

What We Look for in SD/DD Reviews

from **START** to **STELLAR**



A quick overview of the constructability and feasibility items our preconstruction team reviews during early schematic design and design development (SD/DD) phases for TDHCA 9% Competitive Housing Tax Credit projects.

Why SD/DD Reviews Matter

Early design decisions carry more weight than most teams realize. At the SD/DD stage, assumptions around building systems, site logistics, and coordination begin to solidify — even though there is still flexibility to adjust.

Focused constructability reviews at this phase help identify risk, improve cost alignment, and reduce redesign later, when changes are more expensive and time-constrained.



What We Review at the SD/DD Stage

Structural & Building Systems

- Structural system clarity and repetition
- Span efficiency and constructability
- Foundation assumptions aligned with soils

Mechanical, Electrical & Plumbing

- System feasibility within budget constraints
- Equipment sizing and access
- Electrical gear requirements and lead-time risk
- Coordination between systems

Architectural Coordination

- Conflicting plan details
- Incomplete or unclear specifications
- Unit layout efficiency
- Accessibility and code considerations

Site & Logistics

- Site access and staging feasibility
- Fire lane compliance
- Grading and drainage assumptions
- Construction sequencing constraints

Early Risk & VE Opportunities

- Scope gaps or overlapping assumptions
- Utility conflicts
- Schedule compression risk
- Early value-engineering alignment

How Developers Use This Review

SD/DD constructability reviews help teams pressure-test assumptions early — while there's still time to adjust — and strengthen both applications and execution readiness.