



**1** Design Bid Build

**2** Design / Build

**3** Design / Build / Bridging

**4** Construction Manager as Constructor

The submittal matrix is provided to document the baseline submittal requirements for the four project delivery methods and funding codes.

Project teams must still provide the standard of care for a fully constructible set of documents.

This matrix identifies items that GSA requires to validate that the project is moving forward while meeting the requirements of P100. Additional submittal requirements may be included in the project contract.



Photo Credit: Chipper Hatter, Courtesy of the Miller Hull Partnership

# Submittal Matrix

## DELIVERY METHODS

<b>BA51</b> New Construction	<b>BA61</b> Operating Funds for the purpose of repairs and alterations
<b>BA54</b> Minor Repair and Alterations	<b>BA80</b> Reimbursable Work Authorization
<b>BA55</b> Major Repair and Alterations	<b>ESPC</b> Energy Savings Performance Contract including utility projects

### 1 Design Bid Build

### 2 Design / Build

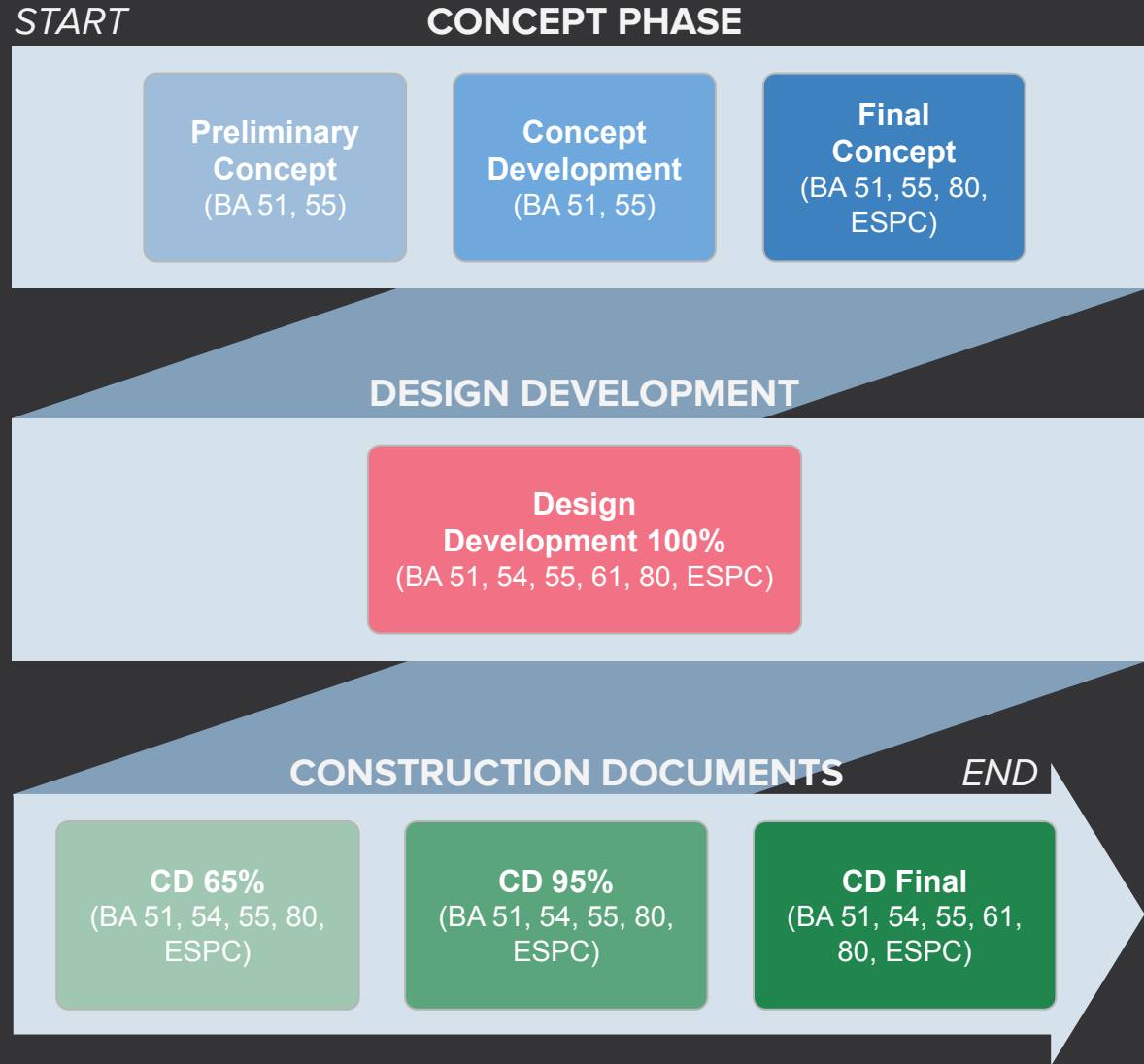
### 3 Design / Build / Bridging

### 4 Construction Manager as Constructor

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Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

Project Phase

Preliminary Concept

Concept Development

Final Concept

DD - 100%

CD - 65%

CD - 95%

CD - Final

Discipline

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Urban Development

Building Enclosure Systems

Architecture / Interiors

Structural

Mechanical

Plumbing

Electrical

Fire Protection

Cost Estimating

Specialty Spaces

Historic Preservation

Art in Architecture

**ABAAS**  
Chapter 1

- Short narrative of any major accessibility/ABAAS compliance issues.
- Provide sketches and additional narrative explaining the key accessibility issues significantly impacting the concept design, such as: Site placement, Accessible route challenges, Program requirements significantly impacted (e.g. - facility serving a high number of people with disabilities).
- For alterations and renovations projects, provide short narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4).
- For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2). For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.

**BIM**  
Chapter 1

- BIM Execution, COBie-Playbook & GSA-CDX information plan updated
- Reality Capture documentation (for an existing building, or historic site, and if required by scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.
- Source models to coordinate geolocation/geocoding of site and model orientation

**BUILDING OPERATIONS & MAINTENANCE**  
Chapter 1

- Operations and Maintenance (O&M) Narrative for each of the design alternatives
- Compare and contrast the O&M benefits and challenges.

**OPERATIONAL EXCELLENCE**  
Chapter 1

- N/A

**CLIMATE ADAPTATION / RESILIENCE**  
Chapter 1

- Provide a statement outlining proposed methods to manage the observed and expected changes in climate, based on the criteria in the statement of work (SOW) and the climate profile information provided by GSA.
- Identify project climate protection levels (CPLs) - outcome-focused, performance-based criteria that informed the POR and other project criteria/specifications and include a simple phased adaptation plan.
- Include the proposed method of documentation for each project design milestone to track that the design is able to adapt to changing conditions and include the thresholds to monitor the asset.
- A response template is available for use. The design team may use an alternate format but must include the content in the GSA template.

**DESIGN COMMENTS**  
Chapter 1

- N/A

**CODE AND SAFETY**  
Chapter 1

- Provide list of applicable codes

**P100 COMPLIANCE**  
Chapter 1

- Provide the P100 matrix with performance tiers identified





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SUSTAINABLE STRATEGY NARRATIVE

Chapter 1.7

- Short sustainable strategy narrative for each design concept. Include LEED, energy (including EUI target), water, waste, and guiding principles.

ACHIEVABLE LEED GOAL

Chapter 1.7.1

- Identify a preliminary LEED certification goal, including level and certification system. Address LEED achievement plans in the Sustainable Strategy Narrative.

ENERGY NET ZERO

Chapter 1.7.2

- Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero was considered.

WATER NET ZERO

Chapter 1.7.2

- Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero was considered.

WASTE NET ZERO

Chapter 1.7.2.1

- N/A

GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS

Chapter 1.7

- Consider GSA's 2021 Guiding Principles Checklist. Mention Guiding Principles compliance plan in Sustainable Strategy Narrative.

ENERGY USE TARGET/MODEL

Chapter 1.8

- Provide initial energy usage intensity (EUI) design target. GSA's Energy Use Target Guidance can help streamline calculations.

DAYLIGHTING

Chapter 1

- N/A

LIFE CYCLE COSTING

Chapter 1

- N/A



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SUSTAINABLE LOCATIONS

Chapter 2

- Provide short narrative of site's context regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages around and through the site.

COLLABORATIVE DESIGN PROCESS

Chapter 2

- Provide graphics and short narrative to describe site's community planning context, with regard to land use, economic development, urban design, relevant history, etc. and how that context informs the concept.
- Summarize consultation with local officials (to include names of stakeholders consulted, meeting minutes, and whether the parties consulted appear to represent the array of local demographics and opinions or whether further outreach to additional groups is needed) and outline plans for further consultation.
- Highlight relative merits or challenges presented by the various concepts.

ZONING ANALYSIS

Chapter 2

- Provide brief zoning and design guideline analysis of site and surroundings.
- Discuss any uncertainties that the proposed concept would align with local requirements. Note that local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure.

DESIGN FOR PUBLIC USE

Chapter 2

- Provide narrative that identifies potential areas inside and outside the building that would be suitable for shared public use (incl. after hours). Highlight any significant challenges or opportunities to create such spaces.

SITE / LANDSCAPE STRATEGY

Chapter 2

- Provide a short narrative and preliminary supportive diagrams on each design concept approach that clearly demonstrates site and landscape approach at a design scale.

SILVER CERTIFICATION SITE APPROACH

Chapter 2

- Each design has considered SITES and how this will be achieved. Provide basic information on the components and relationship of the spatial layout strategy.

STORMWATER MANAGEMENT

Chapter 2

- Demonstrate compliance w/ federal stormwater law, EISA section 438 (Sustainable Sites Section 3.3/ 6 points).
- Each design has considered the overall site water balance and how that will be preserved and/or enhanced through the various proposals.

LANDSCAPE IRRIGATION

Chapter 2

- Each design has considered the overall vegetation approach and how water required for irrigation will be harvested from non potable sources.

LANDSCAPE DESIGN

Chapter 2

- Each design has considered the surface parking requirements of the project program and provided a spatial approach that meets specific criteria identified in P100.



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ENCLOSURE COMMISSIONING PLAN

Chapter 3

- Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.).
- Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.

VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- N/A

ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- N/A

THERMAL BARRIERS (INSULATION)

Chapter 3

- N/A

FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- Proposed fenestration systems are appropriate to the climate.
- Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

BELOW-GRADE WATERPROOFING

Chapter 3

- N/A

OPERATIONS & MAINTENANCE

Chapter 3

- N/A





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**APPROVED PROGRAM & ADJACENCIES**  
Chapter 3

- All major spaces are identified with appropriate adjacencies and reasonable size related to the program by division or areas.

**GENERAL INFORMATION**  
Chapter 3

- Provide the project objectives relative to the scope.

**MECHANICAL SPACES**  
Chapter 3

- Plans identifying support spaces with appropriate adjacencies and reasonable size related to the program
- Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment.

**BUILDING & SERVICE SPACES**  
Chapter 3

- N/A

**DESIGN NARRATIVE & CALCULATIONS**  
Chapter 3

- Short narrative on each design concept. Include basic calculations showing all assumptions.

**DESIGN CONCEPTS**  
Chapter 3

- Three (3) overall building concept designs including drawings, BIM, renderings & photos. Compare net, usable and gross SF of design concepts to program.

**FINISHES**  
Chapter 3

- N/A

**MILLWORK**  
Chapter 3

- N/A

**FURNITURE, FIXTURES & EQUIPMENT**  
Chapter 3

- N/A

Section Continues (next page)



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OFFICE AREAS

Chapter 3

N/A

INTERIOR CONDITIONS

Chapter 3

N/A

INTERIOR FACILITIES

Chapter 3

- All support spaces identified with appropriate adjacencies and reasonable size related to the program
- Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load.

FLOOR-TO-FLOOR HEIGHTS

Chapter 3

- Show a reasonable vertical profile that will allow for systems integration.
- Floor-to-floor heights are sufficient to accommodate any utilities/cabbling/above ceiling requirements.

EXTERIOR DESIGN

Chapter 3

- Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain.
- Show a reasonable representation of all of the exterior planes to include materiality and fenestration; describe the design intent for the enclosure system(s): (barrier wall, cavity wall, curtain wall, rain screen, etc.).

INTERIOR DESIGN: MAJOR PUBLIC SPACES

Chapter 3

N/A

BUILDING MASSING

Chapter 3

- Provide an electronic massing model on a common base, for each design scheme. No fenestration.

ARCHITECTURAL CODE COMPLIANCE

Chapter 3

- Show that no major obvious deficiencies are present in the design. Document any deficiencies or waivers required.
- Interior and exterior architectural features are code compliant

SIGNAGE & WAYFINDING

Chapter 3

N/A

Section Continues (previous page)





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DESIGN LOADS

Chapter 4

Prepare narrative that summarizes design loads.

FOUNDATIONS & GEOTECHNICAL

Chapter 4

Provide geotechnical report. Provide minutes from report recommendations discussion with GSA structural engineer, landscape architect, and architect.

VIBRATIONS

Chapter 4

N/A

INNOVATIVE METHODS & MATERIALS

Chapter 4

Identify any special materials or potential construction methods that are planned or could potentially be required.

STRUCTURAL SYSTEMS

Chapter 4

Narrative describing a minimum of 3 alternatives schemes/materials (including superstructure and foundations) to be considered.

STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

Narrative describing anticipated content of calculations including any special requirements that involve unusual features of the design or complex analysis methods.

QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

N/A

HISTORIC CONSIDERATIONS

Chapter 4

Narrative that identifies historic status and related potential constraints

PHYSICAL SECURITY

Chapter 4

Narrative summarizing anticipated physical security requirements and standards. Include FSL information from FSC.

CIVIL SITE

Chapter 4

Narrative identifying project site characteristics and civil design challenges

MISCELLANEOUS COMPONENTS

Chapter 4

Narrative summarizing primary structural and facade attachments to the exterior of the building



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NARRATIVE

Chapter 5

- Describe at least three HVAC Concepts for the proposed designs.
- Criteria to be used for Energy Goals
- Describe the Tiers to be used in the Mechanical Design.

DRAWINGS

Chapter 5

- Identify mechanical spaces.

ENERGY & WATER ANALYSIS

Chapter 5

- Develop all base assumptions.

SPECIFICATIONS

Chapter 5

- N/A



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SYSTEMS & EQUIPMENT  
Chapter 5

- Description of the water reduction goals
- Criteria to be used for Energy Goals (such as solar hot water)

DRAWINGS  
Chapter 5

- N/A

CALCULATIONS  
Chapter 5

- N/A

SPECIFICATIONS  
Chapter 5

- N/A



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**BASIS OF DESIGN**

Chapter 6

Basis of design

**ONE LINE**

Chapter 6

N/A

**DRAWINGS**

Chapter 6

Show basic location of mechanical/electrical rooms

**CALCULATIONS**

Chapter 6

N/A

**SPECIFICATION**

Chapter 6

N/A



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SYSTEMS DESIGN

Chapter 7

- Design team fire protection engineer must provide a narrative regarding the applicable codes and standards, and special requirements referenced in P100 that relate to the site and the proposed occupancy use.
- Construction, protection, egress facilities, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases. adherence to all applicable codes and standards, and special requirements referenced in P100.

DRAWINGS

Chapter 7

- N/A

CALCULATIONS

Chapter 7

- N/A

CODE ANALYSIS

Chapter 7

- N/A





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**COST VIABILITY**  
(Chapter, #, etc)

- Cost Estimate
- Project is viable from a cost standpoint

**SUPPORTING COST ANALYSIS**  
(Chapter, #, etc)

- Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details

**COST PLAN**  
(Chapter, #, etc)

- Cost Plan

**COST ESTIMATE**  
(Chapter, #, etc)

- QC Review A-E Estimate

**COST ESTIMATE: DETAIL**  
(Chapter, #, etc)

- N/A

**COST ESTIMATE: CORE/SHELL, TI**  
(Chapter, #, etc)

- N/A

**VALUE ENGINEERING**  
(Chapter, #, etc)

- N/A

**PROJECT DEVELOPING ON-BUDGET**  
(Chapter, #, etc)

- N/A

**QUALITY CONTROL REVIEW**  
(Chapter, #, etc)

- N/A





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COURTROOMS

Chapter 8

N/A

SPECIALTY SPACES

Chapter 8

N/A

CUSTOMER DESIGN  
GUIDE DEVIATIONS

Chapter 8

List any exceptions or deviations from Customer Agency Design Guides such as *US Courts Design Guides* and *USMS Publication 64*



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SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- ❑ Narrative addressing treatment of historic property on sites acquired for new construction, visual impact of new construction on adjoining historic property, planned mitigation for affected archeological resources, treatment of preservation zones in GSA-controlled historic buildings. Consult *Regional Historic Preservation Officer* and *Building Preservation Plan*.

DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- ❑ N/A

ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- ❑ Assess potential for archeological artifacts before site acquisition and before initiating design for work requiring ground disturbance on federally controlled property. Consult *Regional Historic Preservation Officer* regarding 106 compliance requirements.



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ARCHITECTURAL  
DESIGN VALUES  
(Chapter, #, etc)

N/A

PROCESS  
DOCUMENTATION  
(Chapter, #, etc)

N/A



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ABAAS  
Chapter 1

- Narrative of accessibility strategy addressing accessible routes, toilet rooms, ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility. For any unique/specialty spaces (courtrooms, assembly, exhibit, etc.), address key access issues including number of accessible spaces.
- Alterations/additions: Describe accessibility barriers technically infeasible (as defined by ABAAS) to remedy and alternatives to provide access.
- Historic Preservation: Identify any ABAAS exceptions, the reasoning for it, and likelihood for concurrence by the appropriate historic preservation officer or council.
- Diagrams and drawings:
- Site - Proposed accessible routes for pedestrians from proposed accessible surface parking locations, drop-off and public transit to front entrance to include locations of ramps, curb cuts and viewability as applicable.
- Building - Proposed accessible routes for pedestrians from main entrances and proposed accessible in-building parking locations, to elevator lobbies, accessible bathrooms and primary function spaces as applicable.
- Highlight areas where accessibility may conflict with other building systems/components. Cite local codes and restrictions in addition to ABAAS.

