

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:

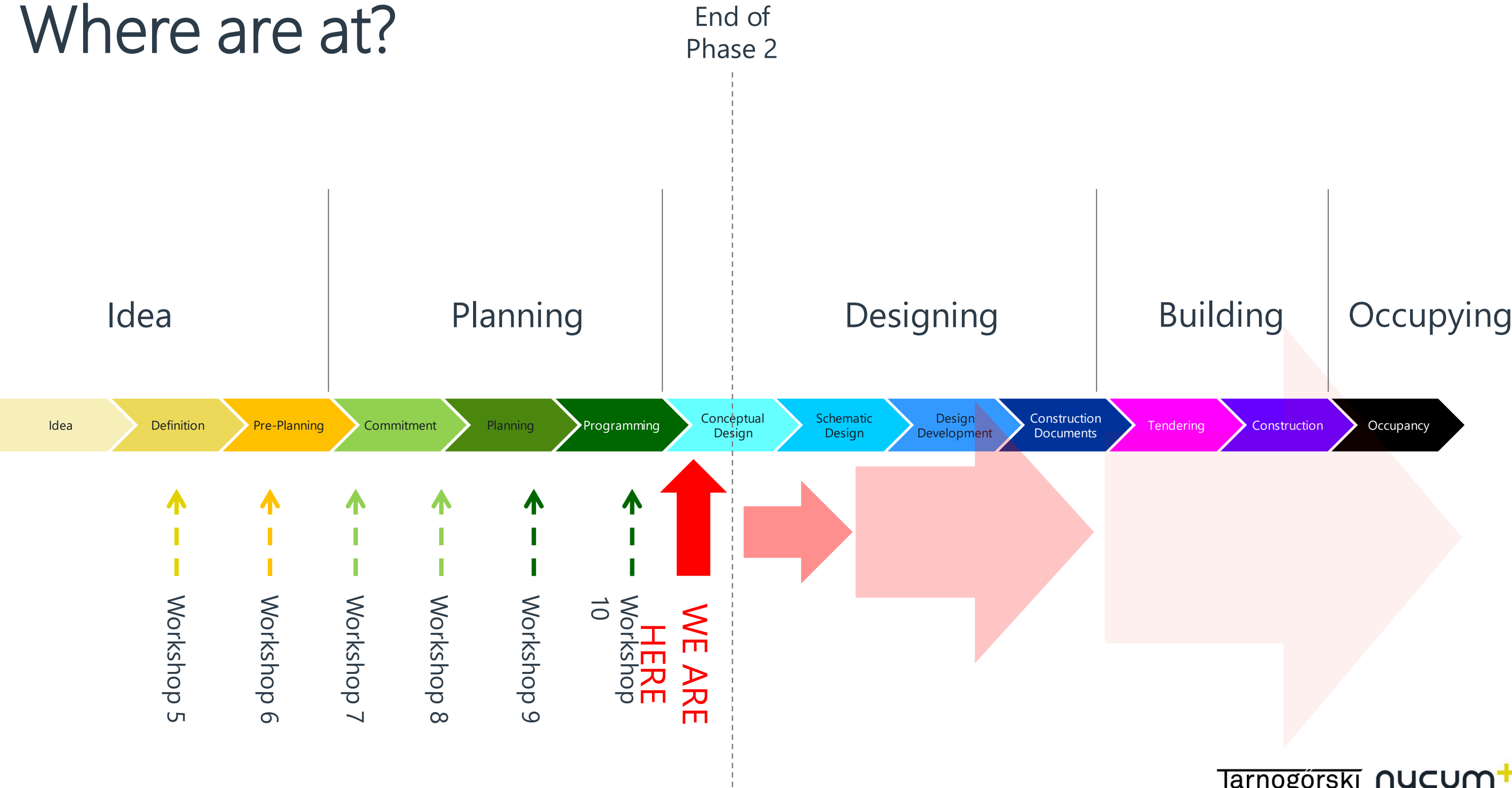
Provide both the client and the design architect with a foundation and necessary information for design decision-making.

