

Pre-Design - Definitions

Business Case: Establishes the merits of the project. Includes justification for further project definition

Feasibility Study: Research and subsequent analysis to determine viability. Includes Economic, financial, market, regulatory and technical elements.

Canadian handbook of practice
for Architects (CHOP)



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Royal Architectural Institute of Canada
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Pre-Design - Services

Pre-design Services: The architectural services provided prior to the schematic design phase which assist the client in establishing a functional program as well as the project scope, including a financial and scheduling plan.

Purpose:

Provide both the client and the design architect with a foundation and necessary information for design decision-making.

- Site
- Capital Assets
- Program
- Procurement Methods
- Design / Construction / Operation
- Etc...



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Pre-Design - Services

Common Services include:

- business cases and feasibility studies;
- project budgeting and cost planning;
- life cycle cost studies;
- functional programming;
- space relationships/flow diagrams;
- space planning and optimization;
- organizational and business planning;
- site evaluation and selection;
- master planning and urban design;
- building condition assessments;
- as-found drawings;
- project management framework;
- client-supplied data coordination;
- project scheduling;
- authorities having jurisdiction (consulting/review/approval);
- land-use analysis and re-zoning assistance;
- building code and fire safety analysis;
- presentations and project promotion;
- design competitions brief or proposal calls documentation.

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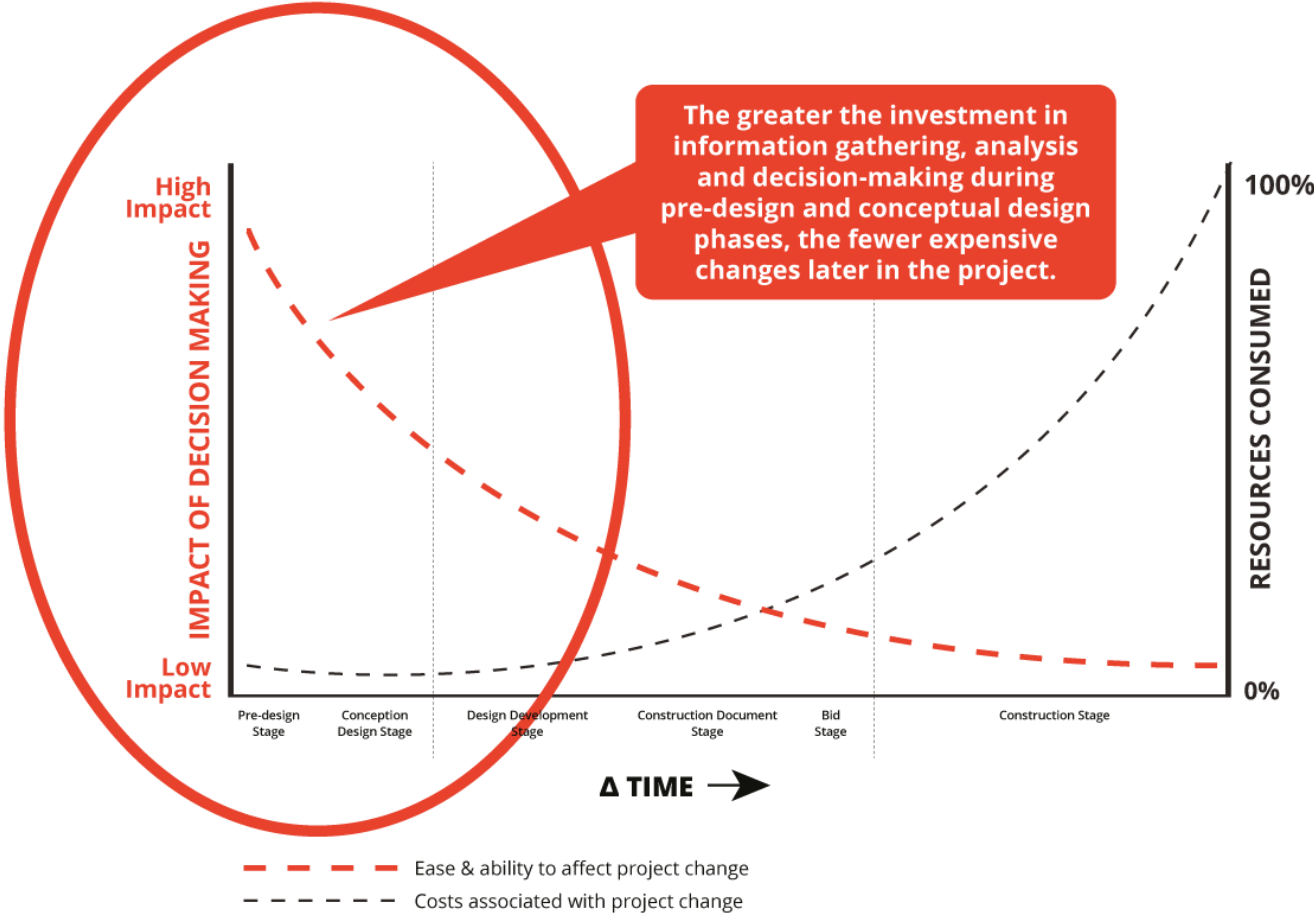
WHY ALL THIS WORK?