BIM  
Chapter 1

- BIM Execution, COBie-Playbook & GSA-CDX information plan updated
- Reality Capture documentation (for an existing building, or historic site, and if required by scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.)
- Source models to coordinate geolocation/geocoding of site and model orientation

BUILDING OPERATIONS  
& MAINTENANCE  
Chapter 1

- Refine the O&M Narrative submission for the chosen alternative from the previous submission.

OPERATIONAL  
EXCELLENCE  
Chapter 1

- Submit *Operational Excellence Concept* checklist.

CLIMATE ADAPTATION /  
RESILIENCE  
Chapter 1

- If the POR is updated, then update the climate statement to reflect relevant findings and changes. Identify strategies and elements in the drawings and reference in the statement.

DESIGN COMMENTS  
Chapter 1

- Highlight relevant responses to previous submission comments.

CODE AND SAFETY  
Chapter 1

- Provide list of applicable codes.
- Provide assessment of hazardous materials

P100 COMPLIANCE  
Chapter 1

- Update the P100 matrix.



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SUSTAINABLE STRATEGY NARRATIVE Chapter 1.7

□ Narrative detailing the integrated design process, the design's sustainability strategy, and technologies that are expected to help achieve building performance

ACHIEVABLE LEED GOAL Chapter 1.7.1

□ Draft LEED scorecard with expected points, possible points, and points that are unlikely or not applicable

ENERGY NET ZERO Chapter 1.7.2

□ Narrative describing type and size of renewable energy generating equipment, if any, planned for the project. Identify any infrastructure for post-project additional renewable installation, or any plans for more renewables to be added post-project.

WATER NET ZERO Chapter 1.7.2

□ Narrative describing any water net zero strategies

WASTE NET ZERO Chapter 1.7.2.1

□ Describe strategy for managing waste in the Sustainable Strategy Narrative. Identify appropriate space for waste net zero activities in the drawings.

GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1.7

□ Complete GSA's Guiding Principles Checklist. Ensure project scope meets their requirements to be on track for compliance.

ENERGY USE TARGET/MODEL Chapter 1.8

□ Develop a Design Performance Model to compare to the design EUI.

DAYLIGHTING Chapter 1

□ Narrative describing daylight, view and glare strategy including initial calculations to meet Designing for Daylight

LIFE CYCLE COSTING Chapter 1

□ Provide initial LCC for equipment that use energy or water.



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SUSTAINABLE LOCATIONS

Chapter 2

- Provide additional detail of site's context, as appropriate, to properly evaluate the concept.

COLLABORATIVE DESIGN PROCESS

Chapter 2

- Include graphics and narrative to provide additional detail for the site's community planning context, as appropriate, to properly evaluate the concept and its ability to align with local planning, design, and development goals.

ZONING ANALYSIS

Chapter 2

- Provide additional details of zoning and design guideline analysis of site and surroundings, as appropriate, to evaluate the concept.

DESIGN FOR PUBLIC USE

Chapter 2

- Provide additional details for shared public use, as appropriate, to evaluate the concept.

SITE / LANDSCAPE STRATEGY

Chapter 2

- Extended narrative and supporting diagrams describing the site layout spatial design approach.
- Include all critical site relationships both architectural and non architectural, site hydrology and circulation systems, all critical design spot elevations (including adjacent landscape) finished floor elevations, and all discrete spatial site features being proposed.
- Critical areas depicting the landscape should be provided including an illustrative plan, critical illustrative sections, and critical landscape architectural renderings that depict the design character and quality of the proposal.

SILVER CERTIFICATION SITE APPROACH

Chapter 2

- SITES scorecard with expected points, possible points, and points not applicable.

STORMWATER MANAGEMENT

Chapter 2

- Various approaches to achieve compliance with EISA section 438 and SITES Credit 3.3- for 6 points are identified for the project and site systems are diagrammed.
- A separate brief submission is required to demonstrate compliance with EISA section 438. Any potential project divergence from following the intent of the Federal Law needs to be raised to the full client team at this time and consultation with Project Management staff and National Subject Matter experts needs to begin in earnest.

LANDSCAPE IRRIGATION

Chapter 2

- Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for the project.

LANDSCAPE DESIGN

Chapter 2

- Various approaches to achieve compliance with P100 for Parking Field design have been explored.
- Each approach provides a rough order of magnitude assessment of total parking stalls proposed, impact and relationship to site hydrology and architectural layout, and a diagram legend with the overall paved surface being proposed relative to the total parking provided.
- All vegetation required for Parking Field design are calculated and located within the Parking Field as per the design requirement.





Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

Project Phase

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Final Concept

DD - 100%

CD - 65%

CD - 95%

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ENCLOSURE COMMISSIONING PLAN

Chapter 3

- Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.).
- Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.

VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- N/A

ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- N/A

THERMAL BARRIERS (INSULATION)

Chapter 3

- Proposed insulation types and considerations

FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- Proposed fenestration systems are appropriate to the climate. Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

BELOW-GRADE WATERPROOFING

Chapter 3

- Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance.

OPERATIONS & MAINTENANCE

Chapter 3

- Proposed enclosure systems are accessible for regular maintenance.





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APPROVED PROGRAM & ADJACENCIES

Chapter 3

- Drawings should include at a minimum: entrances, lobbies, corridors, stairways, elevators, work areas, special spaces, mechanical rooms for major equipment and air handlers, and service spaces (with the principal spaces labeled).
- Dimensions for critical clearances, such as vehicle access, should be indicated.
- Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations.

GENERAL INFORMATION

Chapter 3

- N/A

MECHANICAL SPACES

Chapter 3

- Floorplans of all service spaces, including mailrooms and loading dock/access

BUILDING & SERVICE SPACES

Chapter 3

- Floorplans of all service spaces, including mailrooms and loading dock/access

DESIGN NARRATIVE & CALCULATIONS

Chapter 3

- Extended narrative and further developed calculations. Calculations must refer to code, paragraph of code used, standards, and text books used for specific portion of calculation.

DESIGN CONCEPTS

Chapter 3

- Refinement of selected concept, additional detail in drawings and BIM model
- Compare net, usable and gross SF of design concept to program.

FINISHES

Chapter 3

- N/A

MILLWORK

Chapter 3

- N/A

FURNITURE, FIXTURES & EQUIPMENT

Chapter 3

- N/A

Section Continues (next page)



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OFFICE AREAS

Chapter 3

N/A

INTERIOR CONDITIONS

Chapter 3

N/A

INTERIOR FACILITIES

Chapter 3

- All support spaces identified with appropriate adjacencies and reasonable size related to the program
- Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load

FLOOR-TO-FLOOR HEIGHTS

Chapter 3

Sections, floor-to-floor, indicating ALL critical dimensions

EXTERIOR DESIGN

Chapter 3

Floor and Roof Elevations, Labeled

INTERIOR DESIGN: MAJOR PUBLIC SPACES

Chapter 3

- Elevations of major public spaces
- Interior design for major public spaces aligns with building architectural requirements

BUILDING MASSING

Chapter 3

Provide an electronic massing model to give a sense of the design including materiality and fenestration.

ARCHITECTURAL CODE COMPLIANCE

Chapter 3

N/A

SIGNAGE & WAYFINDING

Chapter 3

Identify public vs. private areas, identify paths of travel.

Section Continues (previous page)



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DESIGN LOADS

Chapter 4

Update narrative. List design loads on schematic plans.

FOUNDATIONS & GEOTECHNICAL

Chapter 4

Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach

VIBRATIONS

Chapter 4

Narrative addressing potential vibration issues associated with selected structural scheme

INNOVATIVE METHODS & MATERIALS

Chapter 4

Update narrative. Provide schematic plans showing location of innovative materials and notes for special construction methods.

STRUCTURAL SYSTEMS

Chapter 4

Update narrative identifying strengths and weaknesses of alternatives. Provide schematic plans showing recommended approach.

STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

Coordinate project calculation package requirements with GSA Structural Engineer. Update narrative.

QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

N/A

HISTORIC CONSIDERATIONS

Chapter 4

Update historic narrative.

PHYSICAL SECURITY

Chapter 4

Update narrative, including FSL designation. Identify special requirements on schematic plans.

CIVIL SITE

Chapter 4

Update civil narrative. Provide schematic site plans.

MISCELLANEOUS COMPONENTS

Chapter 4

Provide schematic drawings showing locations.

Update narrative and schematic drawings. Existing structures - identify concealed structural conditions that require probes or non-destructive testing, anchor pull test, steel coupon tests, concrete cores, etc,



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NARRATIVE

Chapter 5

- Comparison of the three mechanical systems and equipment for the selected design
- Criteria used for Energy Analysis of each of the three systems
- Identify how Tier criteria is used in each of the three options
- Refined Rough order of Magnitude for each of the three choices

DRAWINGS

Chapter 5

- Major mechanical equipment layed out in the mechanical spaces for each of the three concepts.
- Preliminary Equipment Schedules

ENERGY & WATER ANALYSIS

Chapter 5

- Apply Base Assumptions to each of the 3 mechanical concepts
- Provide a dew point analysis

SPECIFICATIONS

Chapter 5

- Table of contents identifying specifications to be used on the project





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SYSTEMS & EQUIPMENT  
Chapter 5

Update previous narrative to include:

- Domestic cold water
- Domestic hot water
- Sanitary systems
- Storm drainage
- Irrigation

DRAWINGS  
Chapter 5

- Proposed building zoning and major piping runs
- Locations of proposed plumbing fixtures and equipment

CALCULATIONS  
Chapter 5

- Rough order of magnitude water consumption calculations

SPECIFICATIONS  
Chapter 5

- Specifications Table of Contents (TOC)





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**BASIS OF DESIGN**

Chapter 6

Basis of design

**ONE LINE**

Chapter 6

N/A

**DRAWINGS**

Chapter 6

Stacking, basic room sizes, and locations of major equipment

**CALCULATIONS**

Chapter 6

N/A

**SPECIFICATION**

Chapter 6

Specifications Table of Contents (TOC)





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SYSTEMS DESIGN

Chapter 7

N/A

DRAWINGS

Chapter 7

N/A

CALCULATIONS

Chapter 7

N/A

CODE ANALYSIS

Chapter 7

N/A



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**COST VIABILITY**  
(Chapter, #, etc)

- Cost Estimate
- Project is viable from a cost standpoint

**SUPPORTING COST ANALYSIS**  
(Chapter, #, etc)

- Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details

**COST PLAN**  
(Chapter, #, etc)

- Cost Plan

**COST ESTIMATE**  
(Chapter, #, etc)

- QC Review A-E Estimate

**COST ESTIMATE: DETAIL**  
(Chapter, #, etc)

- N/A

**COST ESTIMATE: CORE/SHELL, TI**  
(Chapter, #, etc)

- N/A

**VALUE ENGINEERING**  
(Chapter, #, etc)

- N/A

**PROJECT DEVELOPING ON-BUDGET**  
(Chapter, #, etc)

- N/A

**QUALITY CONTROL REVIEW**  
(Chapter, #, etc)

- N/A





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COURTROOMS

Chapter 8

- Design is in keeping with GSA's design philosophy regarding courtroom spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64*
- Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

SPECIALTY SPACES

Chapter 8

- N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Chapter 8

- List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*



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SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- ❑ 106 Compliance Preservation Report (iterative with each submission) - narrative, photos, drawings explaining preservation design issues and proposed solutions. See *Appendix A* for report outline template.

DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- ❑ Show existing major site utilities.

ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- ❑ Archeological compliance submittals in accordance with 106 consultation terms for projects involving ground disturbance - coordinate with RHPO



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ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

- Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values
- Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project.

PROCESS DOCUMENTATION

(Chapter, #, etc)

- N/A





# Concept Design: Final Concept (BA 51, 55, 80, ESPC)



## Construction Type

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## Project Phase

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**Final Concept**

DD - 100%

CD - 65%

CD - 95%

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### ABAAS

Chapter 1

- Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues.
- Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways.
- Show all required clearances of accessible routes to include widths of corridors, non complying projections, floor transitions, lighting and clear floor areas at all doors along route.

### BIM

Chapter 1

- Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program. Final Concept model contains all SDM data for all spaces/rooms.
- IFC File export from Design BIM
- BIM Execution, COBie-Playbook & GSA-CDX information plan updated- Initial COBie Spreadsheet
- BIM QC Checklist: Identifies what is currently contained in Design BIM
- Conceptual Energy BIM Model files (if required)

### BUILDING OPERATIONS & MAINTENANCE

Chapter 1

- Final Concept O&M Narrative, *Operational Excellence Checklist* submission.

### OPERATIONAL EXCELLENCE

Chapter 1

- Narrative discussing plans for exterior operations and maintenance (window washing, relamping, etc.)

### CLIMATE ADAPTATION / RESILIENCE

Chapter 1

- Provide finalized Concept statement. If the POR is updated, then update the climate statement to reflect relevant findings and changes.
- Identify strategies and elements in the drawings and reference in the statement.

### DESIGN COMMENTS

Chapter 1

- Highlight relevant responses to previous submission comments. Provide a list of any outstanding substantive comments that have not been resolved.

### CODE AND SAFETY

Chapter 1

- Provide narrative statement that the proposed design will comply with the applicable codes.
- Safety narrative including hazardous materials, fall protection, and arc flash requirements.

### P100 COMPLIANCE

Chapter 1

- Updated P100 matrix with statement that the proposed design will comply with P100 and the performance tiers.
- List any approved waivers.



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**SUSTAINABLE STRATEGY NARRATIVE**  
Chapter 1.7

- Clearly identify sustainable design strategies on the drawings.

**ACHIEVABLE LEED GOAL**  
Chapter 1.7.1

- Updated LEED scorecard showing enough points expected to meet contractual requirement.

**ENERGY NET ZERO**  
Chapter 1.7.2

- Finalized description of renewables planned for the project.
- Identify location and amount of any renewable equipment planned for post-project addition.

**WATER NET ZERO**  
Chapter 1.7.2

- Finalized water strategy, and clear designation of components within the drawings.

**WASTE NET ZERO**  
Chapter 1.7.2.1

- Finalized waste strategy, and clear designation of components within the drawings.

**GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS**  
Chapter 1.7

- Update *Guiding Principles Checklist* if/as appropriate.

**ENERGY USE TARGET/MODEL**  
Chapter 1.8

- Develop Building Energy Model to compare to the design EUI.
- Energy consumption calculations and analysis

**DAYLIGHTING**  
Chapter 1

- Finalize narrative and calculations showing compliance with *Designing for Daylight*.

**LIFE CYCLE COSTING**  
Chapter 1

- Provide detailed LCC for equipment that use energy or water



# Concept Design: Final Concept (BA 51, 55, 80, ESPC)



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### SUSTAINABLE LOCATIONS

Chapter 2

- Provide final analysis of the concept's status with regard to P100 sustainable location standards, including transit access and walkability.

### COLLABORATIVE DESIGN PROCESS

Chapter 2

- Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals.
- Highlight any outstanding uncertainties or opportunities that require further consultation or analysis.
- Per P100, local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure; the concept package must clarify any relevant areas that have not yet resolved relevant issues.

### ZONING ANALYSIS

Chapter 2

- Provide final zoning analysis. Describe status of local review and comment.

### DESIGN FOR PUBLIC USE

Chapter 2

- Provide additional details as appropriate to evaluate the concept.
- For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.
- For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities.

### SITE / LANDSCAPE STRATEGY

Chapter 2

- All site strategies are clearly shown and identified within the drawings and further developed from the second peer review stage with all peer review commentary responded to.

### SILVER CERTIFICATION SITE APPROACH

Chapter 2

- Update SITES scorecard showing enough points achievable to meet contracted requirement and all possible points that require owner operational commitments are identified.

### STORMWATER MANAGEMENT

Chapter 2

- Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3 for 6 points are prepared and submitted.

### LANDSCAPE IRRIGATION

Chapter 2

- Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points..

### LANDSCAPE DESIGN

Chapter 2

- Narrative and drawings with requisite calculations, including permeable and impermeable area, number of parking stalls, number of trees required and proposed, and sustainable features such as biofiltration areas, level spreaders, infiltration chambers, etc.



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ENCLOSURE COMMISSIONING PLAN

Chapter 3

- ❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.).
- ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.

VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- ❑ Describe quantity, type(s), size(s), and complexity of proposed mock-ups.

ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- ❑ Describe roofing type. Indicate roof slopes and drain locations. Indicate type and extents of fall protection. Indicate means of safe suspended access.

WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- ❑ Describe air barrier types.

THERMAL BARRIERS (INSULATION)

Chapter 3

- ❑ Proposed insulation types and considerations. Compare design performance model to design EUI.

FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- ❑ Proposed fenestration systems are appropriate to the climate.
- ❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- ❑ List any unique environmental/climate conditions that may impact proposed system.

BELOW-GRADE WATERPROOFING

Chapter 3

- ❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance.

OPERATIONS & MAINTENANCE

Chapter 3

- ❑ Proposed enclosure systems are accessible for regular maintenance.



