



# East Hampton High School

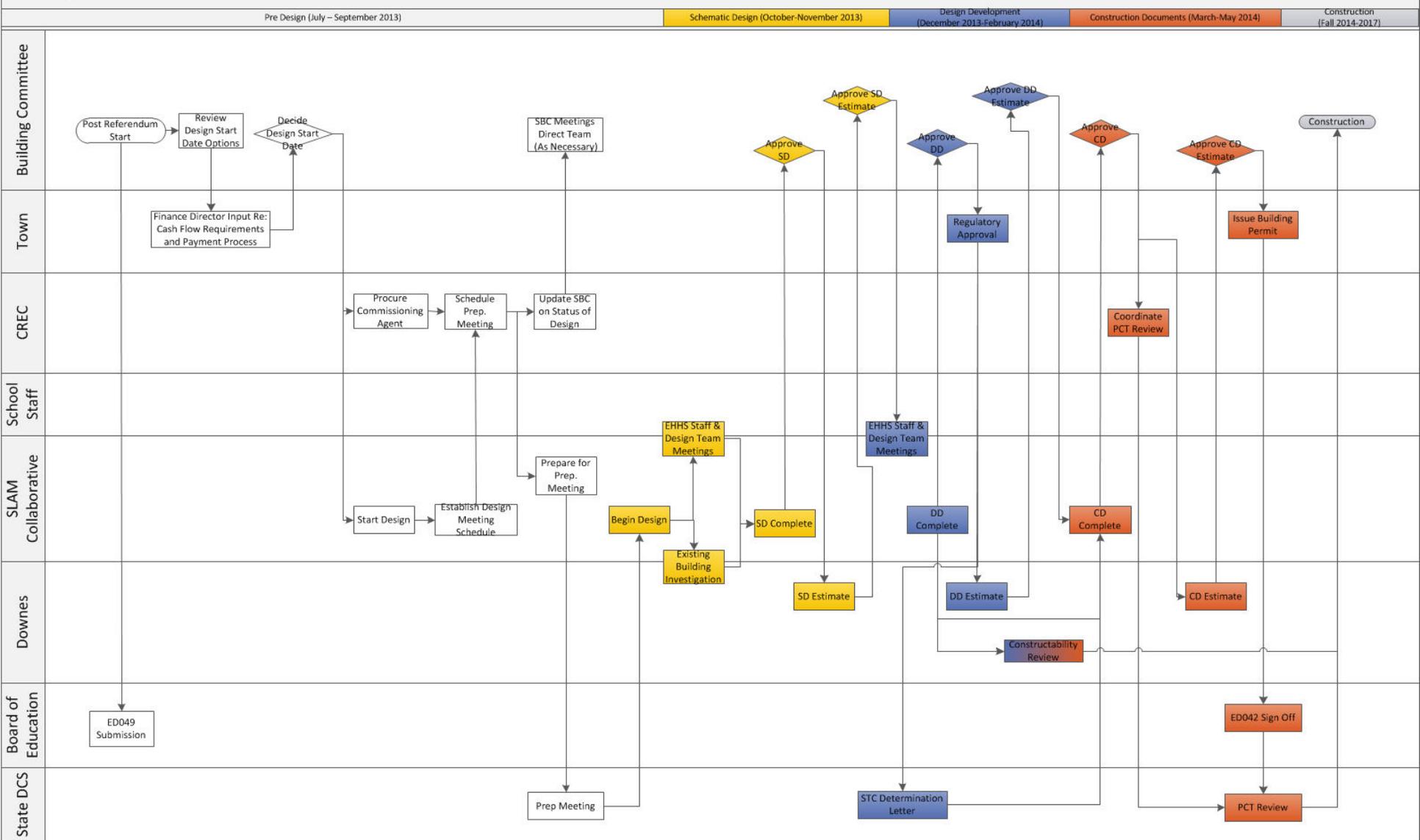
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July 2013 – July 2014  
Design Phases

# Design Phases

- Schematic Design Phase - SD
- Design Development Phase - DD
- Construction Documents Phase – CD

# East Hampton – Pre State Approval



# Schematic Design Phase

- Development of a “graphic solution” to the owner’s written program
- Documents are prepared for client communication and to convey design concepts and project scope to estimators
- The SD package will include:
  - Site plan with utilities and preliminary grading, site layout and major site improvements
  - Building plans
  - Typical building sections, particularly where additions meet existing building
  - Exterior elevations with main materials noted
  - Design narratives including short form spec of finishes and materials and Structural, Mechanical, and Electrical System analysis
  - Building codes narrative

