



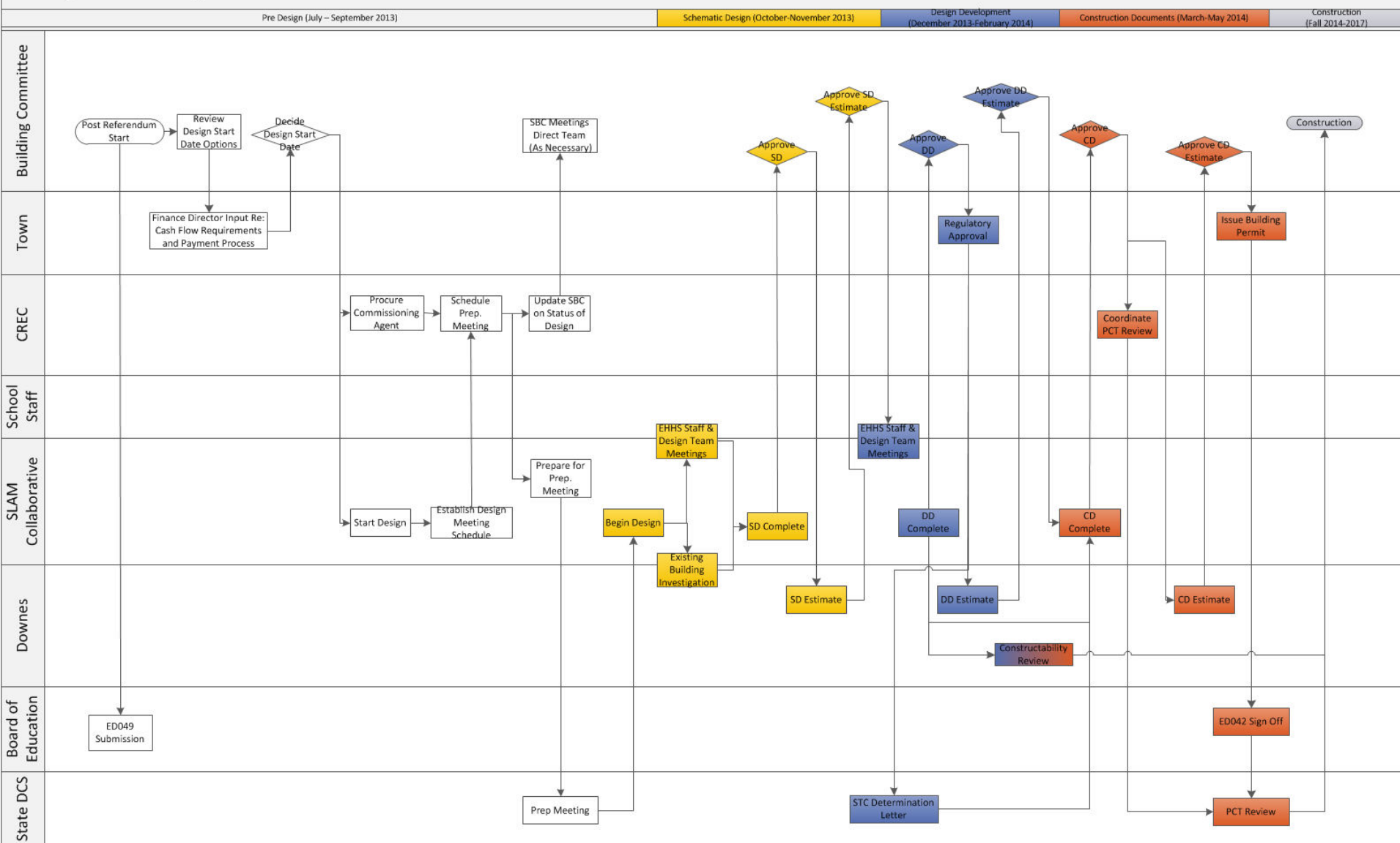
East Hampton High School

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

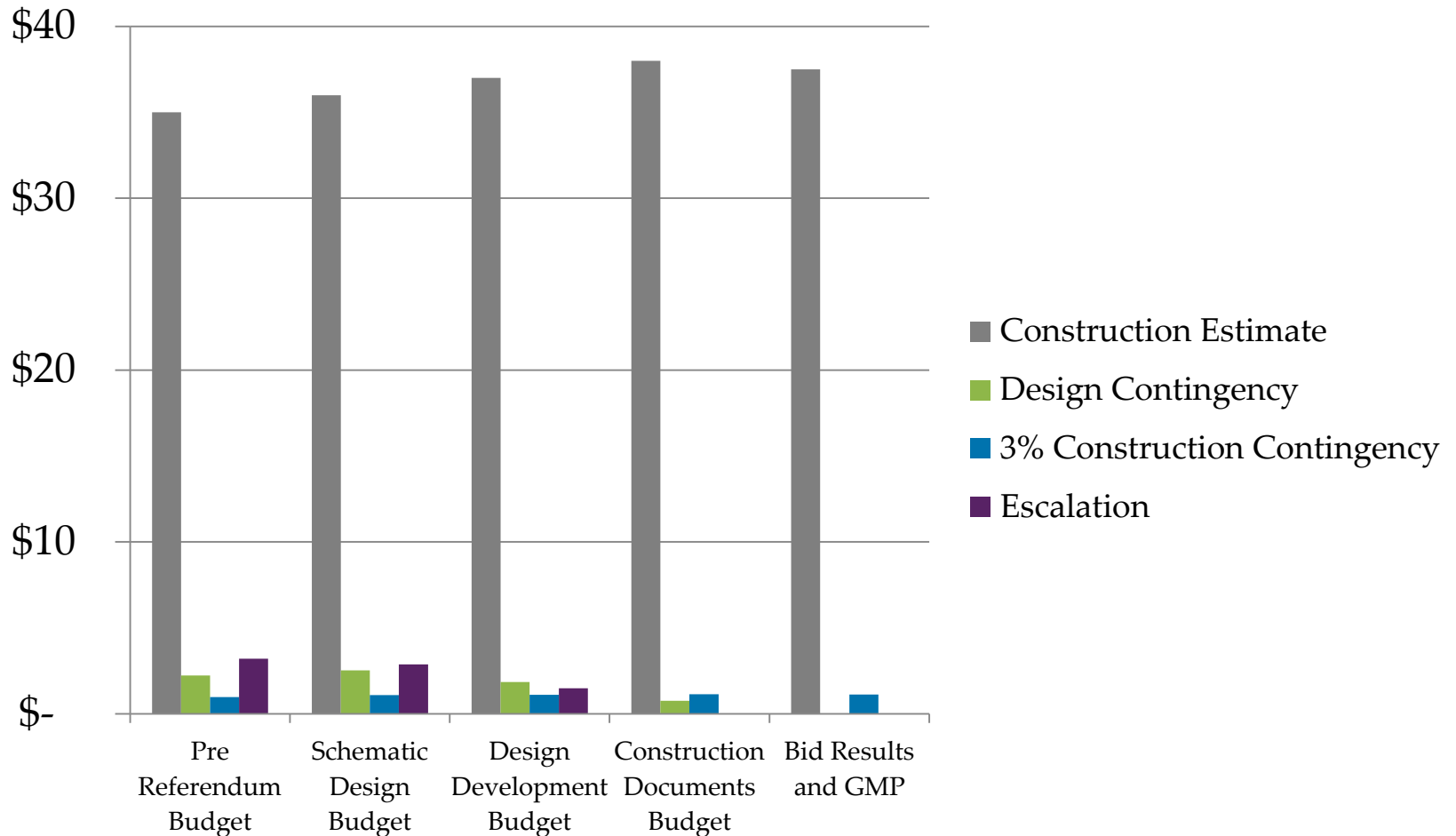
Design Development Phase

