

# deliverables schematic design

general description | architectural projects | Information from the AIA Architect's Manual of Practice, 14th edition



This is a general description of the schematic design deliverables found in the "Architect's Handbook of Professional Practice." Take a look at the RMW/Owner contract of your project to find the specific requirements for your project.

- *The statical summary of the design area and other characteristic in comparison to the program.*
  - *Preliminary cost estimate.*
  - *Other materials: Renderings, models, computer simulation, needed to present the concept."*
- "AIA Handbook of Professional Practice, 12.2, Design Phases, Bradford Perkins FAIA, MRAIC, AICP."*

Because we work with template sheets and general in similar projects, our schematics may show more information than the information listed in the standard contracts, for example, exit stairs, or accessibility details.

## THE DELIVERABLES

Starting with the RMW-Owner contract and based in your experience and the firm's, establish the list of deliverables as soon as possible and share with it the project team for review. Once finalized, share the final version with everyone so the team members know what is expected from them, and with the Owner, so it is aware of what to expect from the team.

*"Schematic design establishes the general scope, conceptual design, and scale and relationships of the components of the Project. The primary objective is to arrive at a clearly defined, feasible concept and to present in a form that achieves client understanding and acceptance.*

*The secondary objectives are to clarify the Project Program, explore alternative design solutions, and provide a reasonable basis for analyzing the cost of the Project."*

A list of the deliverables required through the design process is included in the following documents:

***AIA B101 Standard Form of Agreement Between Owner and Architect***

***AIA B152-2007 Standard Form of Agreement Between Owner and***

## OUTLINE SPECIFICATIONS

- If we have experience with the project type, at this point we probably have a good idea of the main assemblies and

products will that will be used in the project. If so, then Outline Specifications will be appropriate.

• Outline specifications include abbreviated information. Ours generally include the Summary, which names the product or assembly, and an abbreviated Part 2 which describes the product in a general way. Our Outline specifications typically are one sheet long.

(Note: You can use the following list as a guide and to select the deliverables specific to your project.)

- Cover Sheet.
- Site Plan
- Floor Plans
- Enlarged Floor Plans
- Reflected Ceiling Plans
- Exterior Elevations
- Enlarge Elevations
- Building Sections
- Enlarged Details
- Door Schedule
- Roof Finish Schedules
- Partition Types
- Stairs
- Interior Elevations and Details.

## PRELIMINARY COST ESTIMATE

The cost estimate typically is put together by the Architect; it basically is the "**cost estimate of the design**" at the design phase different stages. In schematics the level of detail is limited, so it the estimate is an educated approximation. The estimate may organized by major systems (foundation, structure, building envelope, interior partitions and finishes, vertical circulation, plumbing, HVAC, electrical, site work, equipment and other systems as applicable.)

## OWNER'S APPROVAL

Make sure that the Owner understands your intent and the information provided. Check again program requirements and discuss costs with the Owner. Make a plan before you present your design. Make a list of information that you need to convey and the information and approvals you need to receive from the Owner and keep it with you during the presentation.