

Project phase comparison between Spain and the United States

AIA (USA) vs. COAC (ES) – Rev. 0 – 29.05.2020

Introduction

With international cooperation in architectural projects becoming increasingly frequent, stakeholders from different countries may encounter difficulties to find a common understanding when it comes to the various phases of a project. This can result in confusion when jointly defining the order, the content, the billing and the legal considerations for every project milestone.

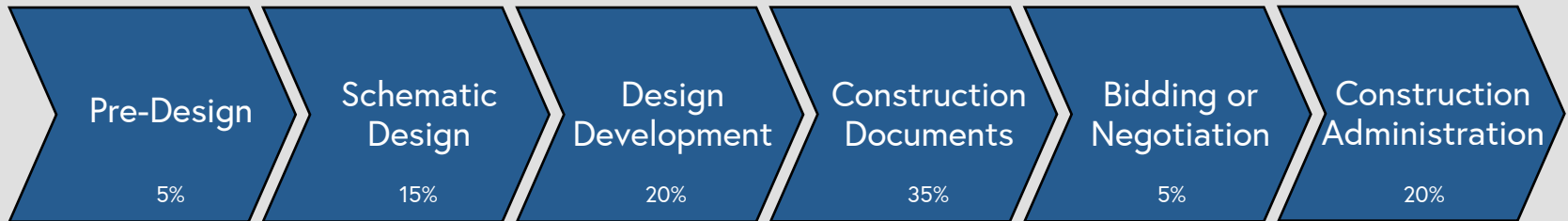
As of June 2020, we are not aware of any official documentation that contextualizes Spanish practices within an international framework. We support the idea that an architectural project should rely on the local, regional or national processes of its geographic location in order to ensure legal compliance. However, we feel compelled to benchmark Spanish practices in order to gain transparency and efficiency with our international partners.

The present document aims to be a first effort to bring our practices and processes closer to our colleagues from around the world. We are looking forward to your comments and suggestions and hope to keep this document alive with your contribution.

Overview and Billing

Project phases as per American and Catalan/Spanish institutions.
The percentages correspond to the AIA's and COAC's billing recommendations for each phase.

American Institute of Architects (AIA) - USA



Col·legi Oficial d'Arquitectes de Catalunya (COAC) - Spain



¹: Includes **certificado de final de obra** (5%)

Detailed structure (I)

Pre-Design	<ul style="list-style-type: none"> • Preliminary sketches • Feasibility studies 	Estudios Previos 7%	<ul style="list-style-type: none"> • Preliminary sketches • Feasibility studies 	Proyecto Básico
Schematic Design	<ul style="list-style-type: none"> • Site plan • Floor plans • Sections and elevations • Renders or models • Estimated costs • All drawings with dimensions 	Anteproyecto 14%	<ul style="list-style-type: none"> • General project description • Site plan • General floor plan, sections and elevations • Renders or models • Estimated costs 	
Design Development	<ul style="list-style-type: none"> • Includes mechanical, electrical, plumbing, structural and architectural details • Floor plans • Sections and elevations 	Resto Proyecto Básico 14%	<ul style="list-style-type: none"> • Descriptive memorandum • More detailed drawings with all dimensions. First approximation of facilities and structure • Memory of constructive regulatory compliance • Building permits* 	

Detailed structure (II)

Design Development	<ul style="list-style-type: none"> Detailed plans Materials specifications All drawings with greater detail, including specifications for construction details and materials 	Memoria	<ul style="list-style-type: none"> Constructive specifications with all necessary explanations for construction
		4.5%	
		Planos	16.5%
Construction Documents	<ul style="list-style-type: none"> Includes all the information required for the contractor to price and build the project, drawings and specifications 	Pliego de condiciones	<ul style="list-style-type: none"> Mandatory provisions for the construction company, including requirements for materials, execution work units and verifications of completed building
		1.5%	
Bidding or negotiation	<ul style="list-style-type: none"> Bid documents Final construction contracts 	Mediciones	<ul style="list-style-type: none"> Bill of quantities Measurement and quantification of all construction units
		4.5%	
		Presupuesto	<ul style="list-style-type: none"> Detailed budget for all work units
		3%	

Proyecto Ejecutivo

Detailed structure (III)

Construction Contract Administration	<ul style="list-style-type: none">• Monitoring of works• Project modifications• Specific detail development• Additional clarification• Final certificate• Project as built	30%	<ul style="list-style-type: none">• Mandatory monitoring of works• Project modifications• Specific detail development• Additional clarification	Dirección de Obra
			5%	<ul style="list-style-type: none">• Final certificate• Project as built