

## Capital Civic Center Design Phases

The Partnership, Inc., would be responsible for costs of design, with the architect of record, Northwind Architects of Juneau, through the following phases;

### **Concept / Pre-Design Phase**

Interface between architect and client to determine needs of building to meet client use

### **Schematic [SD] 30%**

Architectural team begins work to translate client's needs into building design concept. Partnership, Inc., would select and employ a Constructability Review [CR] firm to work with owner, architect and client to insure project viability. CR firm would be on project through CD completion.

Estimated project costs would be calculated at completion of SD phase.

During SD development, CBJ would seek through an RFQ, A&E services to join with the architect of record to complete DD phase involving the integration of the existing Centennial Hall building and systems with the new construction. The Partnership, Inc., and CBJ would be jointly responsible for the cost of A&E services for the DD phase.

### **Design Development [DD] 65%**

Point in project where architect's intent manifests as detailed plan.

Estimated project costs would be recalculated at completion of DD phase.

After DD approvals the design team would complete CD phase. The Partnership, Inc., and CBJ would be jointly responsible for the cost of A&E service for the CD Phase.

### **Construction Documents [CD] 100%**

Architect produces detailed drawings that specify every aspect of their final design and permitting requirements.

Estimated project costs would be recalculated at completion of CD phase.

CBJ would seek through alterative procurement process a construction firm to build the project after negotiation of Guaranteed Maximum Price [GMP]

### **Notice to Proceed [NTP]**