



- PROGRAMMING**
- architect selection
 - community engagements
 - precedent imagery studies
 - initial test fits
 - approve program

- SCHEMATIC DESIGN/DESIGN DEVELOPMENT**
- determine floor plan layout
 - initial space design
 - initial systems concept & layout
 - initial pricing
 - approve schematic design
 - floor plan finalized
 - spatial design finalized
 - development of interior finishes & furniture palette
 - building system coordination
 - detailed pricing
 - approve design development

- CONSTRUCTION DOCUMENTS**
- architectural detailing
 - building systems detailing
 - interior finishes & furniture final selections
 - guaranteed maximum pricing
 - submit for building permit

- BIDDING/NEGOTIATIONS/CONTRACTS**
- approval of shop drawings
 - contracts finalized
 - contractor questions

- CONSTRUCTION**
- building construction
 - systems installation
 - inspections
 - furniture & equipment installation

OWNER OCCUPANCY & MOVE IN