

Design Firm Requirements for Design Build (DB) or Construction Management at Risk (CMR) Projects

1. The design firm will be responsible for all Architectural Design and Engineering including completed Construction Drawings, unless owner chooses to execute a separate contract for any portion for the Design. This would include preliminary drawings for rough budget, 80% drawings for GMP, and final drawings for construction.
2. If a pre-engineered building is utilized for any portion of the project, the Design Firm will be responsible for coordination with the engineered drawings supplied by the building supplier. The Design Firm will be expected to cooperate with the DB / CMR contractor when design decisions need to be made to determine the most economical method of construction.
3. All disciplines would be included in the design fees, mechanical, electrical, structural, architectural. Civil could be handled as a separate contact.
4. The design firm would prepare all documents required for bidding, construction and acquisition of building permits.
5. The design firm would need to coordinate with any sole sourced products to insure that installation occurs correctly.
6. The design firm will work directly with the DB / CMR contractor for value engineering during the design phase.
7. The design firm will be expected to review the progress of the construction project to verify conformance with the construction drawings on a schedule agreed upon with the owner.
8. The design firm will periodically attend weekly progress meetings and site visit. This may only be monthly or bi-monthly.
9. The design firm will provide a list of reimbursable items and related charges
10. The design firm will provide a fee or mark-up for additional items such as securing building permits.
11. The design firm will identify how the customer will be charged for work performed. (i.e. flat fee, % markup or rate sheet.)
12. The design firm will identify a maximum amount that will be charged to the customer for the identified work.

Optional items at Owners Request

1. The design firm may be asked to be involved with review and evaluation of subcontractor quotations.
2. The design firm may be asked to review shop drawings and submittals.
3. The design firm may be asked to review pay applications.
4. The design firm may be asked to be involved with the punch list process at the end of the project.

The Alvada Advantage