# Concept Design: Final Concept (BA 51, 55, 80, ESPC)



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### APPROVED PROGRAM & ADJACENCIES

Chapter 3

- ❑ Continued development of selected concept. Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, stairways, elevators, special spaces, and service spaces (with the principal spaces labeled).
- ❑ Dimensions for critical clearances, such as vehicle access, should be indicated.
- ❑ Office areas must show proposed layouts down to the office level of detail.
- ❑ Verify the integration between the approved program and the building concept is achievable, in tabular form, including net, usable and gross SF

### GENERAL INFORMATION

Chapter 3

- ❑ N/A

### MECHANICAL SPACES

Chapter 3

- ❑ Drawing and narrative indicating plan for accessing and maintaining equipment, including clearance requirements for maintenance, operation, and removal
- ❑ Indicate distance and travel path from/to freight elevators and loading dock; include size & weight of equipment.

### BUILDING & SERVICE SPACES

Chapter 3

- ❑ Floorplans of all service spaces, including mailrooms loading dock. Provide analysis of loading dock in narrative format, along with any pertinent calculations.

### DESIGN NARRATIVE & CALCULATIONS

Chapter 3

- ❑ Further refinement of narrative and calculations, including acoustical calculations for envelope, interior walls/floors/ceilings, mechanical and electrical equipment. Heat transfer in building envelope, toilet fixture count, illumination/daylighting/glare, elevator analysis, loading dock analysis

### DESIGN CONCEPTS

Chapter 3

- ❑ Further refinement of selected concept
- ❑ Floor plans, elevations showing fenestration, exterior materials, cast shadows
- ❑ Interior elevations of major spaces, building sections showing adequate space for all systems
- ❑ Color renderings, physical model to convey the architectural intent of the design
- ❑ Compare net, usable and gross SF of design concepts to program.

### FINISHES

Chapter 3

- ❑ Description of interior finish materials, with detailed explanation for public spaces

### MILLWORK

Chapter 3

- ❑ Identify millwork locations on plan.

### FURNITURE, FIXTURES & EQUIPMENT

Chapter 3

- ❑ Show proposed furniture locations on plan. Indicate ALL critical dimensions for ABAAS and egress.

Section Continues (next page)



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OFFICE AREAS

Chapter 3

- Floorplan showing open office and enclosed office area/layout & typical workstation design intent
- Office areas comply with GSA's *Space Utilization Benchmark* and that the integration between the approved program and the building concept is achievable (this is also dependent on the tenant)

INTERIOR CONDITIONS

Chapter 3

- Interior conditions (noise, temperature, etc.) will contribute to occupant comfort at maximum occupant load levels
- Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.

INTERIOR FACILITIES

Chapter 3

- Toilet fixture count analysis

FLOOR-TO-FLOOR HEIGHTS

Chapter 3

- Sections, floor-to-floor, indicating ALL critical dimensions

EXTERIOR DESIGN

Chapter 3

- Elevations of major building facades; List of exterior materials proposed (provide samples upon request)

INTERIOR DESIGN: MAJOR PUBLIC SPACES

Chapter 3

- Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points

BUILDING MASSING

Chapter 3

- Realistic electronic model of final concept

ARCHITECTURAL CODE COMPLIANCE

Chapter 3

- Code analysis

SIGNAGE & WAYFINDING

Chapter 3

- Identify public vs. private areas, identify paths of travel

Section Continues (previous page)



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### DESIGN LOADS

Chapter 4

Finalize narrative and update schematic plans.

### FOUNDATIONS & GEOTECHNICAL

Chapter 4

Finalize narrative with recommended preferred foundation approach with supporting information. Show foundations on schematic plans.

### VIBRATIONS

Chapter 4

Finalize narrative, prepare preliminary calculations and include information on schematic plans.

### INNOVATIVE METHODS & MATERIALS

Chapter 4

Finalize narrative and update schematic plans.

### STRUCTURAL SYSTEMS

Chapter 4

Update narrative and schematic plans. Provide preliminary calculations verifying major member depths.

### STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

Final analysis and calculations narrative

### QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

N/A

### HISTORIC CONSIDERATIONS

Chapter 4

Final historic narrative

### PHYSICAL SECURITY

Chapter 4

Update narrative and schematic plans, including FSL designation. Provide preliminary calculations verifying size of forced protection structural elements.

### CIVIL SITE

Chapter 4

Final civil narrative and schematic plans

### MISCELLANEOUS COMPONENTS

Chapter 4

Final narrative and schematic drawings. Existing structures - identify concealed structural conditions that require probes or non-destructive testing, anchor pull test, steel coupon tests, concrete cores, etc.



Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

Project Phase

Preliminary Concept

Concept Development

Final Concept

DD - 100%

CD - 65%

CD - 95%

CD - Final

Discipline

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Structural

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Plumbing

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Specialty Spaces

Historic Preservation

Art in Architecture

NARRATIVE  
Chapter 5

Concept narrative to include:

- Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
- Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
- Equipment capacities, weights, sizes, and power requirements
- Description of heating, cooling, ventilating, and dehumidification systems for each major functional space
- Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions
- Fuel and utility requirements

DRAWINGS  
Chapter 5

Proposed system showing:

- Extent of existing HVAC to be removed if applicable
- Identification of spaces for mechanical equipment
- Air flow riser diagrams representing supply, return, outside air, and exhaust systems
- Water flow riser diagrams of the main mechanical systems

ENERGY & WATER  
ANALYSIS  
Chapter 5

- Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries
- Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
- Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
- Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)
- Water consumption calculations and analysis including make-up water for HVAC systems
- Fuel consumption estimates

SPECIFICATIONS  
Chapter 5

- Table of contents identifying specifications to be used on the project





Construction Type

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**SYSTEMS & EQUIPMENT**  
Chapter 5

Update previous narrative to include:

- Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)

**DRAWINGS**  
Chapter 5

Update previous drawings to include:

- Systems schematics and flow diagrams
- Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building

**CALCULATIONS**  
Chapter 5

- Water consumption calculations and analysis including domestic water and irrigation

**SPECIFICATIONS**  
Chapter 5

- Specifications Table of Contents (TOC)



# Concept Design: Final Concept (BA 51, 55, 80, ESPC)



## Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

## Project Phase

Preliminary Concept

Concept Development

Final Concept

DD - 100%

CD - 65%

CD - 95%

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### BASIS OF DESIGN

Chapter 6

Basis of design

### ONE LINE

Chapter 6

Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution

### DRAWINGS

Chapter 6

Further development of stacking, room sizes, equipment loading paths and locations of major equipment

### CALCULATIONS

Chapter 6

Approximate service size calculation + generators + onsite generation

### SPECIFICATION

Chapter 6

Specifications Table of Contents (TOC)



Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

Project Phase

Preliminary Concept

Concept Development

Final Concept

DD - 100%

CD - 65%

CD - 95%

CD - Final

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SYSTEMS DESIGN  
Chapter 7

Narrative description of:

- The building's proposed construction features
- Means of egress system
- Water-based fire extinguishing systems
- Non water-based fire extinguishing systems
- Smoke control systems
- Fire alarm and emergency communication system
- Fire service access elevators (if applicable)
- Occupant evacuation elevators (if applicable)

DRAWINGS  
Chapter 7

Drawings (Floor Plans) showing:

- Equipment spaces for fire protection systems (fire pump, fire command center, etc.)
- Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes

CALCULATIONS  
Chapter 7

- N/A

CODE ANALYSIS  
Chapter 7

- Code analysis



# Concept Design: Final Concept (BA 51, 55, 80, ESPC)



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Mechanical

Plumbing

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**Cost Estimating**

Specialty Spaces

Historic Preservation

Art in Architecture

### **COST VIABILITY** (Chapter, #, etc)

- Cost Estimate- Executive Summary
- Project is viable from a cost standpoint

### **SUPPORTING COST ANALYSIS** (Chapter, #, etc)

- Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the P-120

### **COST PLAN** (Chapter, #, etc)

- Cost Plan Update- GSA Reports 3473, 3474

### **COST ESTIMATE** (Chapter, #, etc)

- Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable)

### **COST ESTIMATE: DETAIL** (Chapter, #, etc)

- Cost Estimate- Detail line item cost reports

### **COST ESTIMATE: CORE/SHELL, TI** (Chapter, #, etc)

- Cost Estimate- Detail line item cost reports

### **VALUE ENGINEERING** (Chapter, #, etc)

- Cost Estimate- Provide separate estimates for phased work, or bid alternates/options.

### **PROJECT DEVELOPING ON-BUDGET** (Chapter, #, etc)

- Demonstrate that the project is developing on-budget.
- VM- List of cost-saving items that would collectively reduce the project cost to approximately 10% below budget

### **QUALITY CONTROL REVIEW** (Chapter, #, etc)

- QC Review- Verify that the final concept can be constructed within the project budget.



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COURTROOMS

Chapter 8

- Design is in keeping with GSA's Design Philosophy regarding Courtroom spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64*
- Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

SPECIALTY SPACES

Chapter 8

- N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Chapter 8

- List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*



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SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- 106 Compliance Preservation Report (iterative, as design develops-due with each submission)

DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- Report, Narrative, Photographs and Drawings detailing building size, location, materials, design, condition, and preservation design concepts. See *Design Guidelines* for detailed information and more information on requirements.

ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- N/A



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Concept Design: Final Concept (BA 51, 55, 80, ESPC)

ARCHITECTURAL  
DESIGN VALUES  
(Chapter, #, etc)

N/A

PROCESS  
DOCUMENTATION  
(Chapter, #, etc)

N/A



# Submittal Matrix

## DELIVERY METHODS

<b>BA51</b> New Construction	<b>BA61</b> Operating Funds for the purpose of repairs and alterations
<b>BA54</b> Minor Repair and Alterations	<b>BA80</b> Reimbursable Work Authorization
<b>BA55</b> Major Repair and Alterations	<b>ESPC</b> Energy Savings Performance Contract including utility projects

**1** Design Bid Build

**2** Design / Build

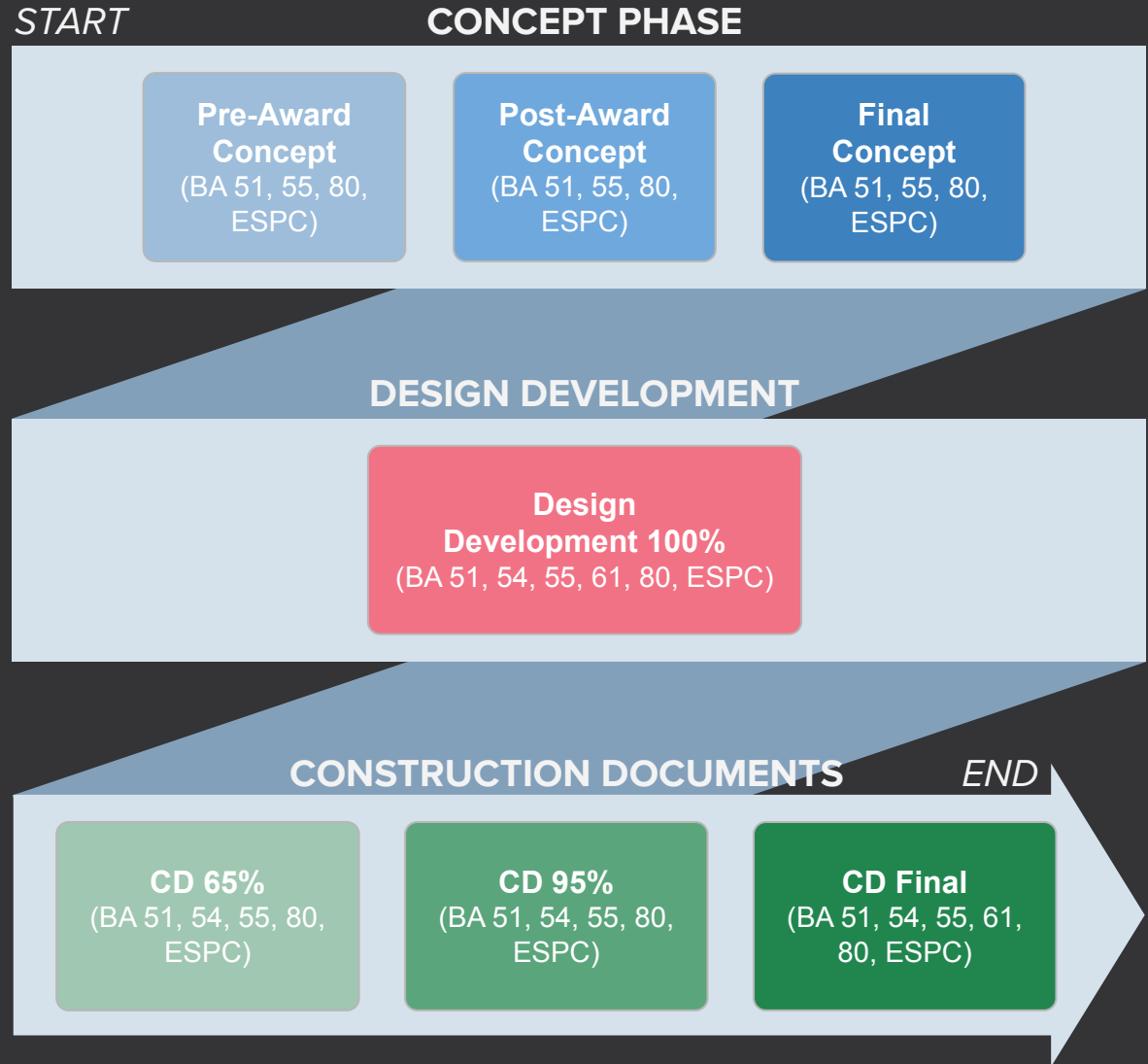
**3** Design / Build / Bridging

**4** Construction Manager as Constructor

The submittal matrix is provided to document the baseline submittal requirements for the four project delivery methods and funding codes.

Project teams must still provide the standard of care for a fully constructible set of documents.

This matrix identifies items that GSA requires to validate that the project is moving forward while meeting the requirements of P100. Additional submittal requirements may be included in the project contract.







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**ABAAS**

Chapter 1

- Narrative overview of any major accessibility/ABAAS compliance issues for each concept
- Provide sketches and additional narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program requirements significantly impacted such as facility serving a high number of people with disabilities).
- For alterations and renovations projects, provide narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4).
- For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2).
- For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.

**BIM**

Chapter 1

- Source models for concept validation

**BUILDING OPERATIONS & MAINTENANCE**

Chapter 1

- Provide an Operations and Maintenance (O&M) Narrative for each of the alternatives. Address the O&M benefits, challenges, and estimated LCC.

**OPERATIONAL EXCELLENCE**

Chapter 1

- Submit *Operational Excellence Concept Checklist*

**CLIMATE ADAPTATION / RESILIENCE**

Chapter 1

- Provide a statement outlining proposed methods to manage the observed and expected changes in climate, based on the criteria in the statement of work (SOW) and the climate profile information provided by GSA.
- Identify project climate protection levels (CPLs) - outcome-focused, performance-based criteria that informed the POR and other project criteria/specifications and include a simple phased adaptation plan.
- Include the proposed method of documentation for each project design milestone to track that the design is able to adapt to changing conditions and include the thresholds to monitor the asset. A response template is available for use.
- The design team may use an alternate format but must include the content in the GSA template.

**DESIGN COMMENTS**

Chapter 1

- N/A

**CODE AND SAFETY**

Chapter 1

- Provide list of applicable codes and compliance narrative.
- Provide assessment of hazardous materials.

**P100 COMPLIANCE**

Chapter 1

- Provide the P100 matrix with performance tiers identified.





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**SUSTAINABLE STRATEGY NARRATIVE**  
Chapter 1.7

Short sustainable strategy narrative for each design concept. Include LEED, energy (including EUI target), water, waste, and guiding principles.

**ACHIEVABLE LEED GOAL**  
Chapter 1.7.1

Identify a preliminary LEED certification goal, including level and certification system. Address LEED achievement plans in the Sustainable Strategy Narrative.

**ENERGY NET ZERO**  
Chapter 1.7.2

Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero was considered.

**WATER NET ZERO**  
Chapter 1.7.2

Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero was considered.

**WASTE NET ZERO**  
Chapter 1.7.2.1

N/A

**GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS**  
Chapter 1.7

Achieve LEED BD+C silver or better, and consider *GSA's 2021 Guiding Principles Checklist*. Mention Guiding Principles compliance plan in Sustainable Strategy Narrative.

**ENERGY USE TARGET/MODEL**  
Chapter 1.8

Provide initial energy usage intensity (EUI) design target. *GSA's Energy Use Target Guidance* can help streamline calculations.

**DAYLIGHTING**  
Chapter 1

N/A

**LIFE CYCLE COSTING**  
Chapter 1

N/A





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SUSTAINABLE LOCATIONS

Chapter 2

- Provide short narrative of site's context regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages around and through the site.

COLLABORATIVE DESIGN PROCESS

Chapter 2

- Provide graphics and short narrative to describe site's community planning context, with regard to land use, economic development, urban design, relevant history, etc. and how that context informs the concept.
- Summarize consultation with local officials (to include names of stakeholders consulted, meeting minutes, and whether the parties consulted appear to represent the array of local demographics and opinions or whether further outreach to additional groups is needed) and outline plans for further consultation.
- Highlight relative merits or challenges presented by the various concepts.

ZONING ANALYSIS

Chapter 2

- Provide brief zoning and design guideline analysis of site and surroundings.
- Discuss any uncertainties that the proposed concept would align with local requirements.
- Note that local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure.

DESIGN FOR PUBLIC USE

Chapter 2

- Provide narrative that identifies potential areas inside and outside the building that would be suitable for shared public use (including after hours).
- Highlight any significant challenges or opportunities to create such spaces.

SITE / LANDSCAPE STRATEGY

Chapter 2

- Provide a short narrative and preliminary supportive diagrams on each design concept approach that clearly demonstrates site and landscape approach at a design scale.

