

POTENTIAL PROJECTS



Project Title	Project Types / Elements				Multi-Modal Services		Site Oriented Design Services				Other Services			Design Phases to be Included			Anticipated Timeline for Formal Proposal to be Submitted	Potential Project Start Date	Estimated Fee Range	Funding Available	
	Urban Design	Urban Planning	Site Planning	Site Design	Urban Design	Urban Planning	Site Planning	Site Design	Urban Design	Urban Planning	Site Planning	Site Design	Concept Development	Schematic Design	Design Development	Construction Documents					
1 Gateway to Diamondhead	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Immediate	3/21	In progress
2 Aloha Commercial District Urban Design (Right-of-way)	X				X	X	X	X	X	X			X					Immediate		In progress	
3 Aloha Commercial District Code & Design Standards	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		Immediate		In progress	
4 Citywide Code Update			X		X	X	X	X	X	X			X	X	X	X		Immediate		In progress	
5 Protected Multimodal Lanes / Update Parking Ordinances		X	X		X	X	X	X	X				X	X	X	X	X	Immediate		In progress	
6 Noma Drive Sidewalk	X																	Hold for Town Center Project		hourly	
7 Waterfront Greenway Connector	X																	Hold until		hourly	
8 Twin Lakes Greenway	X			X			X		X				X	X	X			Hold until		5-12K	
9 Wetland & Nature Trail System	X		X				X	X	X				X	X	X	X		Hold until		5-12K	
10 Golf Club Drive Sidewalk	X				X	X	X	X	X				X					Hold until		5-12K	
11 Eastern Expansion Area Street Masterplan	X		X															Hold until		5-10K	
12 City Park Design	X	X	X				X	X	X	X	X	X	X	X	X	X	X	Hold until		30-75K	
13 Town Center Roads (S1.5 rail)	X		X		X	X	X	X	X				X					Hold until Engineer Selected		10-20K	
14 Recreation Trails/Paras/Open Space Masterplan	X		X	X			X	X	X	X	X	X	X	X	X	X		Hold until		50-75K	
15 Open																					
16 Citywide Wayfinding Masterplan	X	X	X	X			X	X	X	X	X	X	X	X	X	X	X	Hold until		35-55K	

Projects removed from previous matrix:
 1 Noma District Center (Scenario #1)
 2 Waterfront Amphitheater (Scenario #4)

Projects removed from previous matrix:
 3 Noma District Masterplan (Scenario #1)
 4 Waterfront Amphitheater (Scenario #4)

BRIEF SYNOPSIS OF PROJECT PHASES

- PHASE I: CONCEPT DESIGN**
- Programmatic, problem-solving, and involves the creative visualization of an overall concept.
 - It is at the beginnings of the "big idea"
 - Client / Consultant brainstorming sessions
 - Fundamental relationships of space and layout are explored and creative strategies are tested
- PHASE II: SCHEMATIC DESIGN**
- Preliminary drawing phase
 - Project opportunities and constraints are discussed with the client and team
 - Considerable onsite field reconnaissance performed
 - Research on regulatory issues (such as zoning and building codes) that could impact the project are identified and discussed
 - Functional and spatial relationships defined and revised (Form & Function)
 - Design options created for the client's consideration (usually 2-3 options varying in approach to the design)
 - Site, locations, and aesthetics are introduced and vetted
 - Considerable amount of sketching, modeling, and meetings
 - Final decision / design alternative is selected and approved
 - Rough Cost Estimate produced
- PHASE III: DESIGN DEVELOPMENT**
- Initial drawing revision based on the client's comments from the Schematic Design phase capturing more specifics and details
 - Site layout is finalized and project elements, sizes, locations, and finishes selected
 - Preliminary engineering / construction methodology begins
 - Updated cost estimates provided for value engineering
 - Drawings updated according to any value engineering necessary as directed by client
 - Project design is finalized during this phase
 - By the end of this phase, planning entitlements may occur and preliminary bids requested
- PHASE IV: CONSTRUCTION DOCUMENTATION**
- Final design and architect will have settled on a final design and will begin preparing drawings, construction details, notes, and most technical specifications necessary for bidding, construction, and permit application.
 - All the technical drawing and engineering including detailing occurs
 - All products and materials are finalized scheduled
 - Multiple drawing sets produced for permitting and bidding
 - Planning / Building Department comments will be addressed under this phase
- PHASE V: BIDDING**
- Client prepares to select the contractor for the job and sign contracts to proceed with construction
 - Typically multiple contractors submit bids on the job
 - Our role here will be to assist the client, answer contractor's questions provide any additional documentation if requested by or needed by the contractor
 - We aid you in developing a list of qualified contractors for your bid list as well as submitting bid packages to bidders
 - We can also review submitted bids, provide analysis, and help you compare the cost figures that you receive from your bidders. This phase will ensure the contractor you are contracting for your construction project are reading the blueprints correctly and are providing an accurate bid capable to apply for your project
- PHASE VI: CONSTRUCTION OBSERVATION**
- Periodic and/or scheduled job site visits occur to see progress and ensure the contractor is following the plans per the design intent
 - If requested, we can review contractor's monthly reports to confirm percentage work completion. We will be available to answer questions and provide additional information to owners that arise
 - It is common that requests or change orders to address any unforeseen field conditions may arise

Place and 'X' in the applicable boxes. Blank boxes mean 'not included or desired for the project'