

ARCHITECTURAL DESIGN PHASES

AIA DESIGN PHASES

DESIGN

CONSTRUCTION

	0. PROGRAMMING	1. SCHEMATIC DESIGN	2. DESIGN DEVELOPMENT	3. CONSTRUCTION DOCUMENTS	4. BIDDING	5. CONSTRUCTION ADMINISTRATION
GOAL	Research, uncover important info, identify potential roadblocks, and define success	Create a basic design for the shape and size of the space	Refine and develop the design with more details and specifications	Create more detailed and comprehensive drawings and submit to local authorities	Select a construction company to build the project	Present the client with their dream space, on-time and within budget
DELIVERABLES	Program of Requirements, ex: catalog, tabulation, or summary of information	Preliminary drawings, like floor plans. Sketches or renderings may also be available	A more detailed set of drawings, specification book, and updated cost estimate	Complete set of construction drawings and specifications	Help the client review submittals and select a contractor	Progress photos, field reports, unexpected change orders, and a punch list
EXAMPLE						
FEES	Add-On Service	15% of Architectural Fees	20% of Architectural Fees	40% of Architectural Fees	5% of Architectural Fees	20% of Architectural Fees