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



RAIC | IRAC
Royal Architectural Institute of Canada
Institut royal d'architecture du Canada

Where are at?



Pre-Design - Services

Common Services include:

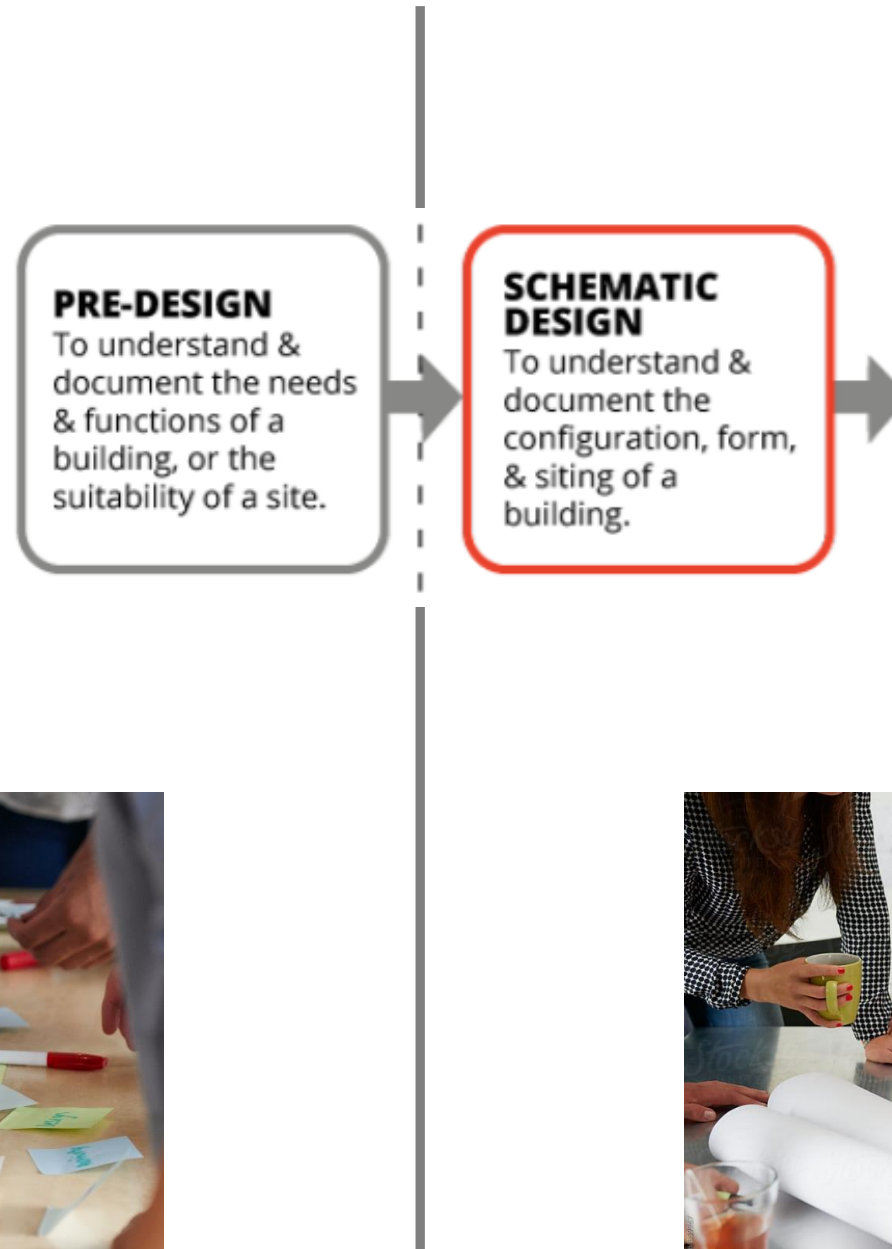
- business cases and feasibility studies;
- project budgeting and cost planning;
- life cycle cost studies;
- functional programming;
- space relationships/flow diagrams;
- space planning and optimization;
- organizational and business planning;
- site evaluation and selection;
- master planning and 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.

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.

