

## Design Narrative

### (DN)

The Design narrative is a written summary of the concepts, features and parameters incorporated to meet OPR and PC. The DN is started early in the design process and is continuously updated until design work is complete. It explains the design components and features of the design. The Design Narrative needs to be written in such a way that all the parties involved in the project can understand it though some technical issues may be contained within it. This summary includes the project scope of work for the project and forms the basis of the section in the Project Manual, 01 10 00, "Summary of Work."

Content includes:

- **Project Scope of Work**
  - Include Summary of the Scope of Work developed from OPR
  - Scope of Work at Final Design will become incorporated into either Section 00 10 00 or 00 11 00 as the "Summary of Work."
  
- **Project Timeline & Milestone Dates (Schedule Considerations & Parameters)**
  - NTP/Contract
  - Kick Off Meeting
  - Design
  - Bid Advertisement
  - Construction Start/Completion
  
- **Project Budget & Cost Considerations**
  - Owner's Original Budget
  - Amendments to the Budget
  - Scope Modifications due to budgetary concerns
  - Phasing Considerations
  
- **Relevant Design Discussion, Changes and Issues**
  - Project History & Background
  - Performance Criteria; Commissioning Criteria
  - Surveys, Evaluations, etc.
    - Dates, Titles, Relevant Data, etc.
  - Design Discussion Meeting Key Points
    - Dates, Pertinent Decisions, Direction, etc.
  
- **Discipline Design Description**
  - General project requirements, administration and management
  - Architectural
  - Structural
  - Civil/Site/Utilities
  - Fire Suppression
  - Plumbing
  - Mechanical
  - Electrical
  - Communications and Security