

to develop a set of documents to define the character and construction of the project. This becomes the basis for subsequent bidding and construction documents.

From the perspective of the **consultant**, a high degree of client involvement is anticipated during the DD phase. Review meetings will be held frequently to allow opportunities for input by all parties. Tasks for this phase will include the detail of all aspects of the building.

One critically important aspect of this phase is acquiring a final, accurate cost estimate for the building. In our experience, flooding, hurricanes, and war affected costs of building materials and fuel so drastically that some of our early cost estimates had to be revised significantly upward. Unfortunately, our budget could not be revised in that manner. To resolve this dilemma, we applied some “value engineering” to the project. We looked at every material and system in the building to determine if we could cut costs without compromising our original program or the building’s aesthetic appearance. We cut costs by creatively using less-expensive materials in some areas and deferring interior completion of a courtroom that would not be used immediately upon occupancy. It was a necessary exercise to show our public that we were sensitive to their concerns about the project’s cost. Remember, it is an ongoing campaign to maintain the acceptance of the project.

Construction Documents

The hard work you, as a **judge**, have put into the project to this point begins to pay off as the design team retires to their computers and CAD programs to prepare the construction documents. These include what a layperson would recognize as blueprints, as well as a detailed set of written specifications for materials and systems in the building. Prospective contractors will use these documents to bid on the project and carry it through to a finished building.

At this point the building exists only in concept. The final two phases described below require not only the work of the design professionals described in these sections, but also legal expertise to ensure that the award of a public contract meets all the legal requirements of your community. In my case, the building is to be funded partially from municipal bonds. Securing the services of an experienced attorney for this purpose was

essential. Additionally, an experienced attorney must provide assistance in drafting the various resolutions necessary to approve site selection, hiring the design professionals, and resolving other issues that your funding authority must address as the project unfolds.

Bid and Award

The **consultant** will provide support services to ensure the prospective bidders understand the construction documents and submit bids that meet the requirements of the client within the budget.

... and the Reality Construction Administration

Working with the client representatives, the **consultant** will provide the basic construction support stipulated in the AIA agreement between owner and architect. Throughout construction, the essential role of the architect is to ensure strict compliance with the contract documents.

Judge’s notes: This article was written in collaboration with Mr. Mohsen Ghoreishi, president of the Kohan Group, and a member of the American Institute of Architects. I worked with Mr. Ghoreishi as one of two

lead design professionals for a new court facility for the Marietta (Ohio) Municipal Court. Currently, the project is in its final phase as construction documents are completed. A view of the building may be seen at <http://www.thekohan.com>.

If you undertake a project similar to the one described in this article I recommend that you obtain a publication of the National Center for State Courts, *The Courthouse: A Planning and Design Guide for Court Facilities*, 2nd ed., by Don E. Hardenbergh, with Michael Griebel, Robert W. Tobin, and Chang-Ming Yeh (Williamsburg, VA: National Center for State Courts, 1998). You will find it most helpful. **MN** (mnuzum@nuzum.org).

Consultant’s Notes: It takes an architect to design a building, but it takes an architect with passion to design a courthouse. The project demands complete trust between the professional in charge of the design and the client. The architect becomes involved in all aspects of the project. He or she should not only design the building but also keep in mind all of the

