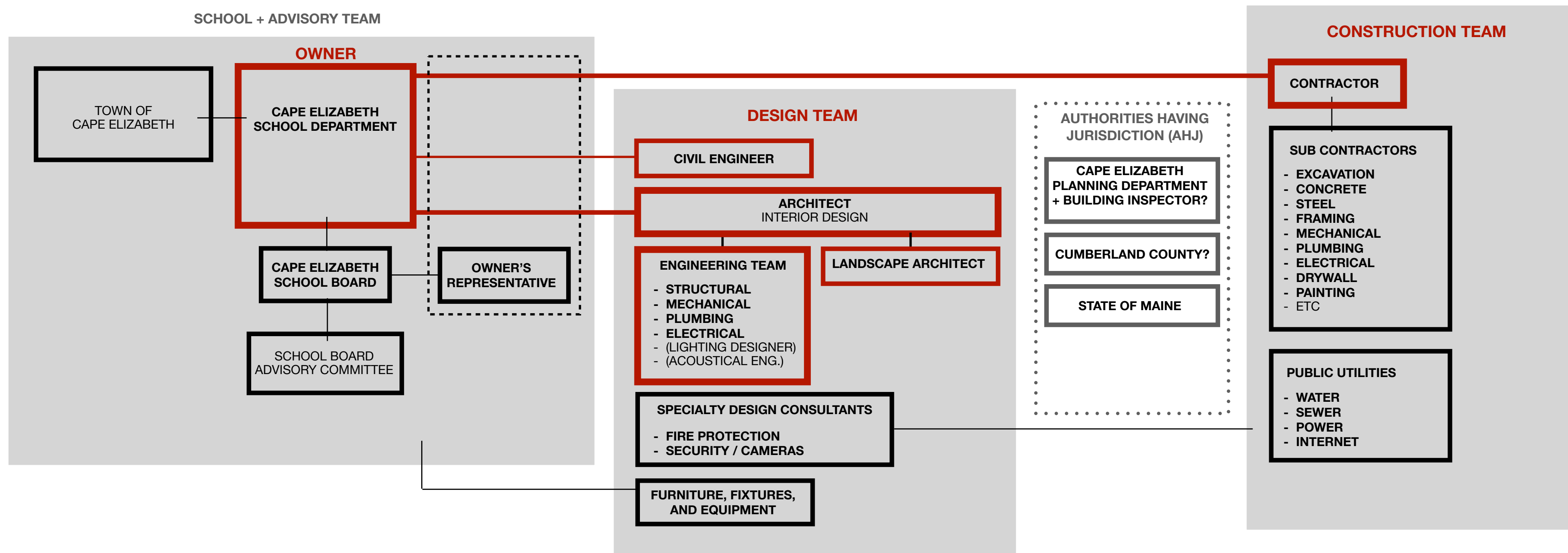


## PROJECT TEAM ORGANIZATION DIAGRAM



## CAPE ELIZABETH SCHOOL DESIGN PROJECT MAP

Ongoing education and communication with the public												
Project Phase	Pre-Programming	Programming	Schematic Design 25%	Referendum	Schematic Design 100%	Town Design Review?	Design Development	Construction Documents	Bidding	Value Eng.	Permitting	Construction
Phase Length	Time to complete survey?	?	1 - 3 months dependent on School Board	2.5 months November or June?	1 - 2 months		2 - 4 Months	3 - 5 Months	2 - 3 months	1 month?	2 Months?	Depends on program / phasing etc
Parties Involved	School + Advisory Team	School (A&E)	A&E + School	School + Town	A&E + School		A&E + School	A&E + School	Contractors, School (A&E)	A&E + School	A&E	Contractor, Owner, A&E
Phase Description	Identify / research large project issues. Gain a direction from town survey, input from experts.	Determine Program of spaces, develop project goals (energy, curriculum, other?)	Review + select Phasing options, floor plan options, preliminary design, preliminary pricing, engineers involved (narrative or prelim. design)	Presentations, educating public, Town Vote	Complete Schematic Design		Architects and Engineers work together to make project efficient for all systems. Owners make minor decisions on aesthetics, functional details, etc.	Architects and Engineers produce document set for bidding, permitting, construction	Contractors ask for clarifications, put bids together, contractor is selected	Design team may make revisions to documents based on selected bid package	Local and state jurisdictions review, Arch and Eng teams revise and resubmit as needed	Construction process depending on renovation, new build, phasing, etc. Owners involved in construction cost decisions, ongoing review of construction.