



## 2020 ASC COMPETITION – DESIGN PHASING

### Design Development

During the preconstruction stage of a Design-Build project the Design Team and the Owner agree on the scale and scope of the design and the general direction the project will take. However, before you can continue or even begin construction, you must further the project concept with the Owner, enough to get information to build and price the project.

Within your current schedule allow 45 days for Design Development and 10 days for Owner review. You can begin construction activities and development of the construction documents after you turn in your Design Development for Owner review.

### Construction Documents

After your Design Development is complete your Design Team can focus on the creation of the Construction Documents. These documents will serve two purposes: obtain a building permit from the Jurisdiction Having Authority (JHA) and to construct the building.

The UCR MRB1 Project utilized Phase Permitting in which the Design Team develops Construction Documents in phases in order to get approval on a smaller set and begin construction right away.

As described in the problem statement your four phases are:

*Design Package #1 – Demolition & Site Utilities*

*Design Package #2 – Structure and Foundations*

*Design Package #3 – Building Envelope*

*Design Package #4 – Building Interiors & Landscape*

Design Package #1 – Demolition & Site Utilities (60 MWD)

Within this package you shall include a set of drawings for each of the following items:

1. SWPPP Permit
2. Demolition and Excavation
3. Site Utilities

Design Package #2 – Structure and Foundations (105 MWD)

1. Caissons and Foundations
2. Super Structure

Design Package #3 – Building Envelope (125 MWD)

1. Building Envelope

Design Package #4 – Building Interior & Landscape (130 MWD)

## 2020 ASC COMPETITION – DESIGN PHASING

### Additional Notes:

1. Design-Build projects give Project Owners an opportunity to review each issuance of the drawings. Ensure you schedule enough time for the owner to review your drawings and for you to incorporate their comments prior to the final issuance for permitting.
2. You can begin certain activities prior to a set of documents being approved by the JHA, this is considered “work at risk”, be cautious but utilize this to meet the schedule constraints.
3. You are encouraged to further breakdown the issuance of the packages to allow for more Owner feedback.
  - a. Phase IV – 50% CD, 95% CD, Issue for Construction (IFC) Package