Design Framework Report™

The Design Framework Report™ serves as an initial comprehensive architectural deliverable that integrates key elements of project planning, design, and execution into a single document.

It provides a structured framework for guiding the project from conceptualization to implementation, ensuring alignment with project objectives, requirements, and constraints.

1. Architectural Programming

The Design Framework Report begins with a detailed architectural programming section that outlines the functional requirements, spatial needs, and user preferences for the project. This includes:

- Analysis of stakeholder input, user needs, and project goals.
- Documentation of space requirements, program elements, adjacencies, and spatial relationships
- Assess size and technical requirements of individual spaces

Deliverable: Program Document in Spread Sheet Form

2. Planning

Following architectural programming, the Design Framework Report includes a planning section that translates project requirements into a conceptual planning framework. This involves:

- Analysis of site context, zoning regulations, and environmental factors.
- Consideration of circulation patterns, emergency paths and routes, access points, and site amenities.
- Identification of key design considerations, constraints, and opportunities
- Identify temporary location for facilities during renovation and construction

Deliverable: Conceptual site plan, and Conceptual floor plans

3. Concept Design

The Design Framework Report further refines the design concept through the concept design phase, integrating stakeholder feedback and design iterations. This includes:

- Creation of 3D models, and renderings to visualize design intent.
- Exploration of architectural forms, massing, and spatial organization.
- Preparation of design guidelines to articulate the conceptual approach.

Deliverable: Conceptual Exterior Rendering and Interior Rendering

4. Budget

Incorporating budget considerations, the Design Framework Report includes a budgeting section that estimates project costs based on the proposed design concept and scope of work. This involves:

- Preparation of cost estimates used to develop a recommended project budget.
- Identification of cost-saving opportunities and strategies to optimize cost-efficiency.
- Allocation of contingency allowances and escalation factors to mitigate financial risks.

Deliverable: Project Budget

5. Execution Schedule

Finally, the Design Framework Report concludes with an execution schedule that outlines the timeline and milestones for project implementation. This involves:

- Development of a detailed project schedule, critical path analysis, and milestone tracking.
- Sequencing of construction activities, resource allocation, and procurement timelines.
- Recommendation of building construction procurement method; Design Bid Build, Design Build, CMR

Deliverable: Critical Path Schedule for project execution

The five a forementioned deliverables combined serve as the Design Framework Report™.

They will be a comprehensive guide for navigating the development and implementation process, integrating architectural programming, planning, concept design, budget, and execution schedule into a cohesive deliverable.