SILVER CERTIFICATION SITE APPROACH

Chapter 2

- Each design has considered SITES and how this will be achieved.
- Provide basic information on the components and relationship of the spatial layout strategy.

STORMWATER MANAGEMENT

Chapter 2

- Brief narrative and/or annotated site plan describing overall site water balance and how that will be preserved and/or enhanced through the various proposals

LANDSCAPE IRRIGATION

Chapter 2

- Brief narrative and/or annotated site plan describing overall vegetation approach and how water required for irrigation will be harvested from non potable sources

LANDSCAPE DESIGN

Chapter 2

- Brief narrative and/or annotated site plan describing surface parking requirements of the project program and provided a spatial approach that meets specific criteria identified in the *P100 Facility Standard*.



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ENCLOSURE COMMISSIONING PLAN

Chapter 3

- Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.).
- Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.

VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- N/A

ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability
- List any unique environmental/climate conditions that may impact proposed system.

WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- N/A

THERMAL BARRIERS (INSULATION)

Chapter 3

- N/A

FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- Proposed fenestration systems are appropriate to the climate
- Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability
- List any unique environmental/climate conditions that may impact proposed system.

BELOW-GRADE WATERPROOFING

Chapter 3

- Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance

OPERATIONS & MAINTENANCE

Chapter 3

- Proposed enclosure systems are accessible for regular maintenance





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**APPROVED PROGRAM & ADJACENCIES**  
Chapter 3

- All major spaces identified with appropriate adjacencies and reasonable size related to the program by division or areas

**GENERAL INFORMATION**  
Chapter 3

- Project objectives and scope. Area of work plans.

**MECHANICAL SPACES**  
Chapter 3

- Plans identifying support spaces with appropriate adjacencies and reasonable size related to the program
- Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment.

**BUILDING & SERVICE SPACES**  
Chapter 3

- N/A

**DESIGN NARRATIVE & CALCULATIONS**  
Chapter 3

- Short narrative on design concept. Include summary sheet of calculations showing all assumptions, applicable codes and standards referenced, and conclusions.
- Calculations should include engineering sketches.

**DESIGN CONCEPTS**  
Chapter 3

- An overall building concept designs including drawings, BIM, renderings & photos
- Compare net, usable and gross SF of design concepts to program.

**FINISHES**  
Chapter 3

- N/A

**MILLWORK**  
Chapter 3

- N/A

**FURNITURE, FIXTURES & EQUIPMENT**  
Chapter 3

- N/A



Section Continues (next page)



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OFFICE AREAS

Chapter 3

N/A

INTERIOR CONDITIONS

Chapter 3

N/A

INTERIOR FACILITIES

Chapter 3

- All support spaces identified with appropriate adjacencies and reasonable size related to the program
- Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load

FLOOR-TO-FLOOR HEIGHTS

Chapter 3

- Show a reasonable vertical profile/section that will allow for systems integration
- Floor-to-floor heights are sufficient to accommodate any utilities/cabling/above ceiling requirements

EXTERIOR DESIGN

Chapter 3

- Show a reasonable representation of all of the exterior planes to include materiality and fenestration; describe the design intent for the enclosure system(s): (barrier wall, cavity wall, curtain wall, rain screen, etc.).
- Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain

INTERIOR DESIGN: MAJOR PUBLIC SPACES

Chapter 3

N/A

BUILDING MASSING

Chapter 3

- Provide an electronic massing model to give a sense of the design including materiality and fenestration.

ARCHITECTURAL CODE COMPLIANCE

Chapter 3

- Show that no major obvious deficiencies are present in the design.
- Document any deficiencies or waivers required.
- Interior and exterior architectural features are code compliant

SIGNAGE & WAYFINDING

Chapter 3

N/A

Section Continues (previous page)



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DESIGN LOADS

Chapter 4

- Prepare narrative that summarizes design loads.

FOUNDATIONS & GEOTECHNICAL

Chapter 4

- Provide geotechnical report.
Provide minutes from report recommendations discussion with GSA structural engineer.

VIBRATIONS

Chapter 4

- N/A

INNOVATIVE METHODS & MATERIALS

Chapter 4

- Identify any special materials or potential construction methods that are planned or could potentially be required.

STRUCTURAL SYSTEMS

Chapter 4

- Narrative describing a minimum of 3 alternatives schemes/materials (including superstructure and foundations) to be considered

STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

- Narrative describing anticipated content of calculations including any special requirements that involve unusual features of the design or complex analysis methods

QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

- N/A

HISTORIC CONSIDERATIONS

Chapter 4

- Narrative that identifies historic status and related potential constraints

PHYSICAL SECURITY

Chapter 4

- Narrative summarizing anticipated physical security requirements and standards
Include FSL information from FSC.

CIVIL SITE

Chapter 4

- Narrative identifying project site characteristics and civil design challenges

MISCELLANEOUS COMPONENTS

Chapter 4

- Narrative summarizing primary structural and facade attachments to the exterior of the building





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**NARRATIVE**

Chapter 5

- Describe at least three HVAC Concepts for the proposed designs,
- Criteria to be used for Energy Goals
- Describe the Tiers to be used in the Mechanical Design.

**DRAWINGS**

Chapter 5

- Identify mechanical spaces.

**ENERGY & WATER ANALYSIS**

Chapter 5

- Develop all base assumptions.

**SPECIFICATIONS**

Chapter 5

- Table of contents identifying specifications to be used on the project







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**SYSTEMS & EQUIPMENT**  
Chapter 5

- Description of the water reduction goals
- Criteria to be used for Energy Goals (such as solar hot water)

**DRAWINGS**  
Chapter 5

- N/A

**CALCULATIONS**  
Chapter 5

- N/A

**SPECIFICATIONS**  
Chapter 5

- N/A





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**BASIS OF DESIGN**  
Chapter 6

Basis of design

**ONE LINE**  
Chapter 6

N/A

**DRAWINGS**  
Chapter 6

Show basic location of mechanical/electrical rooms.

**CALCULATIONS**  
Chapter 6

N/A

**SPECIFICATION**  
Chapter 6

N/A





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SYSTEMS DESIGN  
Chapter 7

- Design team fire protection engineer must provide a narrative regarding the applicable codes and standards, and special requirements referenced in P100 that relate to the site and the proposed occupancy use.
- Construction, protection, egress facilities, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases. adherence to all applicable codes and standards, and special requirements referenced in P100.

DRAWINGS  
Chapter 7

N/A

CALCULATIONS  
Chapter 7

N/A

CODE ANALYSIS  
Chapter 7

N/A





Construction Type

1 - DBB

**2 - DB**

3 - DB Bridging

4 - CMC

Project Phase

**Pre-Award Concept**

Post-Award Concept

Final Concept

DD - 100%

CD - 65%

CD - 95%

CD - Final

Discipline

General Information

Sustainability

Urban Development

Building Enclosure Systems

Architecture / Interiors

Structural

Mechanical

Plumbing

Electrical

Fire Protection

**Cost Estimating**

Specialty Spaces

Historic Preservation

Art in Architecture

**COST VIABILITY**  
(Chapter, #, etc)

Cost Estimate

**SUPPORTING COST ANALYSIS**  
(Chapter, #, etc)

Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details

**COST PLAN**  
(Chapter, #, etc)

Cost Plan

**COST ESTIMATE**  
(Chapter, #, etc)

QC Review A-E Estimate

**COST ESTIMATE: DETAIL**  
(Chapter, #, etc)

N/A

**COST ESTIMATE: CORE/SHELL, TI**  
(Chapter, #, etc)

N/A

**VALUE ENGINEERING**  
(Chapter, #, etc)

N/A

**PROJECT DEVELOPING ON-BUDGET**  
(Chapter, #, etc)

N/A

**QUALITY CONTROL REVIEW**  
(Chapter, #, etc)

N/A





Construction Type

1 - DBB

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Post-Award Concept

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Art in Architecture

COURTROOMS

Chapter 8

N/A

SPECIALTY SPACES

Chapter 8

N/A

CUSTOMER DESIGN  
GUIDE DEVIATIONS

Chapter 8

List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*.





Construction Type

1 - DBB

**2 - DB**

3 - DB Bridging

4 - CMC

Project Phase

**Pre-Award Concept**

Post-Award Concept

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Art in Architecture

**SITE PRESERVATION REQUIREMENTS**

(Chapter, #, etc)

- Narrative addressing treatment of historic property on sites acquired for new construction, visual impact of new construction on adjoining historic property, planned mitigation for affected archeological resources, treatment of preservation zones in GSA-controlled historic buildings
- Consult Regional Historic Preservation Officer and *Building Preservation Plan*.

**DOCUMENT EXISTING CONDITIONS**

(Chapter, #, etc)

- N/A

**ARCHEOLOGICAL CONDITIONS**

(Chapter, #, etc)

- Assess potential for archeological artifacts before site acquisition and before initiating design for work requiring ground disturbance.
- On federally controlled property-consult Regional Historic Preservation Officer regarding 106 compliance requirements.





Construction Type

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Art in Architecture

**ARCHITECTURAL  
DESIGN VALUES**  
(Chapter, #, etc)

- Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values
- Provide documentation of the deviations from the P100 (if applicable) along with reasons for deviation

**PROCESS  
DOCUMENTATION**  
(Chapter, #, etc)

- N/A





## Post-Award Concept Design: Design Review (BA 51, 55)



### Construction Type

1 - DBB

2 - DB

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### Project Phase

Pre-Award Concept

Post-Award Concept

Final Concept

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CD - 65%

CD - 95%

CD - Final

### Discipline

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#### ABAAS

Chapter 1

- Narrative overview of any major accessibility and ABAAS compliance issues for each concept. Provide sketches and additional narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program requirements significantly impacted such as facility serving a high number of people with disabilities).
- For alterations and Narrative of accessibility strategy addressing accessible routes, toilet rooms, ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility. For any unique/specialty spaces (courtrooms, assembly, exhibit, etc.), address key access issues including number of accessible spaces.
- Alterations/additions: Describe accessibility barriers technically infeasible (as defined by ABAAS) to remedy and alternatives to provide access.
- Historic Preservation: Identify any ABAAS exceptions, the reasoning for it, and likelihood for concurrence by the appropriate historic preservation officer or council. projects, provide narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2). For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.

#### BIM

Chapter 1

- BIM Execution, COBie-Playbook & GSA-CDX information plan updated
- Source Models
- IFC model translations
- Updated spatial validation / calculations
- Updated COBie Spreadsheet (Concept information)
- Updated Energy BIM Model files (if required)

#### BUILDING OPERATIONS & MAINTENANCE

Chapter 1

- Refine the O&M Narrative.

#### OPERATIONAL EXCELLENCE

Chapter 1

- Submit *Operational Excellence Concept Checklist*.

#### CLIMATE ADAPTATION / RESILIENCE

Chapter 1

- Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes. Identify strategies and elements in the drawings and reference in the statement.

#### DESIGN COMMENTS

Chapter 1

- Highlight relevant responses to previous submission comments.

#### CODE AND SAFETY

Chapter 1

- Provide list of applicable codes and compliance narrative.
- Safety narrative including hazardous materials, fall protection, and arc flash requirements.

#### P100 COMPLIANCE

Chapter 1

- Update the P100 matrix.





## Post-Award Concept Design: Design Review (BA 51, 55)



### Construction Type

1 - DBB

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### Project Phase

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**Post-Award Concept**

Final Concept

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#### SUSTAINABLE STRATEGY NARRATIVE

Chapter 1.7

- Narrative detailing the integrated design process, the design's sustainability strategy, and technologies that are expected to help achieve building performance

#### ACHIEVABLE LEED GOAL

Chapter 1.7.1

- Draft LEED scorecard with expected points, possible points, and points that are unlikely or not applicable.

#### ENERGY NET ZERO

Chapter 1.7.2

- Narrative describing type and size of renewable energy generating equipment, if any, planned for the project. Identify any infrastructure for post-project additional renewable installation, or any plans for more renewables to be added post-project.

#### WATER NET ZERO

Chapter 1.7.2

- Narrative describing any water net zero strategies

#### WASTE NET ZERO

Chapter 1.7.2.1

- Describe strategy for managing waste in the Sustainable Strategy Narrative. Identify appropriate space for waste net zero activities in the drawings.

#### GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS

Chapter 1.7

- Complete GSA's *Guiding Principles Checklist*. Ensure project scope meets their requirements to be on track for compliance.

#### ENERGY USE TARGET/MODEL

Chapter 1.8

- Develop a Design Performance Model to compare to the design EUI.

#### DAYLIGHTING

Chapter 1

- Narrative describing daylight, view and glare strategy including initial calculations to meet *Designing for Daylight*

#### LIFE CYCLE COSTING

Chapter 1

- Provide initial LCC for equipment that use energy or water.



## Post-Award Concept Design: Design Review (BA 51, 55)



### Construction Type

1 - DBB

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### Project Phase

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#### SUSTAINABLE LOCATIONS

Chapter 2

- Provide additional detail, as appropriate, to properly evaluate the concept.

#### COLLABORATIVE DESIGN PROCESS

Chapter 2

- Include graphics and narrative to provide additional detail, as appropriate, to properly evaluate the concept and its ability to align with local planning, design, and development goals.

#### ZONING ANALYSIS

Chapter 2

- Provide additional details as appropriate to evaluate the concept.

#### DESIGN FOR PUBLIC USE

Chapter 2

- Provide additional details as appropriate to evaluate the concept.

#### SITE / LANDSCAPE STRATEGY

Chapter 2

- Extended narrative and supporting diagrams describing the site layout spatial design approach, including all critical site relationships both architectural and non architectural, site hydrology and circulation systems, all critical design spot elevations (including adjacent landscape) finished floor elevations, and all discrete spatial site features being proposed
- Critical areas depicting the landscape should be provided including an illustrative plan, critical illustrative sections, and critical landscape architectural renderings that depict the design character and quality of the proposal

#### SILVER CERTIFICATION SITE APPROACH

Chapter 2

- SITES scorecard with expected points, possible points, and points not applicable

#### STORMWATER MANAGEMENT

Chapter 2

- Various approaches to achieve compliance with EISA section 438 and SITES Credit 3.3- for 6 points are identified for the project and site systems are diagrammed.
- A separate brief submission is required to demonstrate compliance with EISA section 438. Any potential project divergence from following the intent of the Federal Law needs to be raised to the full client team at this time and consultation with Project Management staff and National Subject Matter experts needs to begin in earnest.

#### LANDSCAPE IRRIGATION

Chapter 2

- Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for the project.

#### LANDSCAPE DESIGN

Chapter 2

- Various approaches to achieve compliance with the *P100 Facility Standard for Parking Field Design* have been explored. Each approach provides a rough order of magnitude assessment of total parking stalls proposed, impact and relationship to site hydrology and architectural layout, and a diagram legend with the overall paved surface being proposed relative to the total parking provided. All vegetation required for Parking Field design are calculated and located within the Parking Field as per the design requirement.



## Post-Award Concept Design: Design Review (BA 51, 55)



### Construction Type

1 - DBB

**2 - DB**

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### ENCLOSURE COMMISSIONING PLAN

Chapter 3

- Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.).
- Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.

### VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- N/A

### ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

### WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- N/A

### THERMAL BARRIERS (INSULATION)

Chapter 3

- Proposed insulation types and considerations

### FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- Proposed fenestration systems are appropriate to the climate.
- Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

### BELOW-GRADE WATERPROOFING

Chapter 3

- Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance.

### OPERATIONS & MAINTENANCE

Chapter 3

- Proposed enclosure systems are accessible for regular maintenance.



## Post-Award Concept Design: Design Review (BA 51, 55)



### Construction Type

1 - DBB

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#### APPROVED PROGRAM & ADJACENCIES

Chapter 3

- Drawings should include at a minimum: entrances, lobbies, corridors, stairways, elevators, work areas, special spaces, mechanical rooms for major equipment and air handlers, and service spaces (with the principal spaces labeled).
- Dimensions for critical clearances, such as vehicle access, should be indicated.
- Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations.

#### GENERAL INFORMATION

Chapter 3

- N/A

#### MECHANICAL SPACES

Chapter 3

- Floorplans of mechanical rooms for major equipment and air handlers

#### BUILDING & SERVICE SPACES

Chapter 3

- Floorplans of all service spaces, including mailrooms and loading dock/access

#### DESIGN NARRATIVE & CALCULATIONS

Chapter 3

- Extended narrative and further developed calculations
- Calculations must refer to code, paragraph of code used, standards, and text books used for specific portion of calculation.

#### DESIGN CONCEPTS

Chapter 3

- Refinement of selected concept, additional detail in drawings and BIM model. Compare net, usable and gross SF of design concept to program.

#### FINISHES

Chapter 3

- N/A

#### MILLWORK

Chapter 3

- N/A

#### FURNITURE, FIXTURES & EQUIPMENT

Chapter 3

- N/A

Section Continues (next page)



## Post-Award Concept Design: Design Review (BA 51, 55)



### Construction Type

1 - DBB

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### Project Phase

Pre-Award Concept

**Post-Award Concept**

Final Concept

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### Discipline

General Information

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#### OFFICE AREAS

Chapter 3

N/A

#### INTERIOR CONDITIONS

Chapter 3

N/A

#### INTERIOR FACILITIES

Chapter 3

N/A

#### FLOOR-TO-FLOOR HEIGHTS

Chapter 3

Sections, floor-to-floor, indicating ALL critical dimensions

#### EXTERIOR DESIGN

Chapter 3

Floor and Roof Elevations, Labeled

#### INTERIOR DESIGN: MAJOR PUBLIC SPACES

Chapter 3

- Elevations of major public spaces
- Interior design for major public spaces aligns with building architectural requirements

#### BUILDING MASSING

Chapter 3

Provide an electronic massing model on a common base, for each design scheme. No fenestration.

