



Omega Church Consultants, Inc.

architectural • financial • consulting
construction management

Design Development Phase

The architectural design process normally consists of four major steps, each building upon the previous: Master Planning, Conceptual Design, Design Development, and Construction Plans. This month we are addressing the third phase.

Once the church has selected a Conceptual Design for development, the architect begins Design Development of that concept. The plans generated in the Design Development phase will include the site, foundation, floor plans, elevations, wall sections, building sections, framing, finish schedules, door/hardware schedules, suspended ceiling layout, plumbing, heating and air conditioning, and electrical/lighting plans. The plans may run 20-30 sheets of drawings.

If the owner has selected a builder, these plans offer enough information for the bidding process to begin for major trades on the project. Often the plans will include only performance specifications that encourage bidders to offer design and product proposals for their particular trade. Specifications from these proposals can later be included in the final drawings, thus incorporating these cost-effective designs and materials. If the project is to be competitively bid by several builders, then the plans should be competed before bidding begins. If the owner has contracted separately for civil engineering of the site, it is best if this is completed by the time Design Development plans are complete so that the site work can also be bid.

By getting bids at the end of the Design Development stage, the church will know if the project will be within their budget before proceeding with final construction plans.

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