļ			
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POST CONSTRUCTION

TASK	HOURS	RATE	TOTAL				R	OLE	ES				DESCRIPTION
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Project Management	0							ļ			ļ		
Meetings with Clients (hours)		92						ļ		ļ	ļ		
Presentations		92									ļ		
Disciplines Coordination/Document Checking		75									ļ		
Statements of Probable Construction Cost		75									ļ		
Structural Engineering		70									ļ		
Mechanical Engineering		75						ļ			ļ		
Electrical Engineering		75									ļ		
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Maintenance and Operational Programming		ļ									ļ		
Start-Up Assistance											ļ		
Operational Video Tapes		ļ			ļ			ļ	ļ	<u> </u>	ļ	ļ	
Record Drawings									ļ	ļ	 		
Warranty Review		ļ					.		ļ	<u> </u>	<u> </u>		
6 Month Evaluation						 				<u> </u>	<u> </u>		
12 Month Evaluation		ļ			ļ			ļ	ļ	<u> </u>	ļ	ļ	
Yearly Evaluation					ļ					ļ	 		
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SPECIAL SERVICES

TASK	HOURS	RATE	TOTAL				R	OLE	ΞS				DESCRIPTION
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Project Management	0												
Meetings with Clients (hours)		92											
Presentations		92								Τ	T		
Disciplines Coordination/Document Checking		75								1			
Statements of Probable Construction Cost		75											
Structural Engineering		70											
Mechanical Engineering		75											
Electrical Engineering		75											
Special Disciplines Consultation:		i											
Acoustical Consultant											1		
Landscape Architect Consultant								1		1	1		
Civil Engineering Consultant					1	\square		1	1	1	1	1	
Food Service Consultant	1				1	\square		1	1	1	1	1	1
Other					1	\square		1	1	1	1	1	İ
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Renderings					1	m		1	1	1	1	1	
Models	1				1	\square		1	1	1	1	1	İ
Detailed Cost Estimating		1			1			1	1	1	1	-	
Graphics Design					1			1	-	1	1		
Project Promotion/Public Relations					1			İ	1	+	1		
Computer Modeling											1		
Demolition Services					1				1	1	+		
Project Progress Photography					+			†			1-	1	
									1	1	1	1	
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