Pre-Design - Goals

*"Strategic thinking that is informed by decision-making will have a positive impact on project quality, cost, and schedule. Clients that invest in integrated early design will realize increased value by significantly **reducing the risk** of project shortfalls.*

**– Royal Architectural Institute of Canada,
A Guide to Determining Appropriate Fees for the Services
of an Architect, 2019**

The MacLeamy Curve

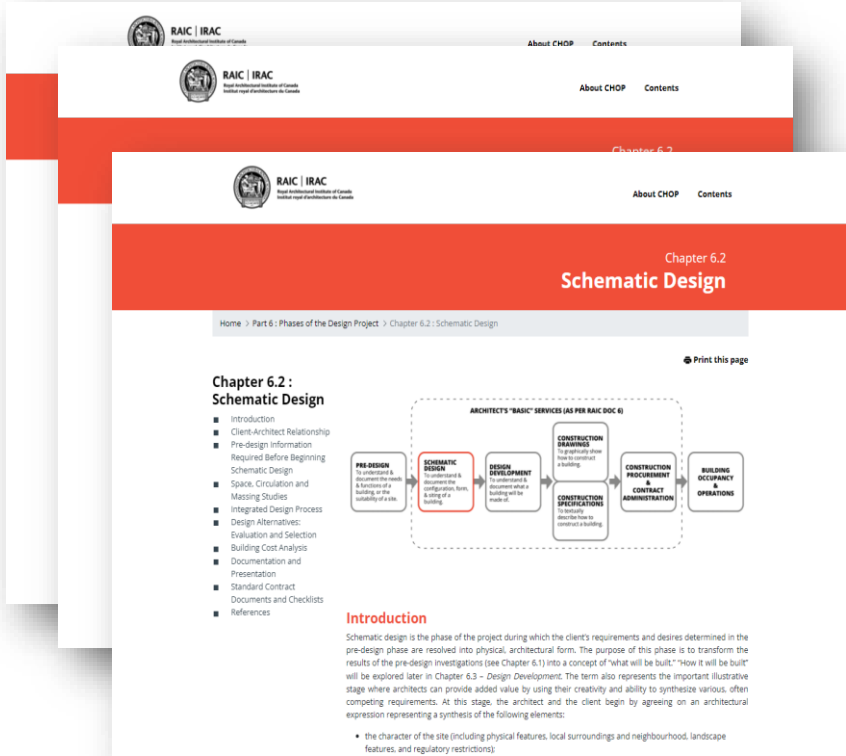


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RAIC – Additional Material

Canadian Handbook of Practice for Architects:

<https://chop.raic.ca/>



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