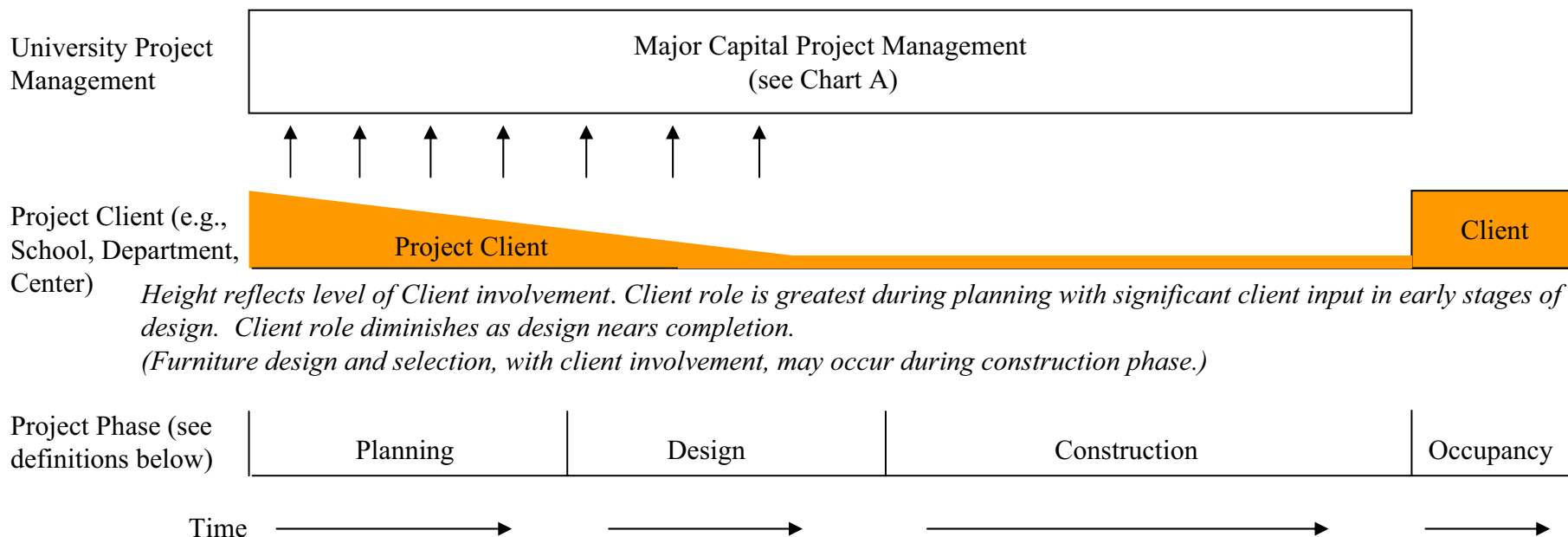


**Brandeis University**  
**Client Relationship to Capital Projects**  
**Design-Bid-Build Projects**  
 (See Chart A for Project Management Structure)

Chart B



*Height reflects level of Client involvement. Client role is greatest during planning with significant client input in early stages of design. Client role diminishes as design nears completion.  
 (Furniture design and selection, with client involvement, may occur during construction phase.)*

- Definitions: Planning → Define overall project, including programmatic needs and timing; identify funding source; execute Memorandum of Understanding; request Trustee approval; obtain necessary state and local approvals.
- Design → Architectural design team develops site plan, building plans (floorplans, elevations, etc.), and building systems plans in accordance with the goals, budget, and aspirations of the project Client and the University
- Construction → Construction manager or contractor builds according to the architect’s plans and specifications. The architect supervises this work to ensure that quality is maintained.
- Occupancy → Project Client(s) moves in and begins using new/renovated space. Final stage of punchlist completion may overlap occupancy. University takes over maintenance and operation of building.