From Pre-design to Schematic Design



From Pre-design to Schematic Design

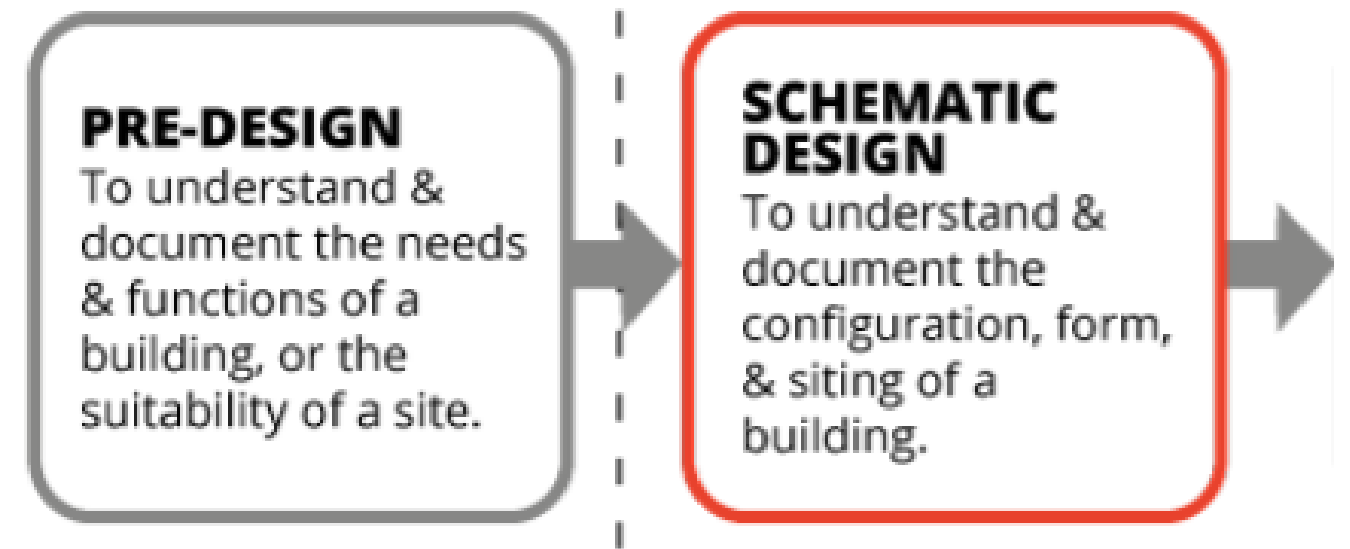
Schematic Design:

The purpose of this phase is to transform the results of the pre-design investigations into a concept of “what will be built.”

[Note: “How it will be built” will be explored later in Design Development.]

At this stage, the architect and the client begin by agreeing on an architectural expression representing a synthesis of the following elements:

- the character of the site (including physical features, local surroundings and neighbourhood, landscape features, and regulatory restrictions);
- the space planning requirements described in the client’s functional program;
- the image or philosophical objectives that the client wants to project;
- the design approach of the architect.

