

TYPICAL DESIGN STAGES – INDUSTRIAL FACILITY PROJECT

The table below provides a summarised and simple overview of the major design stages in a typical industrial facility project, such as a warehouse or workshop.

Stage	Description	Purpose
1. Client Brief	Documentation of the user requirements for the facility	To act as the basis for design
2. Site Master Plan	General sizing and location of the building(s) on the site	<ul style="list-style-type: none"> To satisfy that the site is able to fulfil the user requirements To set parameters for the subsequent design phases To enable early high-level capex budget cost estimates
3. Concept Design	<ul style="list-style-type: none"> Development of internal fitout and layout plan for the facility, showing the sizing, location and configuration of the key functional areas, and internal traffic management Development of layout plan for the area(s) external to the building(s), showing sizing, location and configuration of storage and laydown areas, vehicle parking, and external traffic management Building elevations 	<ul style="list-style-type: none"> To satisfy that the inter-relationships between the key functional areas (internal and external) are appropriately addressed in the design To enable client review of, and input into, the facility design and to re-validate the original user requirements To enable a higher level of accuracy in capex cost estimates to support a business case for Go / No Go decision
4. Detailed Design	<ul style="list-style-type: none"> Refinement of the Concept Design into a greater level of detail Room schedules & fitout equipment lists prepared Specifications prepared – external works, building structure, building services & fitout Clash detection to eliminate any clashes between structure, services or fitout in the design 	<ul style="list-style-type: none"> To provide all schematic plans and engineering solution for the works To enable final approval of design documentation To issue Request(s) for Tender for the works
5. Issue for Construction	Final design, incorporating any changes derived from Detailed Design stage or RFT responses	To act as the basis for works description in the builder / supplier contract(s)