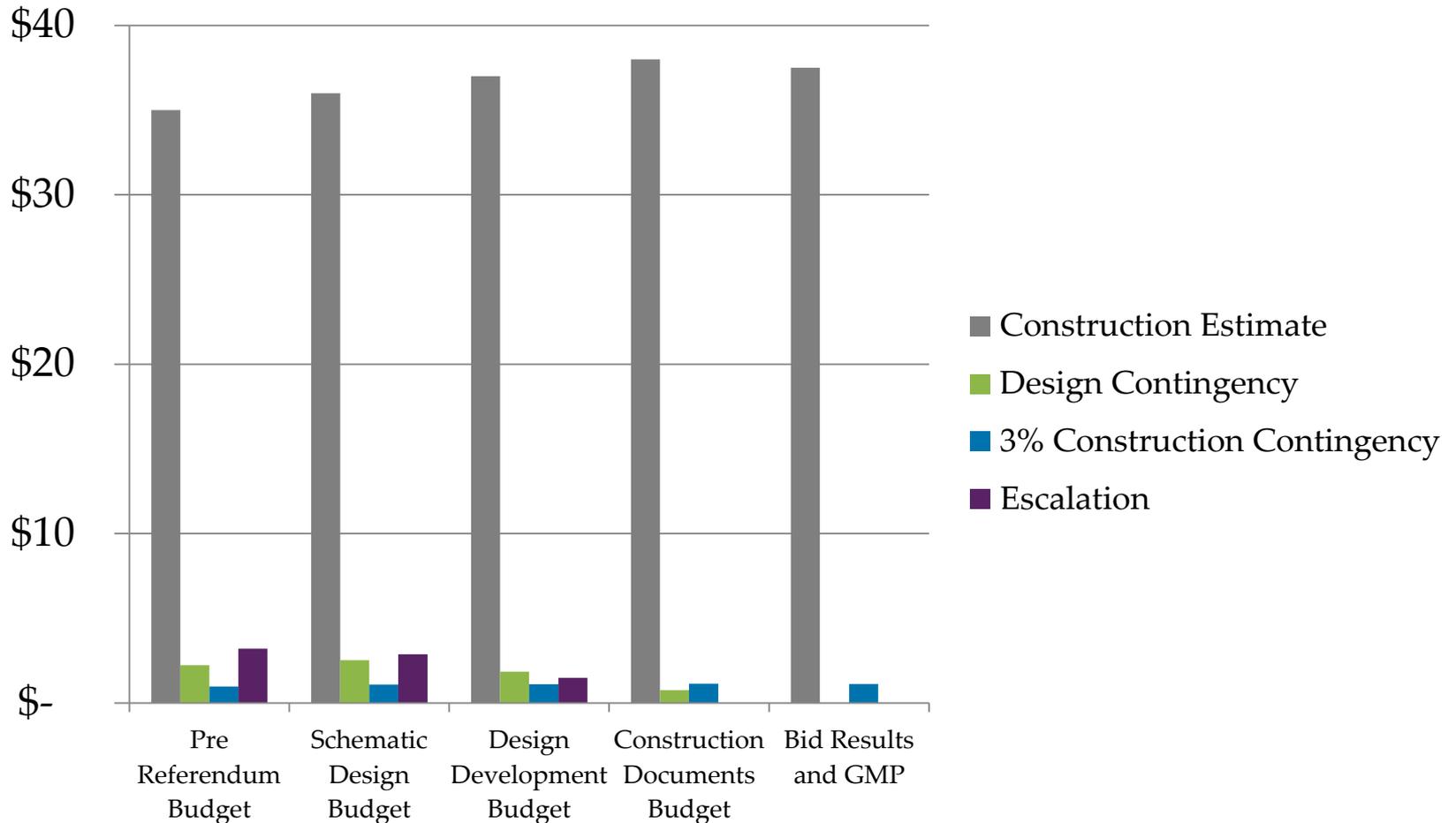
# Design Development Phase

- To clearly illustrate the design intent of the project and to ensure that client goals, functional, and technical requirements have been met
- Documents are prepared for client communication and are used by contractor and design team for technical and regulatory milestones and to prepare the cost estimate
- The DD package will include:
  - Phasing Plans
  - Code drawings
  - Site and Civil drawings showing layout, utilities, grading,
  - Structural foundation and framing plans, typical sections
  - Demolition plans
  - Floor and Roof plans
  - Reflected Ceiling plans
  - Exterior Elevations
  - Building sections and typical wall sections
  - Door and window types
  - Interior elevations at specialty spaces
  - Plumbing, Mechanical, and Electrical plans including roof top equipment design
  - Fire Protection plans, riser diagram, and fire pump design
  - Short form or preliminary edits of final specs