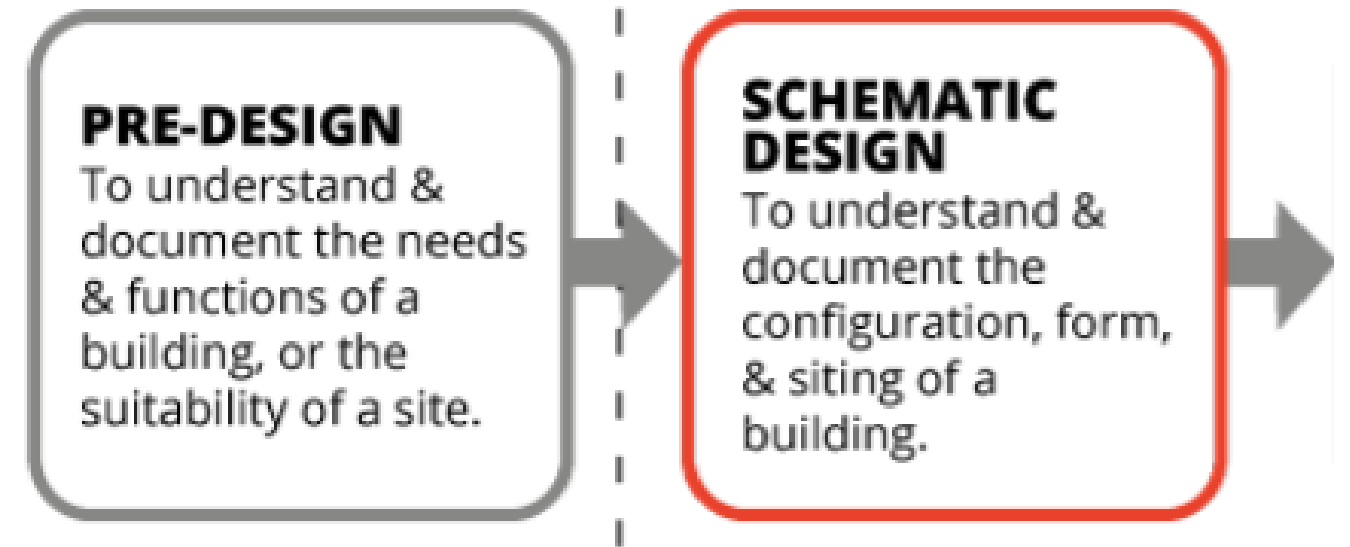


From Pre-design to Schematic Design

Schematic Design:

Schematic design is also the stage when the architect assembles the design team, including subconsultants who:

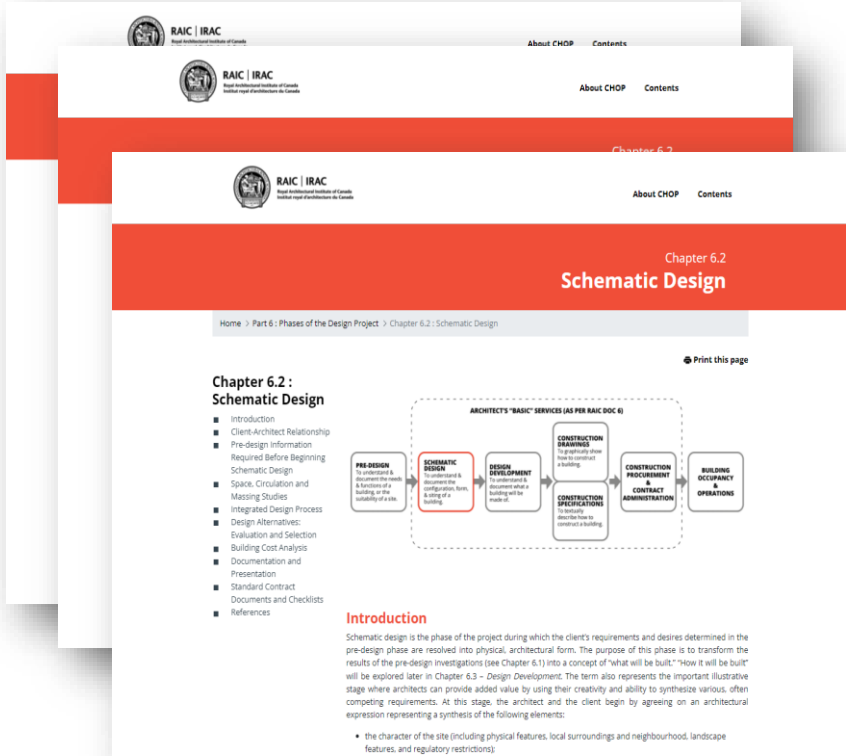
- become familiar with the opportunities and challenges of the site;
- investigate different types of construction materials, systems and project delivery methods;
- obtain detailed site information, including services such as water, sewer, gas, power and storm water management;
- review design assumptions with the architect / client;



RAIC – Additional Material

Canadian Handbook of Practice for Architects:

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



RAIC | IRAC
Royal Architectural Institute of Canada
Institut royal d'architecture du Canada