- 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

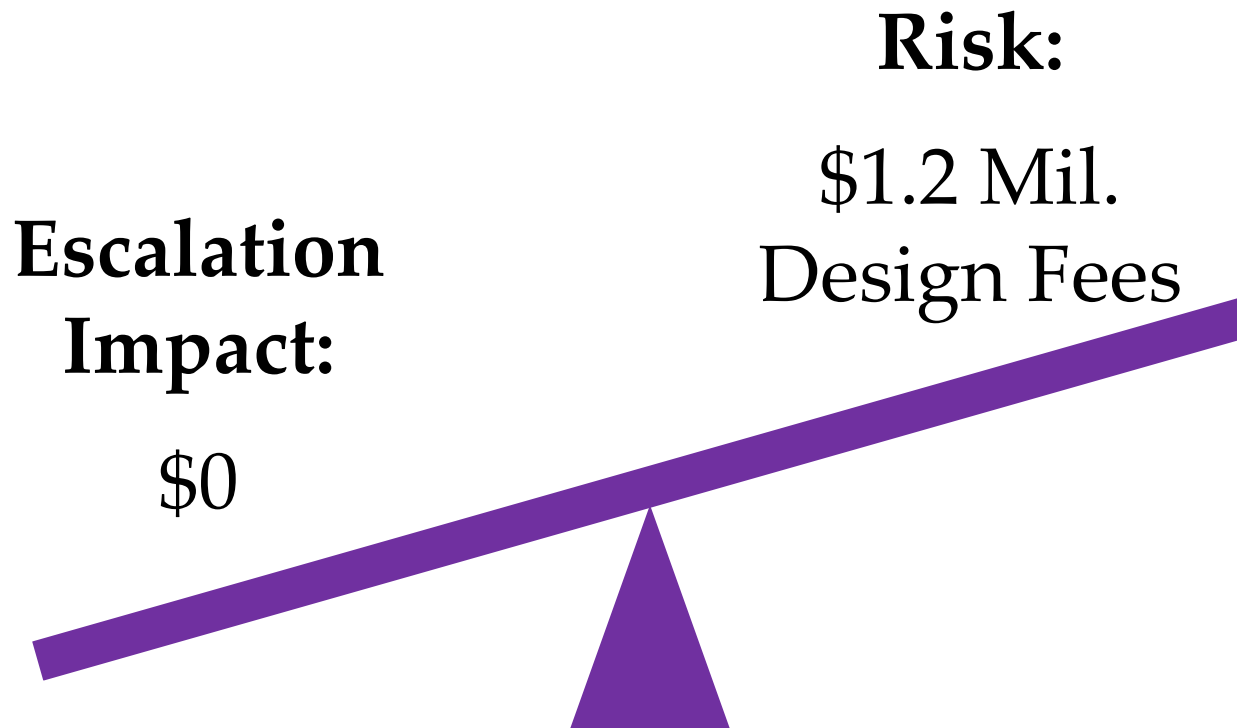
Construction Documents Phase

- 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