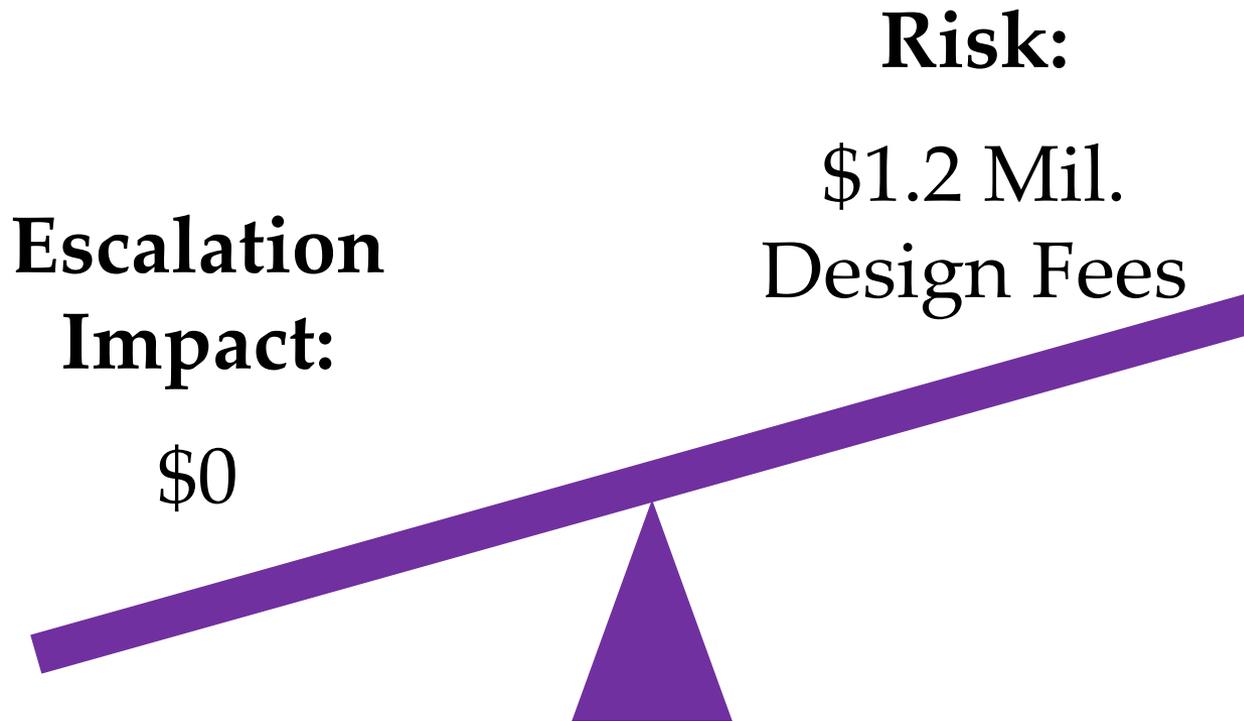
# Construction Documents Phase

- During Construction Documents phase, a project is fully developed and coordinated, details are finalized, and specifications are completed
- Includes all written and graphic documentation for State (Bureau of School Facilities) Review as well as for public bid
- The CD package will include:
  - All drawings listed above, fully developed
  - All construction details
  - Contractual and procedural information (Project Manual division 1) in conjunction with the construction managers
  - Architectural, site-work, engineering, and construction information (Project Manual and drawings)

# Estimated Construction Costs by Design Phase



# Design Start – Prior to Legislative Approval

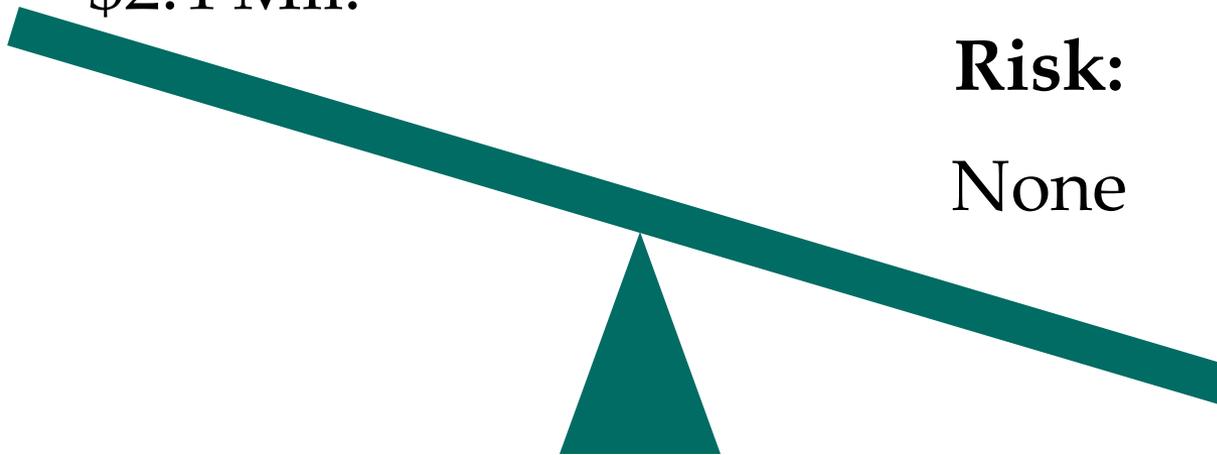


# Design Start – After Legislative Approval

**Escalation  
Impact:**

\$2.4 Mil.

**Risk:**  
None



# Design Start Date Options



# Summary

- High level of confidence that the grant will be approved
  - All projects in years past that have been on the priority list have received funding
  - NEASC Report shows the need for the project
  - EHHS has not requested state funding in approximately 20 years, and that was for minor work

# Questions?