#### ARCHITECTURAL CODE COMPLIANCE

Chapter 3

N/A

#### SIGNAGE & WAYFINDING

Chapter 3

Identify public vs. private areas, identify paths of travel.

Section Continues (previous page)



## Post-Award Concept Design: Design Review (BA 51, 55)



### Construction Type

1 - DBB

**2 - DB**

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4 - CMC

### Project Phase

Pre-Award Concept

**Post-Award Concept**

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#### DESIGN LOADS

Chapter 4

- Update narrative. List design loads on schematic plans.

#### FOUNDATIONS & GEOTECHNICAL

Chapter 4

- Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach

#### VIBRATIONS

Chapter 4

- Narrative addressing potential vibration issues associated with selected structural scheme

#### INNOVATIVE METHODS & MATERIALS

Chapter 4

- Update narrative. Provide schematic plans showing location of innovative materials and notes for special construction methods.

#### STRUCTURAL SYSTEMS

Chapter 4

- Update narrative identifying strengths and weaknesses of alternatives. Provide schematic plans showing recommended approach.

#### STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

- Coordinate project calculation package requirements with GSA Structural Engineer. Update narrative.

#### QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

- N/A

#### HISTORIC CONSIDERATIONS

Chapter 4

- Update narrative.

#### PHYSICAL SECURITY

Chapter 4

- Update narrative, including FSL designation. Identify special requirements on schematic plans.

#### CIVIL SITE

Chapter 4

- Update narrative. Provide schematic site plans.

#### MISCELLANEOUS COMPONENTS

Chapter 4

- Update narrative. Provide schematic drawings showing locations.



## Post-Award Concept Design: Design Review (BA 51, 55)

### NARRATIVE

Chapter 5

- Comparison of the three mechanical systems and equipment for the selected design
- Criteria used for Energy Analysis of each of the three systems
- Identify how Tier criteria is used in each of the three options
- Refined Rough order of Magnitude for each of the three choices

### DRAWINGS

Chapter 5

- Major mechanical equipment layed out in the mechanical spaces for each of the three concepts
- Preliminary Equipment Schedules

### ENERGY & WATER ANALYSIS

Chapter 5

- Apply Base Assumptions to each of the 3 mechanical concepts.
- Provide a dew point analysis.

### SPECIFICATIONS

Chapter 5

- Table of contents identifying specifications to be used on the project



## Construction Type

1 - DBB

2 - DB

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4 - CMC

## Project Phase

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## Post-Award Concept Design: Design Review (BA 51, 55)

### Construction Type

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### Project Phase

Pre-Award Concept

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Final Concept

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### SYSTEMS & EQUIPMENT Chapter 5

Update previous narrative to include:

- Domestic cold water
- Domestic hot water
- Sanitary systems
- Storm drainage
- Irrigation

### DRAWINGS Chapter 5

- Proposed building zoning and major piping runs
- Locations of proposed plumbing fixtures and equipment

### CALCULATIONS Chapter 5

- Rough order of magnitude water consumption calculations

### SPECIFICATIONS Chapter 5

- Specifications Table of Contents (TOC)



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## Post-Award Concept Design: Design Review (BA 51, 55)



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#### **BASIS OF DESIGN**

Chapter 6

Basis of design

#### **ONE LINE**

Chapter 6

N/A

#### **DRAWINGS**

Chapter 6

Stacking, basic room sizes, and locations of major equipment

#### **CALCULATIONS**

Chapter 6

N/A

#### **SPECIFICATION**

Chapter 6

N/A



**SYSTEMS DESIGN**  
Chapter 7

N/A

**DRAWINGS**  
Chapter 7

N/A

**CALCULATIONS**  
Chapter 7

N/A

**CODE ANALYSIS**  
Chapter 7

N/A

Construction Type

1 - DBB

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4 - CMC

Project Phase

Pre-Award Concept

**Post-Award Concept**

Final Concept

DD - 100%

CD - 65%

CD - 95%

CD - Final

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# Post-Award Concept Design: Design Review (BA 51, 55)



## Construction Type

1 - DBB

**2 - DB**

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## Project Phase

Pre-Award Concept

**Post-Award Concept**

Final Concept

DD - 100%

CD - 65%

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**Cost Estimating**

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**COST VIABILITY**  
(Chapter, #, etc)

Cost Estimate

**SUPPORTING COST ANALYSIS**  
(Chapter, #, etc)

Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details

**COST PLAN**  
(Chapter, #, etc)

QC Review A-E Estimate

**COST ESTIMATE**  
(Chapter, #, etc)

N/A

**COST ESTIMATE: DETAIL**  
(Chapter, #, etc)

N/A

**COST ESTIMATE: CORE/SHELL, TI**  
(Chapter, #, etc)

N/A

**VALUE ENGINEERING**  
(Chapter, #, etc)

N/A

**PROJECT DEVELOPING ON-BUDGET**  
(Chapter, #, etc)

N/A

**QUALITY CONTROL REVIEW**  
(Chapter, #, etc)

N/A



## Post-Award Concept Design: Design Review (BA 51, 55)

### COURTROOMS

Chapter 8

- Design is in keeping with GSA's Design Philosophy regarding Courtroom spaces as laid out in the *U.S. courts Design Guide* and *USMS Publication 64*
- Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

### SPECIALTY SPACES

Chapter 8

- N/A

### CUSTOMER DESIGN GUIDE DEVIATIONS

Chapter 8

- List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*.



## Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

## Project Phase

Pre-Award Concept

Post-Award Concept

Final Concept

DD - 100%

CD - 65%

CD - 95%

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## Post-Award Concept Design: Design Review (BA 51, 55)



### Construction Type

1 - DBB

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Final Concept

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#### **SITE PRESERVATION REQUIREMENTS** (Chapter, #, etc)

- ❑ 106 Compliance Preservation Report (iterative with each submission) - narrative, photos, drawings explaining preservation design issues and proposed solutions. See *Appendix A* for report outline template.

#### **DOCUMENT EXISTING CONDITIONS** (Chapter, #, etc)

- ❑ Existing major site utilities

#### **ARCHEOLOGICAL CONDITIONS** (Chapter, #, etc)

- ❑ Archeological compliance submittals in accordance with 106 consultation terms for projects involving ground disturbance - coordinate with RHPO



## Post-Award Concept Design: Design Review (BA 51, 55)

### ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

- Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values
- Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project.

### PROCESS DOCUMENTATION

(Chapter, #, etc)

- N/A



## Construction Type

1 - DBB

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## Project Phase

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Final Concept

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CD - 65%

CD - 95%

CD - Final

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Historic Preservation

**Art in Architecture**



## Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)



### Construction Type

1 - DBB

**2 - DB**

3 - DB Bridging

4 - CMC

### Project Phase

Pre-Award Concept

Post-Award Concept

**Final Concept**

DD - 100%

CD - 65%

CD - 95%

CD - Final

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#### ABAAS

Chapter 1

- Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues
- Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways.
- Show all required clearances of accessible routes to include widths of corridors, non complying projections, floor transitions, lighting and clear floor areas at all doors along route.

#### BIM

Chapter 1

- Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program
- Final Concept model contains all SDM data for all spaces/rooms.
- IFC File export from Design BIM
- Initial COBie Spreadsheet
- BIM QC Checklist: Identifies what is currently contained in Design BIM
- Updated Energy BIM Model files (if required)

#### BUILDING OPERATIONS & MAINTENANCE

Chapter 1

- Final Concept O&M Narrative, *Operational Excellence Checklist* submission

#### OPERATIONAL EXCELLENCE

Chapter 1

- Narrative discussing plans for exterior operations and maintenance (window washing, relamping, etc.)

#### CLIMATE ADAPTATION / RESILIENCE

Chapter 1

- Submit revised statement to reflect development of design. If the POR is updated, then update the statement to reflect relevant findings and changes.
- Identify strategies and elements in the drawings and reference in the statement.

#### DESIGN COMMENTS

Chapter 1

- Highlight relevant responses to previous submission comments.
- Provide a list of any outstanding substantive comments that have not been resolved.

#### CODE AND SAFETY

Chapter 1

- Provide list of applicable codes and compliance narrative.
- Safety narrative including hazardous materials, fall protection, and arc flash requirements.

#### P100 COMPLIANCE

Chapter 1

- Updated P100 matrix with statement that the proposed design will comply with P100 and the performance tiers.
- List any approved waivers.



# Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)



## Construction Type

1 - DBB

**2 - DB**

3 - DB Bridging

4 - CMC

## Project Phase

Pre-Award Concept

Post-Award Concept

**Final Concept**

DD - 100%

CD - 65%

CD - 95%

CD - Final

## Discipline

General Information

**Sustainability**

Urban Development

Building Enclosure Systems

Architecture / Interiors

Structural

Mechanical

Plumbing

Electrical

Fire Protection

Cost Estimating

Specialty Spaces

Historic Preservation

Art in Architecture

### SUSTAINABLE STRATEGY NARRATIVE Chapter 1.7

- Clearly identify sustainable design strategies on the drawings.

### ACHIEVABLE LEED GOAL Chapter 1.7.1

- Updated LEED scorecard showing enough points expected to meet contractual requirement.

### ENERGY NET ZERO Chapter 1.7.2

- Finalized description of renewables planned for the project
- Identify location and amount of any renewable equipment planned for post-project addition.

### WATER NET ZERO Chapter 1.7.2

- Finalized water strategy, and clear designation of components within the drawings

### WASTE NET ZERO Chapter 1.7.2.1

- Finalized waste strategy, and clear designation of components within the drawings

### GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1.7

- Update *Guiding Principles Checklist* if/as appropriate.

### ENERGY USE TARGET/MODEL Chapter 1.8

- Develop Building Energy Model to compare to the design EUI.
- Energy consumption calculations and analysis

### DAYLIGHTING Chapter 1

- Finalize narrative and calculations showing compliance with *Designing for Daylight*.

### LIFE CYCLE COSTING Chapter 1

- Provide detailed LCC for equipment that use energy or water.





## Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)



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#### SUSTAINABLE LOCATIONS

Chapter 2

- Provide final analysis of the concept's status with regard to P100 sustainable location standards, incl. transit access and walkability.

#### COLLABORATIVE DESIGN PROCESS

Chapter 2

- Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals.
- Highlight any outstanding uncertainties or opportunities that require further consultation or analysis.
- Per P100, local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure; the concept package must clarify any relevant areas that have not yet resolved relevant issues.

#### ZONING ANALYSIS

Chapter 2

- Provide final zoning analysis. Describe status of local review and comment.

#### DESIGN FOR PUBLIC USE

Chapter 2

- Provide additional details as appropriate to evaluate the concept.
- For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.
- For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities.

#### SITE / LANDSCAPE STRATEGY

Chapter 2

- All site strategies are clearly shown and identified within the drawings and further developed from the second peer review stage with all peer review commentary responded to.

#### SILVER CERTIFICATION SITE APPROACH

Chapter 2

- Update SITES scorecard showing enough points achievable to meet contracted requirement and all possible points that require owner operational commitments are identified.

#### STORMWATER MANAGEMENT

Chapter 2

- Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3 for 6 points are prepared and submitted.

#### LANDSCAPE IRRIGATION

Chapter 2

- Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points.

#### LANDSCAPE DESIGN

Chapter 2

- Narrative and drawings with requisite calculations, including permeable and impermeable area, number of parking stalls, number of trees required and proposed, and sustainable features such as biofiltration areas, level spreaders, infiltration chambers, etc.



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ENCLOSURE COMMISSIONING PLAN

Chapter 3

- ❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.).
- ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.
- ❑ Draft PRELIMINARY Building Enclosure Commissioning (BECx) Plan.
- ❑ Identify any testing required to address risk inherent in the design intent.
- ❑ Describe mockup types required to develop consensus for the design intent and/or prove system performance.

VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- ❑ Describe quantity, type(s), size(s), and complexity of proposed mock-ups.

ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- ❑ Describe roofing type.
- ❑ Indicate roof slopes and drain locations.
- ❑ Indicate type and extents of fall protection.
- ❑ Indicate means of safe suspended access.

WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- ❑ Describe air barrier types.

THERMAL BARRIERS (INSULATION)

Chapter 3

- ❑ Proposed insulation types and considerations
- ❑ Compare design performance model to design EUI.

FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- ❑ Describe fenestration types.

BELOW-GRADE WATERPROOFING

Chapter 3

- ❑ Describe approach to below-grade waterproofing.

OPERATIONS & MAINTENANCE

Chapter 3

- ❑ Describe approaches to fall protection and safe suspended access.



## Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)



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#### APPROVED PROGRAM & ADJACENCIES

Chapter 3

- Continued development of selected concept. Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, stairways, elevators, special spaces, and service spaces (with the principal spaces labeled).
- Dimensions for critical clearances, such as vehicle access, should be indicated. Office areas must show proposed layouts down to the office level of detail.
- Verify the integration between the approved program and the building concept is achievable, in tabular form, including net, usable and gross SF.

#### GENERAL INFORMATION

Chapter 3

- N/A

#### MECHANICAL SPACES

Chapter 3

- Drawing and narrative indicating plan for accessing and maintaining equipment, including clearance requirements for maintenance, operation, and removal
- Indicate distance and travel path from/to freight elevators and loading dock; include size & weight of equipment.

#### BUILDING & SERVICE SPACES

Chapter 3

- Floorplans of all service spaces, including mailrooms loading dock
- Provide analysis of loading dock in narrative format, along with any pertinent calculations.

#### DESIGN NARRATIVE & CALCULATIONS

Chapter 3

- Further refinement of narrative and calculations. Including acoustical calculations for envelope, interior walls/floors/ceilings, mechanical and electrical equipment. Heat transfer in building envelope, toilet fixture count, illumination/daylighting/glare, elevator analysis, loading dock analysis

#### DESIGN CONCEPTS

Chapter 3

- Further refinement of selected concept
- Floor plans, elevations showing fenestration, exterior materials, cast shadows
- Interior elevations of major spaces, building sections showing adequate space for all systems
- Color renderings, physical model to convey the architectural intent of the design
- Compare net, usable and gross SF of design concepts to program.

#### FINISHES

Chapter 3

- Description of interior finish materials, with detailed explanation for public spaces

#### MILLWORK

Chapter 3

- Identify millwork locations on plan.

#### FURNITURE, FIXTURES & EQUIPMENT

Chapter 3

- Show proposed furniture locations on plan.
- Indicate ALL critical dimensions for ABAAS and egress.

Section Continues (next page)



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#### OFFICE AREAS

Chapter 3

- Floorplan showing open office and enclosed office area/layout & typical workstation design intent
- Office areas comply with GSA's *Space Utilization Benchmark* and that the integration between the approved program and the building concept is achievable (this is also dependent on the tenant)

#### INTERIOR CONDITIONS

Chapter 3

- Interior conditions (noise, temperature, etc.) will contribute to occupant comfort at maximum occupant load levels
- Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.

#### INTERIOR FACILITIES

Chapter 3

- Toilet fixture count analysis

#### FLOOR-TO-FLOOR HEIGHTS

Chapter 3

- Sections, floor-to-floor, indicating ALL critical dimensions

#### EXTERIOR DESIGN

Chapter 3

- Elevations of major building facades
- List of exterior materials proposed (provide samples upon request)

#### INTERIOR DESIGN: MAJOR PUBLIC SPACES

Chapter 3

- Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points

#### BUILDING MASSING

Chapter 3

- Electronic model of final concept

#### ARCHITECTURAL CODE COMPLIANCE

Chapter 3

- Code analysis

#### SIGNAGE & WAYFINDING

Chapter 3

- N/A

Section Continues (previous page)



# Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)



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General Information

Sustainability

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Building Enclosure Systems

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### DESIGN LOADS

Chapter 4

- Finalize narrative and update schematic plans.

### FOUNDATIONS & GEOTECHNICAL

Chapter 4

- Finalize narrative with recommended preferred foundation approach with supporting information.
- Show foundations on schematic plans.

### VIBRATIONS

Chapter 4

- Finalize narrative, prepare preliminary calculations and include information on schematic plans.

### INNOVATIVE METHODS & MATERIALS

Chapter 4

- Finalize narrative and update schematic plans.

### STRUCTURAL SYSTEMS

Chapter 4

- Update narrative and schematic plans.
- Provide preliminary calculations verifying major member depths.

### STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

- Final narrative

### QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

- N/A

### HISTORIC CONSIDERATIONS

Chapter 4

- Final narrative

### PHYSICAL SECURITY

Chapter 4

- Update narrative and schematic plans, including FSL designation.
- Provide preliminary calculations verifying size of forced protection structural elements.

### CIVIL SITE

Chapter 4

- Update narrative and schematic plans.

### MISCELLANEOUS COMPONENTS

Chapter 4

- Update narrative and schematic drawings.



