1. **– Phase B Responsibilities of the Architect - Engineer**
	1. **Project Program and Administration:** Phase B design development represents 40% of the design contract. The Architect-Engineer shall:
* Begin design development only upon formal approval from DFMS Project Management of the design fee for the remaining phases (if applicable).
* Continue development and expansion of design documents to establish the final scope, relationships, forms, size and appearance of the project.
* Ensure that all remaining topographic and survey work is completed during Phase B. The second phase subsurface investigations shall be initiated at the beginning of Phase B. The Architect-Engineer shall initiate and coordinate all requested work with the selected consultant providing services.
* Meet with the assigned DFMS Project Management representatives and others needed to fully develop the design.
* Involve all Sub-consultants throughout the Phase B design development process.

**505.2 Budget - Cost Estimate:** The Architect-Engineer shall:

* Update the Cost Estimate on the Phase B Estimate of Construction Cost form. The Project estimate shall reflect any adjustment in cost due to changes in Project Scope, requirements, or general market conditions.
* Ensure that Phase B documents adhere to the design and budget parameters established in Phase A. Inform the DFMS Project Management immediately should the Project exceed the Phase A budget with explanations for the increased cost.
* If at any time the Architect-Engineer identifies that the Project Scope is likely to exceed the project budget they shall provide a list of areas to be considered for Value Engineering evaluation.
* Provide Value Engineering during design development of building component systems. Value Engineering shall be a continuous process throughout all phases and aspects of the Project.
* Obtain approval in writing from the DFMS Project Management for any increase in area or cost.

**505.3 Schedule:** The Architect-Engineer shall:

* Update the Project Schedule on the Phase B Estimate of Construction Cost form defining major project design and construction milestone dates.
* Deliver the Phase B submittal to DFMS Project Management and the Project Manager two weeks prior to the formal presentation unless notified otherwise.

**505.4 Space Study Statement:** Update the Space Study Statement on the Phase B Estimate of Construction Cost form defining any adjustments to the area of the project.

**505.5 Commissioning:** Participate in Commissioning Authority design development review process.

**505.6 LEED:** For projects Seeking LEED Certification, the Architect/Engineer shall:

* Finalize the LEED points being pursued on the Project.
* Provide an updated preliminary energy model as required to document compliance with the required number of points for LEED.