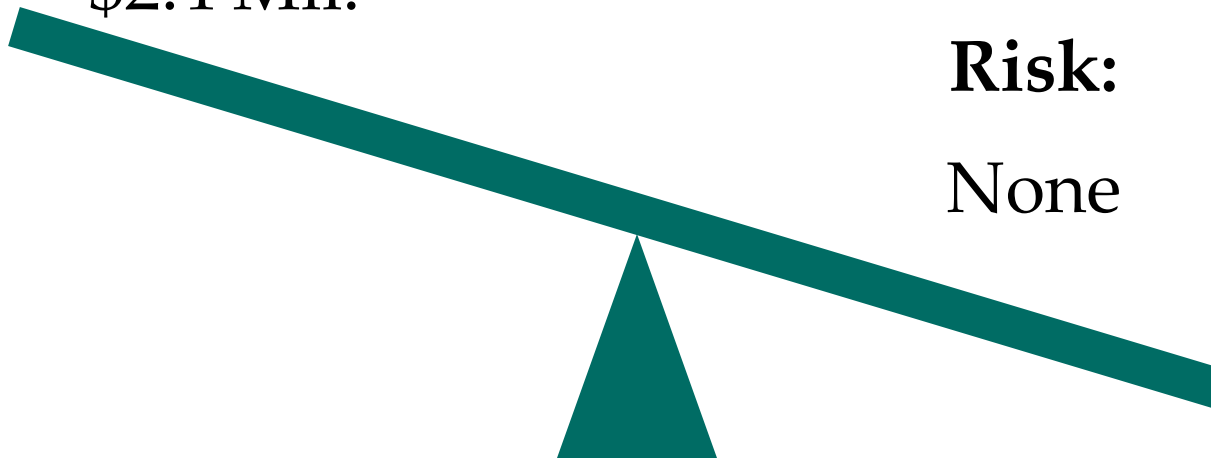


Design Start – After Legislative Approval

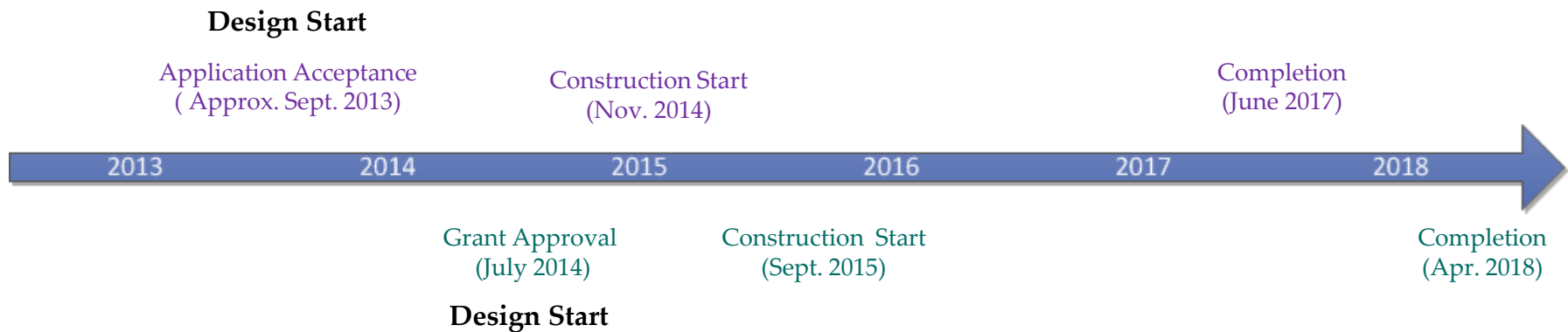
**Escalation
Impact:**

\$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?

