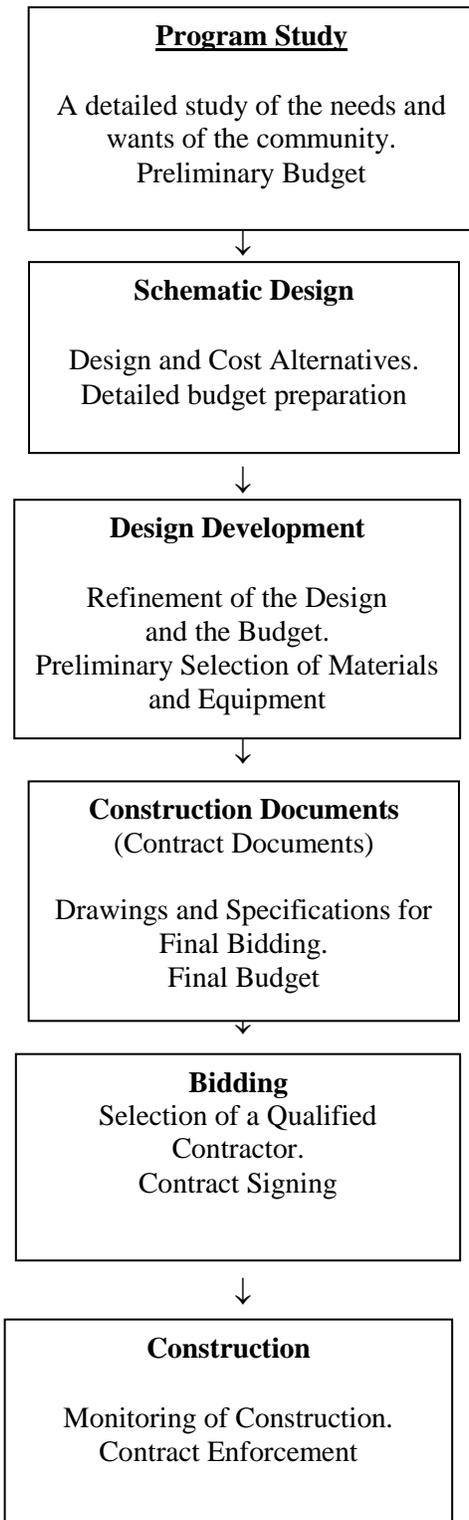


Mass CDBG



APPENDIX I

Public Facilities Projects – Phases of Design

The diagram on the left represents the basic components in a public facility construction project. The definitions below are for schematic documents, design development plans and construction documents. CDBG-funded construction projects require design development drawings or bid-ready plans and specifications depending on the project type and construction cost. See SECTION D. Applicant/Project Thresholds in the FY 2012 One Year Action Plan for details.

Schematic Documents

Schematic documents are a presentation of the overall concept of the project entailing all major elements of building and site design. The following should be considered; site plan that show the location of the building, general grading arrangement, surface drainage, site improvements, pedestrian and vehicular circulation, parking, and preliminary layouts for utility services. Scale plans of the building, wall sections (including foundations) and elevations sufficient to serve the intended work. There should be an outline specifications in sufficient detail to define the quality of materials to be used. An estimated project construction cost should be provided by an Architect or Engineer as a design professional familiar with the construction industry.

Design Development Plans

Design Development Drawings are beyond schematic documents and provide sufficient detail to establish firmly the features of the project. Plans and details should precisely illustrate the various rooms, auxiliary use areas, materials, and equipment as well as site and utility installations. The estimated project construction costs developed through the schematic documents should be confirmed by the design development drawings. An Architect/Engineer should prepare these documents.

Construction Document Phase (Bid Ready)

The construction documents shall constitute a presentation of the complete concept of the work including all major elements of the building and site design. The documents should be planned to promote economy in construction, maintenance and operation, and to comply with criteria established for the project and cost limitations. The bid documents shall set forth in detail and prescribe the work to be done by the construction specifications; the materials, workmanship, finishes and equipment required for the architectural, structural, mechanical, electrical and site work; and the necessary solicitation information.

Drawings shall include the following:

- a. Site plan showing the location and type of building
- b. Scale plans of the building.
- c. Wall sections, details, and elevations in sufficient to serve as a basis for a construction estimate.
- d. All other required architectural, civil, structural, mechanical and electrical documents necessary to complete the project.