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**NARRATIVE**  
Chapter 5

Concept narrative to include:

- Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
- Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
- Equipment capacities, weights, sizes, and power requirements
- Description of heating, cooling, ventilating, and dehumidification systems for each major functional space
- Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions
- Fuel and utility requirements

**DRAWINGS**  
Chapter 5

Proposed system showing:

- Extent of existing HVAC to be removed if applicable
- Identification of spaces for mechanical equipment
- Air flow riser diagrams representing supply, return, outside air, and exhaust systems
- Water flow riser diagrams of the main mechanical systems

**ENERGY & WATER ANALYSIS**  
Chapter 5

- Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries
- Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
- Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
- Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)
- Water consumption calculations and analysis including make-up water for HVAC systems
- Fuel consumption estimates

**SPECIFICATIONS**  
Chapter 5

- Table of contents identifying specifications to be used on the project



## Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)



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#### SYSTEMS & EQUIPMENT Chapter 5

Update previous narrative to include:

- Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)

#### DRAWINGS Chapter 5

Update previous drawings to include:

- Systems schematics and flow diagrams
- Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building

#### CALCULATIONS Chapter 5

- Water consumption calculations and analysis including domestic water and irrigation

#### SPECIFICATIONS Chapter 5

- Specifications Table of Contents (TOC)



# Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)



## Construction Type

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## Project Phase

Pre-Award Concept

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**Final Concept**

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Structural

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### BASIS OF DESIGN

Chapter 6

Basis of design

### ONE LINE

Chapter 6

Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution

### DRAWINGS

Chapter 6

Further development of stacking, room sizes, equipment loading paths and locations of major equipment

### CALCULATIONS

Chapter 6

Approximate service size calculation + generators + onsite generation

### SPECIFICATION

Chapter 6

Specifications Table of Contents (TOC)





# Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)



## Construction Type

1 - DBB

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3 - DB Bridging

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## Project Phase

Pre-Award Concept

Post-Award Concept

**Final Concept**

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## Discipline

General Information

Sustainability

Urban Development

Building Enclosure Systems

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**Fire Protection**

Cost Estimating

Specialty Spaces

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### SYSTEMS DESIGN

Chapter 7

- Narrative description of the building's proposed construction features, means of egress system, water-based fire extinguishing systems, non water-based fire extinguishing systems, smoke control systems, fire alarm and emergency communication system, fire service access elevators (if applicable), occupant evacuation elevators (if applicable), etc.

### DRAWINGS

Chapter 7

Drawings (Floor Plans) showing:

- Equipment spaces for fire protection systems (fire pump, fire command center, etc.)
- Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes

### CALCULATIONS

Chapter 7

- N/A

### CODE ANALYSIS

Chapter 7

- Code analysis



# Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)



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**Cost Estimating**

Specialty Spaces

Historic Preservation

Art in Architecture

**COST VIABILITY**  
(Chapter, #, etc)

Cost Estimate- Executive Summary

**SUPPORTING COST ANALYSIS**  
(Chapter, #, etc)

Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the *P-120*

**COST PLAN**  
(Chapter, #, etc)

Cost Plan Update- *GSA Reports 3473, 3474*

**COST ESTIMATE**  
(Chapter, #, etc)

Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable)

**COST ESTIMATE: DETAIL**  
(Chapter, #, etc)

Cost Estimate- Detail line item cost reports

**COST ESTIMATE: CORE/SHELL, TI**  
(Chapter, #, etc)

Code Analysis

**VALUE ENGINEERING**  
(Chapter, #, etc)

Cost Estimate- Provide separate estimates for phased work, or bid alternates/options.

**PROJECT DEVELOPING ON-BUDGET**  
(Chapter, #, etc)

Demonstrate that the project is developing on-budget.  
 VM- List of cost-saving items that would collectively reduce the project cost to approximately 10% below budget

**QUALITY CONTROL REVIEW**  
(Chapter, #, etc)

QC Review- Verify that the final concept can be constructed within the project budget.

Construction Type

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Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)

COURTROOMS

Chapter 8

- Design is in keeping with GSA's Design Philosophy regarding Courtroom spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64*
- Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

SPECIALTY SPACES

Chapter 8

- N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Chapter 8

- List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*





## Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)



### Construction Type

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### Project Phase

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Post-Award Concept

**Final Concept**

DD - 100%

CD - 65%

CD - 95%

CD - Final

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Specialty Spaces

**Historic Preservation**

Art in Architecture

#### SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- 106 Compliance Preservation Report (iterative, as design develops-due with each submission)

#### DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- Report, Narrative, Photographs and Drawings detailing building size, location, materials, design, condition, and preservation design concepts. See *Design Guidelines* for detailed information and more information on requirements.

#### ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- N/A



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**Art in Architecture**

**ARCHITECTURAL  
DESIGN VALUES**

(Chapter, #, etc)

N/A

**PROCESS  
DOCUMENTATION**

(Chapter, #, etc)

N/A



# Submittal Matrix

## DELIVERY METHODS

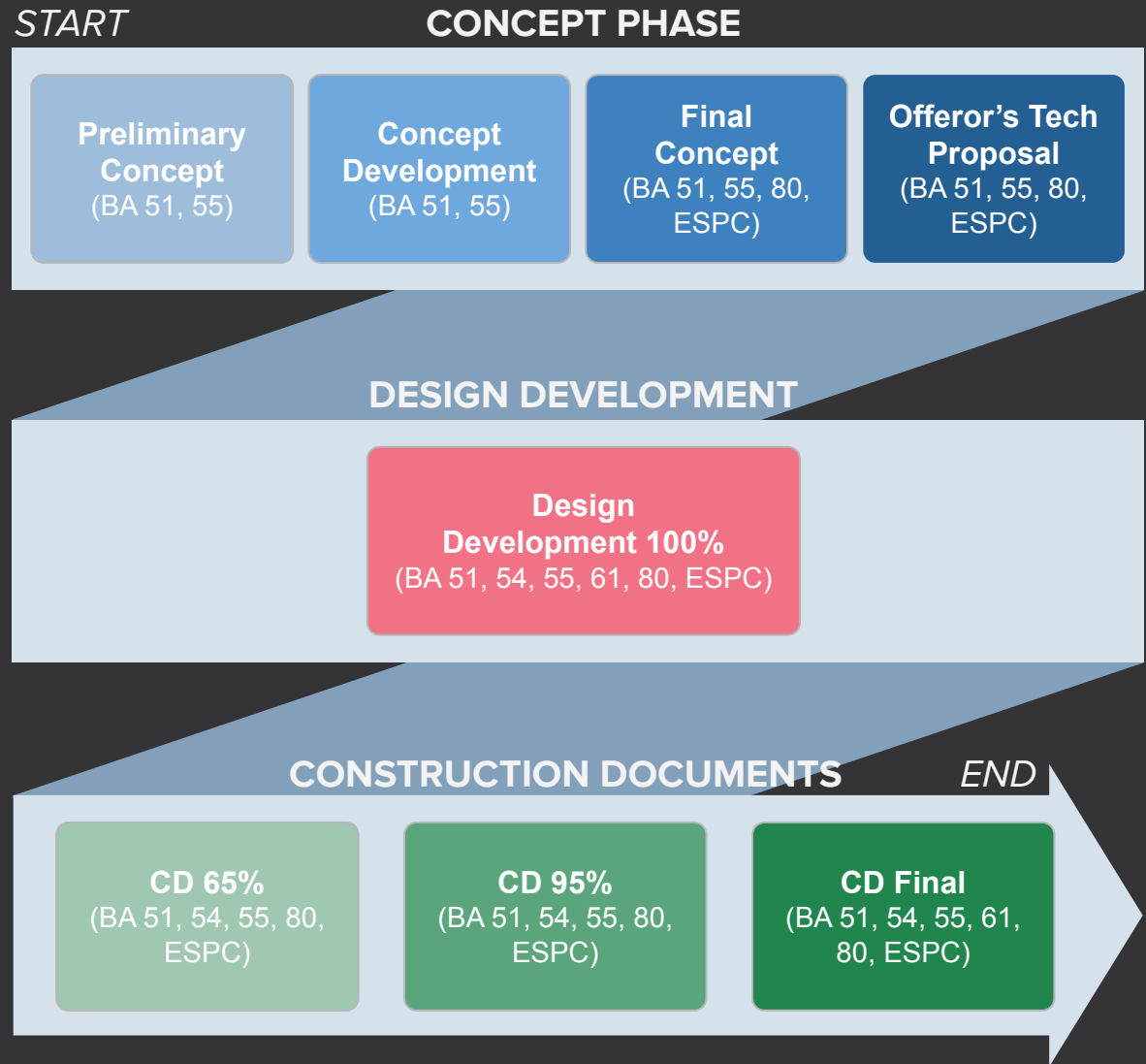
<b>BA51</b> New Construction	<b>BA61</b> Operating Funds for the purpose of repairs and alterations
<b>BA54</b> Minor Repair and Alterations	<b>BA80</b> Reimbursable Work Authorization
<b>BA55</b> Major Repair and Alterations	<b>ESPC</b> Energy Savings Performance Contract including utility projects

- 1 Design Bid Build
- 2 Design / Build
- 3 Design / Build / Bridging**
- 4 Construction Manager as Constructor

The submittal matrix is provided to document the baseline submittal requirements for the four project delivery methods and funding codes.

Project teams must still provide the standard of care for a fully constructible set of documents.

This matrix identifies items that GSA requires to validate that the project is moving forward while meeting the requirements of P100. Additional submittal requirements may be included in the project contract.





## Concept Design Bridging Set: Preliminary Concept (BA 51, 55)



### Construction Type

1 - DBB

2 - DB

**3 - DB Bridging**

4 - CMC

### Project Phase

**Preliminary Concept**

Concept Development

Final Concept

Offeror's Tech Proposal

DD - 100%

CD - 65%

CD - 95%

CD - Final

### Discipline

**General Information**

Sustainability

Urban Development

Building Enclosure Systems

Architecture / Interiors

Structural

Mechanical

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#### ABAAS

Chapter 1

- Narrative overview of any major accessibility/ABAAS compliance issues for each concept
- Provide sketches and additional narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program requirements significantly impacted such as facility serving a high number of people with disabilities).
- For alterations and renovations projects, provide narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2). For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.

#### BIM

Chapter 1

- BIM Execution Plan update
- Reality Capture documentation (for an existing building, or historic site, and if required by scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.)
- Source models to coordinate geolocation/geocoding of site and model orientation

#### BUILDING OPERATIONS & MAINTENANCE

Chapter 1

- Operations and Maintenance (O&M) Narrative for each of the alternatives. Compare and contrast the O&M benefits, challenges, and estimated LCC of each alternative.

#### OPERATIONAL EXCELLENCE

Chapter 1

- N/A

#### CLIMATE ADAPTATION / RESILIENCE

Chapter 1

- Provide a statement outlining proposed methods to manage the observed and expected changes in climate, based on the criteria in the statement of work (SOW) and the climate profile information provided by GSA.
- Identify project climate protection levels (CPLs) - outcome-focused, performance-based criteria that informed the POR and other project criteria/specifications and include a simple phased adaptation plan.
- Include the proposed method of documentation for each project design milestone to track that the design is able to adapt to changing conditions and include the thresholds to monitor the asset.
- A response template is available for use. The design team may use an alternate format but must include the content in the GSA template.

#### DESIGN COMMENTS

Chapter 1

- N/A

#### CODE AND SAFETY

Chapter 1

- Provide list of applicable codes.

#### P100 COMPLIANCE

Chapter 1

- Provide the P100 matrix with performance tiers identified.



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Project Phase

Preliminary Concept

Concept Development

Final Concept

Offeror's Tech Proposal

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**SUSTAINABLE STRATEGY NARRATIVE**  
Chapter 1.7

- Short sustainable strategy narrative for each design concept. Include LEED, energy (including EUI target), water, waste, and guiding principles.

**ACHIEVABLE LEED GOAL**  
Chapter 1.7.1

- Identify a preliminary LEED certification goal, including level and certification system.
- Address LEED achievement plans in the Sustainable Strategy Narrative.

**ENERGY NET ZERO**  
Chapter 1.7.2

- Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero was considered.

**WATER NET ZERO**  
Chapter 1.7.2

- Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero was considered.

**WASTE NET ZERO**  
Chapter 1.7.2.1

- N/A

**GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS**  
Chapter 1.7

- Achieve LEED BD+C silver or better, and consider *GSA's 2021 Guiding Principles Checklist*. Mention Guiding Principles compliance plan in Sustainable Strategy Narrative.

**ENERGY USE TARGET/MODEL**  
Chapter 1.8

- Provide initial energy usage intensity (EUI) design target. *GSA's Energy Use Target Guidance* can help streamline calculations.

**DAYLIGHTING**  
Chapter 1

- N/A

**LIFE CYCLE COSTING**  
Chapter 1

- N/A





## Concept Design Bridging Set: Preliminary Concept (BA 51, 55)

### SUSTAINABLE LOCATIONS

Chapter 2

- Provide short narrative of site's context regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages around and through the site.

### COLLABORATIVE DESIGN PROCESS

Chapter 2

- Provide graphics and short narrative to describe site's community planning context, with regard to land use, economic development, urban design, relevant history, etc. and how that context informs the concept.
- Summarize consultation with local officials (to include names of stakeholders consulted, meeting minutes, and whether the parties consulted appear to represent the array of local demographics and opinions or whether further outreach to additional groups is needed) and outline plans for further consultation.
- Highlight relative merits or challenges presented by the various concepts.

### ZONING ANALYSIS

Chapter 2

- Provide brief zoning and design guideline analysis of site and surroundings.
- Discuss any uncertainties that the proposed concept would align with local requirements.
- Note that local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure.

### DESIGN FOR PUBLIC USE

Chapter 2

- Provide narrative that identifies potential areas inside and outside the building that would be suitable for shared public use (incl. after hours). Highlight any significant challenges or opportunities to create such spaces.

### SITE / LANDSCAPE STRATEGY

Chapter 2

- Provide a short narrative and preliminary supportive diagrams on each design concept approach that clearly demonstrates site and landscape approach at a design scale.

### SILVER CERTIFICATION SITE APPROACH

Chapter 2

- Each design has considered SITES and how this will be achieved. Provide basic information on the components and relationship of the spatial layout strategy.

### STORMWATER MANAGEMENT

Chapter 2

- Each design has considered the overall site water balance and how that will be preserved and/or enhanced through the various proposals.

### LANDSCAPE IRRIGATION

Chapter 2

- Each design has considered the overall vegetation approach and how water required for irrigation will be harvested from non potable sources.

### LANDSCAPE DESIGN

Chapter 2

- Each design has considered the surface parking requirements of the project program and provided a spatial approach that meets specific criteria identified in the P100 Facility Standard.



## Construction Type

1 - DBB

2 - DB

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DD - 100%

CD - 65%

CD - 95%

CD - Final

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ENCLOSURE COMMISSIONING PLAN

Chapter 3

- Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.).
- Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.

VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- N/A

ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- N/A

THERMAL BARRIERS (INSULATION)

Chapter 3

- N/A

FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- Proposed fenestration systems are appropriate to the climate. Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

BELOW-GRADE WATERPROOFING

Chapter 3

- N/A

OPERATIONS & MAINTENANCE

Chapter 3

- N/A



## Concept Design Bridging Set: Preliminary Concept (BA 51, 55)

### APPROVED PROGRAM & ADJACENCIES

Chapter 3

- Approved Program and Adjacencies

### GENERAL INFORMATION

Chapter 3

- General Information

### MECHANICAL SPACES

Chapter 3

- Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment.

### BUILDING & SERVICE SPACES

Chapter 3

- Building and Service Spaces

### DESIGN NARRATIVE & CALCULATIONS

Chapter 3

- Design Narrative & Calculations

### DESIGN CONCEPTS

Chapter 3

- Three (3) overall building concept designs including drawings, BIM, renderings & photos
- Compare net, usable and gross SF of design concepts to program.

### FINISHES

Chapter 3

- N/A

### MILLWORK

Chapter 3

- N/A

### FURNITURE, FIXTURES & EQUIPMENT

Chapter 3

- N/A



Section Continues (next page)

## Construction Type

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**OFFICE AREAS**

Chapter 3

- N/A

**INTERIOR CONDITIONS**

Chapter 3

- N/A

**INTERIOR FACILITIES**

Chapter 3

- All support spaces identified with appropriate adjacencies and reasonable size related to the program
- Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load

**FLOOR-TO-FLOOR HEIGHTS**

Chapter 3

- Show a reasonable vertical profile that will allow for systems integration.
- Floor-to-floor heights are sufficient to accommodate any utilities/cabling/above ceiling requirements

**EXTERIOR DESIGN**

Chapter 3

- Show a reasonable representation of all of the exterior planes to include materiality and fenestration; describe the design intent for the enclosure system(s): (barrier wall, cavity wall, curtain wall, rain screen, etc.).
- Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain

**INTERIOR DESIGN: MAJOR PUBLIC SPACES**

Chapter 3

- N/A

**BUILDING MASSING**

Chapter 3

- Provide an electronic massing model to give a sense of the design including materiality and fenestration.

**ARCHITECTURAL CODE COMPLIANCE**

Chapter 3

- Show that no major obvious deficiencies are present in the design.
- Document any deficiencies or waivers required.
- Interior and exterior architectural features are code compliant

**SIGNAGE & WAYFINDING**

Chapter 3

- N/A

Section Continues (previous page)



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## Concept Design Bridging Set: Preliminary Concept (BA 51, 55)

### DESIGN LOADS

Chapter 4

- Prepare narrative that summarizes design loads.

### FOUNDATIONS & GEOTECHNICAL

Chapter 4

- Provide geotechnical report.
- Provide minutes from report recommendations discussion with GSA structural engineer.

### VIBRATIONS

Chapter 4

- N/A

### INNOVATIVE METHODS & MATERIALS

Chapter 4

- Identify any special materials or potential construction methods that are planned or could potentially be required.

### STRUCTURAL SYSTEMS

Chapter 4

- Narrative describing a minimum of three (3) alternatives schemes/materials (including superstructure and foundations) to be considered

### STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

- Narrative describing anticipated content of calculations including any special requirements that involve unusual features of the design or complex analysis methods

### QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

- N/A

### HISTORIC CONSIDERATIONS

Chapter 4

- Narrative that identifies historic status and related potential constraints

### PHYSICAL SECURITY

Chapter 4

- Narrative summarizing anticipated physical security requirements and standards. Include FSL information from FSC.

