

Design 3 Architecture

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Project Team Approach

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Owner + D3A + General Contractor acting as Construction Manager and Constructor

Phase I - Architectural

- Owner selects Design 3 Architecture as its Architect and negotiates a contract to provide the architectural services outlined herein, including all necessary engineering.
- The Architect assists in developing Owner's program and project goals.
 - Owner provides Design 3 Architecture with project budget information.
- Design 3 Architecture proceeds through a standard schematic design process per AIA Agreement and presents to Owner for preliminary review.
- Based on comments at preliminary review, Design 3 Architecture revises schematic design and presents revised documents for approval.

Phase II – Selection of a General Contractor

- The Owner decides to select a General Contractor who will join the team essentially acting as a Construction Project Manager.
- The Owner selects two or three General Contractors with whom he would like to work. These Contractors are presented with the approved Schematic Design documents.
- Each General Contractor puts together an initial line item Estimate of Probable Cost, along with a set of assumptions made, and a proposed project schedule.
- Each General Contractor presents his company's capability, Estimate of Probable Cost, Schedule, etc. at an interview with the Owner; with the Architect present. At this time, the Contractors can also introduce their Project Team (Project Manager, Superintendent). This is not a bid. It is a budget estimate; a number at which the General Contractor, based on the information provided, thinks he can buy out the project.
- The General Contractor outlines the Scope of Work being done by his own people and how the Owner will be charged for this work.
- The General Contractor offers a fixed project management fee, general conditions fees, and overhead and profit fee for project, based on this scope of work and estimate.
 - If the General Contractor works hard to reduce the budget in the next phase, they should not also be reducing their fees.
 - If Owner adds "upgrade" expensive finishes, the General Contractor's fees to manage the project shouldn't change.
 - However, if project scope changes, the fee is then re-negotiated.
- Owner signs an AIA agreement with the General Contractor for General Conditions and Profit only at this time. Contract has escape clause after Design Development Phase.
- The Project Team is now assembled, consisting of the delegates representing the Owner, Design 3 Architecture (the Architect) and the General Contractor.

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Phase III – Design Development

- Team meets to discuss the General Contractor's preliminary estimate of probable cost.
 - If the estimate is over budget, the General Contractor makes recommendations to reduce budget or project scope of work; and Design 3 Architecture revises schematic design for approval.
 - If estimate is acceptable, the design process proceeds.
- Design 3 Architecture proceeds to Design Development Phase per AIA contract.
- Project Team meets to analyze construction systems and review engineering to maximize project value (value engineering).
- Design 3 Architecture (and Architect's engineering consultants) coordinate construction details, finishes, and mechanical and electrical concepts with the General Contractor and possible subcontractors.
- Design 3 Architecture and the General Contractor present Design Development Plans to Owner. This includes mechanical and electrical system recommendations.
- Based on Owner's review and comments, the General Contractor provides second estimate of probable cost and presents to Owner.

Phase IV – Construction Documentation

- If Design Development documents and estimate of probable cost are accepted, Design 3 Architecture proceeds with construction documents, coordinating with the General Contractor.
- If "Fast Track" schedule is required, items (such as elevators) can be ordered and site work started at this time. Owner signs Change Order for "Price not to exceed" number, and the General Contractor proceeds with work per schedule.
- Design 3 Architecture provides drawings as required for permits and as required for the General Contractor.
 - Design 3 Architecture concentrates on areas that are subcontracted to secure final bids.
 - Design 3 Architecture writes specifications for most sections to set standards and controls as a process to eliminate questions and misunderstandings and to protect the Owner.
- Design 3 Architecture's mechanical and electrical engineers use the General Contractor's subcontractors to review and evaluate designs. Completed mechanical, electrical and plumbing drawings are reviewed by the Owner and the General Contractor.
- The General Contractor provides final cost in open bidding / open book process. All subcontractors provide a bid based on completed drawings.
- Owner signs Change Order to add project cost to Contract Sum, and the General Contractor proceeds with work per schedule.

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Benefits

- Owner is in control of all phases of the project as a member of the Project Team.
- Owner is aware of “real” costs throughout process, and Team adjusts designs accordingly so there are no “surprises” at end of project.
- Owner receives a complete set of Architectural Drawings, including complete Mechanical and Electrical Engineering Drawings (this is not Design Build). Design 3 Architecture is responsible for all phases of the design.
- With complete drawings, the permit process can be started while the General Contractor is securing subcontractor bids.
- All subcontractors provide true bids and any savings are passed on to the Owner.
- Project comes in on budget, because Owner controls project costs throughout the process.
- Project stays on schedule, because Team establishes schedule early.
- Changes in materials and products due to lack of availability during construction are minimized because resources forecasting availability are more accessible during the design process.
- Design 3 Architecture works directly for the Owner, and therefore, can honestly evaluate the General Contractor’s work during the construction process.
- Nuisance Change Orders are eliminated, because the Team evolves the project, and all are fully aware of the scope of work. There are no substitutions or “voids” in the construction documents, which bidders look for in order to “pad bids.”