

Full Architecture & Design

### Programming

The initial Programming phase of design is based on an on-site visit or in-depth phone interview with you. Before any drawings are produced we identify the key development goals, put together a listing of required spaces, establish a budget, and set a realistic schedule for your project. This information becomes the program upon which the design is based. This information can also become a component piece of the Business Plan that you submit to your bank for financing.

### Schematic Design

In the Schematics, the first real design phase, we take the programming information and turn it into a building design. Working within the site constraints for a new building or building addition, or the building footprint for a remodel or a lease space, we develop a floor plan(s) of your facility showing walls, doors, windows, cabinets, and equipment. The goal in this phase of the work is to create an efficient and effective floor plan that reflects your practice style and philosophy. During the Schematics phase we also work to develop the exterior massing and appearance of your facility. These drawings are the beginning of the process and will need to be further developed in later phases for bidding and building the project. Meanwhile, these drawings can be used by a local contractor to develop a preliminary construction cost estimate and can also be used as part of the planning and zoning review process.

### Construction Documents or the “Working Drawings”

Using the completed Schematics as a starting point, we will continue to develop detailed drawings that will set forth the critical and important animal specific elements of the project, including cabinetry, caging, acoustic assemblies, and floor and wall finishes.

In a series of work sessions with you, we will identify detailed design expectations and requirements for every room in the facility. After each of these work sessions, we will provide you with “in-progress” drawings for your review and comment prior to incorporating these drawings into the final set.

We will also develop the drawings that detail how the building shell is constructed including foundation and structural framing. Most importantly, we address noise and odor issues by way of engineering the heating, ventilation and air-conditioning systems along with power, lighting, and plumbing.

Together this packet of information forms the Construction Documents or “Working Drawings” from which your contractor will develop a hard dollar cost for the project, submit the drawings to your local municipality for permitting, and ultimately build your facility. It is critically important that these drawings be accurate, detailed, and inclusive as they are the drawings that your contractor will work from to actually build your facility.

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**Construction Administration**

After the completion of the drawing production and during the actual construction Animal Arts will monitor the building construction process for conformance with the drawings that were produced by our office. This includes consultation with your contractor during construction, review of submittals, and visiting the site at designated benchmarks in the construction.

**Notes on Fees and Relationships**

At Animal Arts we believe listening is an art. As such, the fee structure on your project will be customized to reflect the work we need to perform for you and the relationship we have with you. All of our fees are based on the time it takes to produce the work, not a specific percentage of the construction cost. Our fees include top set contracted amounts which will not be exceeded without your consent.