### CIVIL SITE

Chapter 4

- Narrative identifying project site characteristics and civil design challenges

### MISCELLANEOUS COMPONENTS

Chapter 4

- Narrative summarizing primary structural and facade attachments to the exterior of the building



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## Concept Design Bridging Set: Preliminary Concept (BA 51, 55)

### NARRATIVE Chapter 5

- Describe at least three HVAC Concepts for the proposed designs.
- Criteria to be used for Energy Goals
- Describe the Tiers to be used in the Mechanical Design.

### DRAWINGS Chapter 5

- Identify mechanical spaces.

### ENERGY & WATER ANALYSIS Chapter 5

- Develop all base assumptions.

### SPECIFICATIONS Chapter 5

- N/A



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# Concept Design Bridging Set: Preliminary Concept (BA 51, 55)

## SYSTEMS & EQUIPMENT Chapter 5

- Description of the water reduction goals
- Criteria to be used for Energy Goals (such as solar hot water)

## DRAWINGS Chapter 5

- N/A

## CALCULATIONS Chapter 5

- N/A

## SPECIFICATIONS Chapter 5

- N/A



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# Concept Design Bridging Set: Preliminary Concept (BA 51, 55)

<p><b>BASIS OF DESIGN</b> Chapter 6</p>	<p><input type="checkbox"/> Basis of design</p>
<p><b>ONE LINE</b> Chapter 6</p>	<p><input type="checkbox"/> N/A</p>
<p><b>DRAWINGS</b> Chapter 6</p>	<p><input type="checkbox"/> Show basic location of mechanical/electrical rooms.</p>
<p><b>CALCULATIONS</b> Chapter 6</p>	<p><input type="checkbox"/> N/A</p>
<p><b>SPECIFICATION</b> Chapter 6</p>	<p><input type="checkbox"/> N/A</p>



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SYSTEMS DESIGN

Chapter 7

- Design team fire protection engineer must provide a narrative regarding the applicable codes and standards, and special requirements referenced in P100 that relate to the site and the proposed occupancy use.
- Construction, protection, egress facilities, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases. adherence to all applicable codes and standards, and special requirements referenced in P100.

DRAWINGS

Chapter 7

- N/A

CALCULATIONS

Chapter 7

- N/A

CODE ANALYSIS

Chapter 7

- N/A



# Concept Design Bridging Set: Preliminary Concept (BA 51, 55)



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**COST VIABILITY**  
(Chapter, #, etc)

Cost Estimate

**SUPPORTING COST ANALYSIS**  
(Chapter, #, etc)

Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details

**COST PLAN**  
(Chapter, #, etc)

Cost Plan

**COST ESTIMATE**  
(Chapter, #, etc)

QC Review A-E Estimate

**COST ESTIMATE: DETAIL**  
(Chapter, #, etc)

N/A

**COST ESTIMATE: CORE/SHELL, TI**  
(Chapter, #, etc)

N/A

**VALUE ENGINEERING**  
(Chapter, #, etc)

N/A

**PROJECT DEVELOPING ON-BUDGET**  
(Chapter, #, etc)

N/A

**QUALITY CONTROL REVIEW**  
(Chapter, #, etc)

N/A



**COURTROOMS**

Chapter 8

N/A

**SPECIALTY SPACES**

Chapter 8

N/A

**CUSTOMER DESIGN  
GUIDE DEVIATIONS**

Chapter 8

List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*



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SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- ❑ Narrative addressing treatment of historic property on sites acquired for new construction, visual impact of new construction on adjoining historic property, planned mitigation for affected archeological resources, treatment of preservation zones in GSA-controlled historic buildings. Consult Regional Historic Preservation Officer and *Building Preservation Plan*.

DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- ❑ BIM used as required per contract, or as otherwise agreed, to support Section 106 compliance. These uses may influence earlier phases in laser scanning, photogrammetry, photo-documentation and the inclusion of this information in the modelling effort.

ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- ❑ Assess potential for archeological artifacts before site acquisition and before initiating design for work requiring ground disturbance on federally controlled property-consult Regional Historic Preservation Officer regarding 106 compliance requirements.



**ARCHITECTURAL  
DESIGN VALUES**  
(Chapter, #, etc)

N/A

**PROCESS  
DOCUMENTATION**  
(Chapter, #, etc)

N/A



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ABAAS  
Chapter 1

- Narrative of accessibility strategy addressing accessible routes, toilet rooms, ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility. For any unique/specialty spaces (courtrooms, assembly, exhibit, etc.), address key access issues including number of accessible spaces.
- Alterations/additions: Describe accessibility barriers technically infeasible (as defined by ABAAS) to remedy and alternatives to provide access.
- Historic Preservation: Identify any ABAAS exceptions, the reasoning for it, and likelihood for concurrence by the appropriate historic preservation officer or council.
- Diagrams and drawings:
- Site - Proposed accessible routes for pedestrians from proposed accessible surface parking locations, drop-off and public transit to front entrance to include locations of ramps, curb cuts and viewability as applicable
- Building - Proposed accessible routes for pedestrians from main entrances and proposed accessible in-building parking locations, to elevator lobbies, accessible bathrooms and primary function spaces as applicable.
- Highlight areas where accessibility may conflict with other building systems/components. Cite local codes and restrictions in addition to ABAAS

BIM  
Chapter 1

- BIM Execution Plan update
- Source Models
- IFC model translations
- Modeled spatial validation / calculations
- Division 1 Specifications Sections on BIM

BUILDING OPERATIONS  
& MAINTENANCE  
Chapter 1

- Refine the O&M Narrative submission for the chosen alternative from the previous submission.

OPERATIONAL  
EXCELLENCE  
Chapter 1

- Submit *Operational Excellence Concept Checklist*.

CLIMATE ADAPTATION /  
RESILIENCE  
Chapter 1

- At each subsequent phase of the design development, if the POR is updated, then update the statement to reflect relevant findings and changes. Identify strategies and elements in the drawings and reference in the statement.

DESIGN COMMENTS  
Chapter 1

- Highlight relevant responses to previous submission comments.

CODE AND SAFETY  
Chapter 1

- N/A

P100 COMPLIANCE  
Chapter 1

- Update the P100 matrix.



## Concept Design Bridging Set: Concept Development (BA 51, 55)



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#### SUSTAINABLE STRATEGY NARRATIVE Chapter 1.7

- Narrative detailing the integrated design process, the design's sustainability strategy, and technologies that are expected to help achieve building performance.

#### ACHIEVABLE LEED GOAL Chapter 1.7.1

- Draft LEED scorecard with expected points, possible points, and points that are unlikely or not applicable.

#### ENERGY NET ZERO Chapter 1.7.2

- Narrative describing type and size of renewable energy generating equipment, if any, planned for the project
- Identify any infrastructure for post-project additional renewable installation, or any plans for more renewables to be added post-project.

#### WATER NET ZERO Chapter 1.7.2

- Narrative describing any water net zero strategies

#### WASTE NET ZERO Chapter 1.7.2.1

- Describe strategy for managing waste in the Sustainable Strategy Narrative.
- Identify appropriate space for waste net zero activities in the drawings.

#### GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1.7

- Complete *GSA's Guiding Principles Checklist*. Ensure project scope meets their requirements to be on track for compliance.

#### ENERGY USE TARGET/MODEL Chapter 1.8

- Develop a Design Performance Model to compare to the design EUI.

#### DAYLIGHTING Chapter 1

- Narrative describing daylight, view and glare strategy including initial calculations to meet *Designing for Daylight*

#### LIFE CYCLE COSTING Chapter 1

- N/A



## Concept Design Bridging Set: Concept Development (BA 51, 55)



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#### SUSTAINABLE LOCATIONS

Chapter 2

- Provide additional detail, as appropriate, to properly evaluate the concept.

#### COLLABORATIVE DESIGN PROCESS

Chapter 2

- Include graphics and narrative to provide additional detail, as appropriate, to properly evaluate the concept and its ability to align with local planning, design, and development goals.

#### ZONING ANALYSIS

Chapter 2

- Provide additional details as appropriate to evaluate the concept.

#### DESIGN FOR PUBLIC USE

Chapter 2

- Provide additional details as appropriate to evaluate the concept.

#### SITE / LANDSCAPE STRATEGY

Chapter 2

- Extended narrative and supporting diagrams describing the site layout spatial design approach, including all critical site relationships both architectural and non architectural, site hydrology and circulation systems, all critical design spot elevations (including adjacent landscape) finished floor elevations, and all discrete spatial site features being proposed.
- Critical areas depicting the landscape should be provided including an illustrative plan, critical illustrative sections, and critical landscape architectural renderings that depict the design character and quality of the proposal.

#### SILVER CERTIFICATION SITE APPROACH

Chapter 2

- SITES scorecard with expected points, possible points, and points not applicable.

#### STORMWATER MANAGEMENT

Chapter 2

- Various approaches to achieve compliance with EISA section 438 and SITES Credit 3.3- for 6 points are identified for the project and site systems are diagrammed.
- A separate brief submission is required to demonstrate compliance with EISA section 438. Any potential project divergence from following the intent of the Federal Law needs to be raised to the full client team at this time and consultation with Project Management staff and National Subject Matter experts needs to begin in earnest.

#### LANDSCAPE IRRIGATION

Chapter 2

- Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for the project.

#### LANDSCAPE DESIGN

Chapter 2

- Various approaches to achieve compliance with the P100 Facility Standard for Parking Field design have been explored. Each approach provides a rough order of magnitude assessment of total parking stalls proposed, impact and relationship to site hydrology and architectural layout, and a diagram legend with the overall paved surface being proposed relative to the total parking provided.
- All vegetation required for Parking Field design are calculated and located within the Parking Field as per the design requirement.





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ENCLOSURE COMMISSIONING PLAN

Chapter 3

- Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.).
- Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.

VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- N/A

ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability
- List any unique environmental/climate conditions that may impact proposed system.

WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- N/A

THERMAL BARRIERS (INSULATION)

Chapter 3

- N/A

FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- Proposed fenestration systems are appropriate to the climate. Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

BELOW-GRADE WATERPROOFING

Chapter 3

- Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance

OPERATIONS & MAINTENANCE

Chapter 3

- Proposed enclosure systems are accessible for regular maintenance



## Concept Design Bridging Set: Concept Development (BA 51, 55)

### APPROVED PROGRAM & ADJACENCIES Chapter 3

- All major spaces identified with appropriate adjacencies and reasonable size related to the program by division or areas

### GENERAL INFORMATION Chapter 3

- Project objectives and scope. Area of work plans.

### MECHANICAL SPACES Chapter 3

- Plans identifying support spaces with appropriate adjacencies and reasonable size related to the program
- Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment

### BUILDING & SERVICE SPACES Chapter 3

- N/A

### DESIGN NARRATIVE & CALCULATIONS Chapter 3

- Short narrative on each design concept. Include summary sheet of calculations showing all assumptions, applicable codes and standards referenced, and conclusions.
- Calculations should include engineering sketches.

### DESIGN CONCEPTS Chapter 3

- Refinement of selected concept, additional detail in drawings and BIM model
- Compare net, usable and gross SF of design concept to program.

### FINISHES Chapter 3

- N/A

### MILLWORK Chapter 3

- N/A

### FURNITURE, FIXTURES & EQUIPMENT Chapter 3

- N/A



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**OFFICE AREAS**  
Chapter 3

N/A

**INTERIOR CONDITIONS**  
Chapter 3

N/A

**INTERIOR FACILITIES**  
Chapter 3

N/A

**FLOOR-TO-FLOOR HEIGHTS**  
Chapter 3

Sections, floor-to-floor, indicating ALL critical dimensions

**EXTERIOR DESIGN**  
Chapter 3

Floor and Roof Elevations, Labeled

**INTERIOR DESIGN: MAJOR PUBLIC SPACES**  
Chapter 3

- Elevations of major public spaces
- Interior design for major public spaces aligns with building architectural requirements

**BUILDING MASSING**  
Chapter 3

Provide an electronic massing model on a common base, for each design scheme. No fenestration.

**ARCHITECTURAL CODE COMPLIANCE**  
Chapter 3

N/A

**SIGNAGE & WAYFINDING**  
Chapter 3

Identify public vs. private areas, identify paths of travel.



Section Continues (previous page)

Construction Type

1 - DBB

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Offeror's Tech Proposal

DD - 100%

CD - 65%

CD - 95%

CD - Final

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## Concept Design Bridging Set: Concept Development (BA 51, 55)



### DESIGN LOADS

Chapter 4

- Update narrative.
- List design loads on schematic plans.

### FOUNDATIONS & GEOTECHNICAL

Chapter 4

- Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach

### VIBRATIONS

Chapter 4

- Narrative addressing potential vibration issues associated with selected structural scheme

### INNOVATIVE METHODS & MATERIALS

Chapter 4

- Update narrative.
- Provide schematic plans showing location of innovative materials and notes for special construction methods.

### STRUCTURAL SYSTEMS

Chapter 4

- Update narrative identifying strengths and weaknesses of alternatives.
- Provide schematic plans showing recommended approach.

### STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

- Coordinate project calculation package requirements with GSA Structural Engineer.
- Update narrative.

### QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

- N/A

### HISTORIC CONSIDERATIONS

Chapter 4

- Update narrative.

### PHYSICAL SECURITY

Chapter 4

- Update narrative, including FSL designation.
- Identify special requirements on schematic plans.

### CIVIL SITE

Chapter 4

- Update narrative.
- Provide schematic site plans.

### MISCELLANEOUS COMPONENTS

Chapter 4

- Update narrative.
- Provide schematic drawings showing locations.

## Construction Type

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## Concept Design Bridging Set: Concept Development (BA 51, 55)

### NARRATIVE Chapter 5

- Comparison of the three mechanical systems and equipment for the selected design
- Criteria used for Energy Analysis of each of the three systems
- Identify how Tier criteria is used in each of the three options
- Refined Rough order of Magnitude for each of the three choices

### DRAWINGS Chapter 5

- Describe at least three HVAC Concepts for the proposed designs.
- Criteria to be used for Energy Goals
- Describe the Tiers to be used in the Mechanical Design.

### ENERGY & WATER ANALYSIS Chapter 5

- Apply Base Assumptions to each of the 3 mechanical concepts.
- Provide a dew point analysis.

### SPECIFICATIONS Chapter 5

- Table of contents identifying specifications to be used on the project



## Construction Type

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### SYSTEMS & EQUIPMENT

Chapter 5

Update previous narrative to include:

- Domestic cold water
- Domestic hot water
- Sanitary systems
- Storm drainage
- Irrigation

### DRAWINGS

Chapter 5

- Proposed building zoning and major piping runs
- Locations of proposed plumbing fixtures and equipment

### CALCULATIONS

Chapter 5

- Rough order of magnitude water consumption calculations

### SPECIFICATIONS

Chapter 5

- Specifications Table of Contents (TOC)



# Concept Design Bridging Set: Concept Development (BA 51, 55)

## BASIS OF DESIGN

Chapter 6

Basis of design

## ONE LINE

Chapter 6

N/A

## DRAWINGS

Chapter 6

Stacking, basic room sizes, and locations of major equipment

## CALCULATIONS

Chapter 6

N/A

## SPECIFICATION

Chapter 6

N/A



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SYSTEMS DESIGN

Chapter 7

N/A

DRAWINGS

Chapter 7

N/A

CALCULATIONS

Chapter 7

N/A

CODE ANALYSIS

Chapter 7

N/A





# Concept Design Bridging Set: Concept Development (BA 51, 55)



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### COST VIABILITY

(Chapter, #, etc)

Cost Estimate

### SUPPORTING COST ANALYSIS

(Chapter, #, etc)

Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details

### COST PLAN

(Chapter, #, etc)

Cost Plan

### COST ESTIMATE

(Chapter, #, etc)

QC Review A-E Estimate

### COST ESTIMATE: DETAIL

(Chapter, #, etc)

N/A

### COST ESTIMATE: CORE/SHELL, TI

(Chapter, #, etc)

N/A

### VALUE ENGINEERING

(Chapter, #, etc)

N/A

### PROJECT DEVELOPING ON-BUDGET

(Chapter, #, etc)

N/A

### QUALITY CONTROL REVIEW

(Chapter, #, etc)

N/A



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COURTROOMS

Chapter 8

- Design is in keeping with GSA's Design Philosophy regarding Courtroom Spaces as laid out in the *U.S. courts Design Guide* and *USMS Publication 64*
- Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

SPECIALTY SPACES

Chapter 8

- N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Chapter 8

- List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*



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SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- ❑ 106 Compliance Preservation Report (iterative with each submission) - narrative, photos, drawings explaining preservation design issues and proposed solutions. See *Appendix A* for report outline template

DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- ❑ Existing major site utilities

ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- ❑ Archeological compliance submittals in accordance with 106 consultation terms for projects involving ground disturbance - coordinate with RHPO



**ARCHITECTURAL  
DESIGN VALUES**  
(Chapter, #, etc)

- Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values
- Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project.

**PROCESS  
DOCUMENTATION**  
(Chapter, #, etc)

- N/A



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# Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)



## Construction Type

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CD - 65%

CD - 95%

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### ABAAS

Chapter 1

- Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues
- Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways.
- Show all required clearances of accessible routes to include widths of corridors, non complying projections, floor transitions, lighting and clear floor areas at all doors along route.

### BIM

Chapter 1

- DB package and deliverables should be tailor to the specifics of the project and DB approach. the list below is a suggestion of needs:
- Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program. Final Concept model contains SDM data for all spaces/rooms if bridging used as proof of spatial design.
  - Bidding model for procurement purposes / bidding release - model stripped of details that would prevent transfer of design risk to design-build contractor
  - IFC File export from Design BIM -record IFC
  - Concept COBie Spreadsheet - if Bridging used to prove out mechanical performance of design
  - BIM QC Checklist: Identifies what is currently contained in Design BIM
  - updated Energy BIM Model files (if required as part of bridging design)
  - BIM Interoperability Tool Model Check Report validating Model contains all CDX attributes and appropriate design data : helpful if model is transferred to DB team for use.
  - Final 3D Design Coordination Report
  - Final Division 1 Specifications Sections on BIM

### BUILDING OPERATIONS & MAINTENANCE

Chapter 1

- Final Concept O&M Narrative, *Operational Excellence Checklist* submission.

### OPERATIONAL EXCELLENCE

Chapter 1

- Narrative discussing plans for exterior operations and maintenance (window washing, relamping, etc.)

### CLIMATE ADAPTATION / RESILIENCE

Chapter 1

- Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes.
- Identify strategies and elements in the drawings and reference in the statement.

### DESIGN COMMENTS

Chapter 1

- Highlight relevant responses to previous submission comments.
- Provide a list of any outstanding substantive comments that have not been resolved.

### CODE AND SAFETY

Chapter 1

- Provide narrative statement that the proposed design will comply with the applicable codes.
- Provide assessment of any hazardous materials.

### P100 COMPLIANCE

Chapter 1

- Updated P100 matrix with statement that the proposed design will comply with P100 and the performance tiers
- List any approved waivers.



## Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)



### SUSTAINABLE STRATEGY NARRATIVE Chapter 1.7

- Clearly identify sustainable design strategies on the drawings.

### ACHIEVABLE LEED GOAL Chapter 1.7.1

- Updated LEED scorecard showing enough points expected to meet contractual requirement

### ENERGY NET ZERO Chapter 1.7.2

- Finalized description of renewables planned for the project
- Identify location and amount of any renewable equipment planned for post-project addition.

### WATER NET ZERO Chapter 1.7.2

- Finalized water strategy, and clear designation of components within the drawings

### WASTE NET ZERO Chapter 1.7.2.1

- Finalized waste strategy, and clear designation of components within the drawings

### GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1.7

- Update *Guiding Principles Checklist* if/as appropriate.

### ENERGY USE TARGET/MODEL Chapter 1.8

- Develop Building Energy Model to compare to the design EUI.
- Energy consumption calculations and analysis

### DAYLIGHTING Chapter 1

- Finalize narrative and calculations showing compliance with *Designing for Daylight*.

### LIFE CYCLE COSTING Chapter 1

- N/A

## Construction Type

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DD - 100%

CD - 65%

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SUSTAINABLE LOCATIONS

Chapter 2

- Provide final analysis of the concept's status with regard to P100 sustainable location standards, including transit access and walkability.

COLLABORATIVE DESIGN PROCESS

Chapter 2

- Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals.
- Highlight any outstanding uncertainties or opportunities that require further consultation or analysis.
- Per P100, local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure; the concept package must clarify any relevant areas that have not yet resolved relevant issues.

ZONING ANALYSIS

Chapter 2

- Provide final zoning analysis. Describe status of local review and comment.

DESIGN FOR PUBLIC USE

Chapter 2

- Provide additional details as appropriate to evaluate the concept.
- For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.
- For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities.

SITE / LANDSCAPE STRATEGY

Chapter 2

- All site strategies are clearly shown and identified within the drawings and further developed from the second peer review stage with all peer review commentary responded to.

SILVER CERTIFICATION SITE APPROACH

Chapter 2

- Update SITES scorecard showing enough points achievable to meet contracted requirement and all possible points that require owner operational commitments are identified.

STORMWATER MANAGEMENT

Chapter 2

- Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3- for 6 points are prepared and submitted

LANDSCAPE IRRIGATION

Chapter 2

- Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points

LANDSCAPE DESIGN

Chapter 2

- Narrative and drawings with requisite calculations, including permeable and impermeable area, number of parking stalls, number of trees required and proposed, and sustainable features such as biofiltration areas, level spreaders, infiltration chambers, etc.



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ENCLOSURE COMMISSIONING PLAN

Chapter 3

- Draft PRELIMINARY Building Enclosure Commissioning (BECx) Plan.
- Identify any testing required to address risk inherent in the design intent.

VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- Describe mockup type(s) required to develop consensus for the design intent and/or prove system performance.
- Describe quantity, type(s), size(s), and complexity of required mock-ups.

ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- Describe roofing type(s). Indicate roof slopes and drain locations.
- Indicate type and extents of fall protection.
- Indicate means of safe suspended access.

WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- Establish requirements for air barriers.

THERMAL BARRIERS (INSULATION)

Chapter 3

- Establish requirements for thermal barriers.

FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- Establish requirements for fenestration types.

BELOW-GRADE WATERPROOFING

Chapter 3

- Establish requirements for below-grade waterproofing.

OPERATIONS & MAINTENANCE

Chapter 3

- Establish requirements for fall protection and safe suspended access.







## Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)



### Construction Type

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#### APPROVED PROGRAM & ADJACENCIES

Chapter 3

- Drawings should include at a minimum: entrances, lobbies, corridors, stairways, elevators, work areas, special spaces, mechanical rooms for major equipment and air handlers, and service spaces (with the principal spaces labeled).
- Dimensions for critical clearances, such as vehicle access, should be indicated.
- Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations.

#### GENERAL INFORMATION

Chapter 3

- N/A

#### MECHANICAL SPACES

Chapter 3

- Floorplans of mechanical rooms for major equipment and air handlers

#### BUILDING & SERVICE SPACES

Chapter 3

- Floorplans of all service spaces, including mailrooms and loading dock/access

#### DESIGN NARRATIVE & CALCULATIONS

Chapter 3

- Extended narrative and further developed calculations. Calculations must refer to code, paragraph of code used, standards, and text books used for specific portion of calculation.

#### DESIGN CONCEPTS

Chapter 3

- Further refinement of selected concept. Floor plans, elevations showing fenestration, exterior materials, cast shadows.
- Interior elevations of major spaces, building sections showing adequate space for all systems
- Color renderings, physical model to convey the architectural intent of the design
- Compare net, usable and gross SF of design concepts to program.

#### FINISHES

Chapter 3

- Description of interior finish materials, with detailed explanation for public spaces

#### MILLWORK

Chapter 3

- Identify millwork locations on plan.

#### FURNITURE, FIXTURES & EQUIPMENT

Chapter 3

- Show proposed furniture locations on plan. Indicate ALL critical dimensions for ABAAS and egress.

Section Continues (next page)



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OFFICE AREAS

Chapter 3

- Floorplan showing open office and enclosed office area/layout & typical workstation design intent
- Office areas comply with GSA's *Space Utilization Benchmark* and that the integration between the approved program and the building concept is achievable (this is also dependent on the tenant)

INTERIOR CONDITIONS

Chapter 3

- Interior conditions (noise, temperature, etc.) will contribute to occupant comfort at maximum occupant load levels
- Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.

INTERIOR FACILITIES

Chapter 3

- Toilet fixture count analysis

FLOOR-TO-FLOOR HEIGHTS

Chapter 3

- N/A

EXTERIOR DESIGN

Chapter 3

- Elevations of major building facades; List of exterior materials proposed (provide samples upon request)

INTERIOR DESIGN: MAJOR PUBLIC SPACES

Chapter 3

- Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points

BUILDING MASSING

Chapter 3

- Electronic model of final concept

ARCHITECTURAL CODE COMPLIANCE

Chapter 3

- Code analysis

SIGNAGE & WAYFINDING

Chapter 3

- N/A

Section Continues (previous page)



## Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)



### Construction Type

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#### DESIGN LOADS

Chapter 4

- Finalize narrative and update schematic plans.

#### FOUNDATIONS & GEOTECHNICAL

Chapter 4

- Finalize narrative with recommended preferred foundation approach with supporting information.
- Show foundations on schematic plans.

#### VIBRATIONS

Chapter 4

- Finalize narrative, prepare preliminary calculations and include information on schematic plans.

#### INNOVATIVE METHODS & MATERIALS

Chapter 4

- Finalize narrative and update schematic plans.

#### STRUCTURAL SYSTEMS

Chapter 4

- Update narrative and schematic plans.
- Provide preliminary calculations verifying major member depths.

#### STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

- Final narrative

#### QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

- N/A

#### HISTORIC CONSIDERATIONS

Chapter 4

- Final narrative

#### PHYSICAL SECURITY

Chapter 4

- Update narrative and schematic plans, including FSL designation.
- Provide preliminary calculations verifying size of forced protection structural elements.

#### CIVIL SITE

Chapter 4

- Update narrative and schematic plans.

#### MISCELLANEOUS COMPONENTS

Chapter 4

- Update narrative and schematic drawings.



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**NARRATIVE**  
Chapter 5

Concept narrative to include:

- Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
- Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
- Equipment capacities, weights, sizes, and power requirements
- Description of heating, cooling, ventilating, and dehumidification systems for each major functional space
- Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions
- Fuel and utility requirements

**DRAWINGS**  
Chapter 5

Proposed system showing:

- Extent of existing HVAC to be removed if applicable
- Identification of spaces for mechanical equipment
- Air flow riser diagrams representing supply, return, outside air, and exhaust systems
- Water flow riser diagrams of the main mechanical systems

**ENERGY & WATER ANALYSIS**  
Chapter 5

- Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries-
- Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
- Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
- Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)
- Water consumption calculations and analysis including make-up water for HVAC systems
- Fuel consumption estimates

**SPECIFICATIONS**  
Chapter 5

- Table of contents identifying specifications to be used on the project



## Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)

### SYSTEMS & EQUIPMENT

Chapter 5

Update previous narrative to include:

- Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)

### DRAWINGS

Chapter 5

Update previous drawings to include:

- Systems schematics and flow diagrams
- Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building

### CALCULATIONS

Chapter 5

- Water consumption calculations and analysis including domestic water and irrigation

### SPECIFICATIONS

Chapter 5

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## Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)

### **BASIS OF DESIGN** Chapter 6

- Basis of design

### **ONE LINE** Chapter 6

- Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution

### **DRAWINGS** Chapter 6

- Further development of stacking, room sizes, equipment loading paths and locations of major equipment

### **CALCULATIONS** Chapter 6

- Approximate service size calculation + generators + onsite generation

### **SPECIFICATION** Chapter 6

- Specifications Table of Contents (TOC)



## Construction Type

1 - DBB

2 - DB

**3 - DB Bridging**

4 - CMC

## Project Phase

Preliminary Concept

Concept Development

**Final Concept**

Offeror's Tech Proposal

DD - 100%

CD - 65%

CD - 95%

CD - Final

## Discipline

General Information

Sustainability

Urban Development

Building Enclosure Systems

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Plumbing

**Electrical**

Fire Protection

Cost Estimating

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## Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)

### SYSTEMS DESIGN

Chapter 7

- Narrative description of the building's proposed construction features, means of egress system, water-based fire extinguishing systems, non water-based fire extinguishing systems, smoke control systems, fire alarm and emergency communication system, fire service access elevators (if applicable), occupant evacuation elevators (if applicable), etc.

### DRAWINGS

Chapter 7

Drawings Floor plans showing:

- Equipment spaces for fire protection systems (fire pump, fire command center, etc.)
- Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes

### CALCULATIONS

Chapter 7

- N/A

### CODE ANALYSIS

Chapter 7

- Code analysis



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#### **COST VIABILITY**

(Chapter, #, etc)

- Cost Estimate- Executive Summary

#### **SUPPORTING COST ANALYSIS**

(Chapter, #, etc)

- Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the *P-120*

#### **COST PLAN**

(Chapter, #, etc)

- Cost Plan Update- *GSA Reports 3473, 3474*

#### **COST ESTIMATE**

(Chapter, #, etc)

- Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable)

#### **COST ESTIMATE: DETAIL**

(Chapter, #, etc)

- Cost Estimate- Detail line item cost reports

#### **COST ESTIMATE: CORE/SHELL, TI**

(Chapter, #, etc)

- Cost Estimate- Detail line item cost reports

#### **VALUE ENGINEERING**

(Chapter, #, etc)

- Cost Estimate- Provide separate estimates for phased work, or bid alternates/options

#### **PROJECT DEVELOPING ON-BUDGET**

(Chapter, #, etc)

- Demonstrate that the project is developing on-budget
- VM- List of cost-saving items that would collectively reduce the project cost to approximately 10% below budget

#### **QUALITY CONTROL REVIEW**

(Chapter, #, etc)

- Verify that the final concept can be constructed within the project budget





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COURTROOMS

Chapter 8

- Design is in keeping with GSA's Design Philosophy regarding Courtroom Spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64*
- Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

SPECIALTY SPACES

Chapter 8

- N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Chapter 8

- List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*





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**SITE PRESERVATION REQUIREMENTS**  
(Chapter, #, etc)

- 106 Compliance Preservation Report (iterative, as design develops-due with each submission)

**DOCUMENT EXISTING CONDITIONS**  
(Chapter, #, etc)

- Report, Narrative, Photographs and Drawings detailing building size, location, materials, design, condition, and preservation design concepts.
- See Design Guidelines for detailed information and more information on requirements.

**ARCHEOLOGICAL CONDITIONS**  
(Chapter, #, etc)

- N/A





**ARCHITECTURAL  
DESIGN VALUES**  
(Chapter, #, etc)

N/A

**PROCESS  
DOCUMENTATION**  
(Chapter, #, etc)

N/A



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### ABAAS

Chapter 1

- Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues
- Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways.
- Show all required clearances of accessible routes to include widths of corridors, non complying projections, floor transitions, lighting and clear floor areas at all doors along route.

### BIM

Chapter 1

- DB package and deliverables should be tailor to the specifics of the project and DB approach. the list below is a suggestion of needs:
- Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program. Final Concept model contains SDM data for all spaces/rooms if bridging used as proof of spatial design.
  - Bidding model for procurement purposes / bidding release - model stripped of details that would prevent transfer of design risk to design-build contractor
  - IFC File export from Design BIM -record IFC
  - Concept COBie Spreadsheet - if Bridging used to prove out mechanical performance of design
  - BIM QC Checklist: Identifies what is currently contained in Design BIM
  - updated Energy BIM Model files (if required as part of bridging design)
  - BIM Interoperability Tool Model Check Report validating Model contains all CDX attributes and appropriate design data : helpful if model is transferred to DB team for use.
  - Final 3D Design Coordination Report
  - Final Division 1 Specifications Sections on BIM

### BUILDING OPERATIONS & MAINTENANCE

Chapter 1

- Final Concept O&M Narrative, *Operational Excellence Checklist* submission.

### OPERATIONAL EXCELLENCE

Chapter 1

- Narrative discussing plans for exterior operations and maintenance (window washing, relamping, etc.)

### CLIMATE ADAPTATION / RESILIENCE

Chapter 1

- Submit revised statement to reflect the relevant findings and changes explicitly noting the climate readiness elements that are included and excluded in the proposal.
- If the POR is updated, then update the statement to reflect relevant findings and changes.
- Identify strategies and elements in the drawings and reference in the statement.

### DESIGN COMMENTS

Chapter 1

- Highlight relevant responses to previous submission comments.
- Provide a list of any outstanding substantive comments that have not been resolved.

### CODE AND SAFETY

Chapter 1

- Provide narrative statement that the proposed design will comply with the applicable codes.
- Safety narrative including hazardous materials, fall protection, and arc flash requirements.

### P100 COMPLIANCE

Chapter 1

- Updated P100 matrix with statement that the proposed design will comply with P100 and the performance tiers
- List any approved waivers.



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### SUSTAINABLE STRATEGY NARRATIVE Chapter 1.7

- Clearly identify sustainable design strategies on the drawings.

### ACHIEVABLE LEED GOAL Chapter 1.7.1

- Updated LEED scorecard showing enough points expected to meet contractual requirement

### ENERGY NET ZERO Chapter 1.7.2

- Finalized description of renewables planned for the project
- Identify location and amount of any renewable equipment planned for post-project addition.

### WATER NET ZERO Chapter 1.7.2

- Finalized description of renewables planned for the project.
- Identify location and amount of any renewable equipment planned for post-project addition.

### WASTE NET ZERO Chapter 1.7.2.1

- Finalized waste strategy, and clear designation of components within the drawings.

### GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1.7

- Update *Guiding Principles Checklist* if/as appropriate.

### ENERGY USE TARGET/MODEL Chapter 1.8

- Develop Building Energy Model to compare to the design EUI.
- Energy consumption calculations and analysis

### DAYLIGHTING Chapter 1

- Finalize narrative and calculations showing compliance with *Designing for Daylight*

### LIFE CYCLE COSTING Chapter 1

- Provide detailed LCC for equipment that use energy or water



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#### SUSTAINABLE LOCATIONS

Chapter 2

- Provide final analysis of the concept's status with regard to P100 sustainable location standards, incl. transit access and walkability.

#### COLLABORATIVE DESIGN PROCESS

Chapter 2

- Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals.
- Highlight any outstanding uncertainties or opportunities that require further consultation or analysis.
- Per P100, local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure; the concept package must clarify any relevant areas that have not yet resolved relevant issues.

#### ZONING ANALYSIS

Chapter 2

- Provide final zoning analysis. Describe status of local review and comment.

#### DESIGN FOR PUBLIC USE

Chapter 2

- Provide additional details as appropriate to evaluate the concept.
- For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.
- For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities.

#### SITE / LANDSCAPE STRATEGY

Chapter 2

- All site strategies are clearly shown and identified within the drawings and further developed from the second peer review stage with all peer review commentary responded to.

#### SILVER CERTIFICATION SITE APPROACH

Chapter 2

- Update SITES scorecard showing enough points achievable to meet contracted requirement and all possible points that require owner operational commitments are identified.

#### STORMWATER MANAGEMENT

Chapter 2

- Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3- for 6 points are prepared and submitted.

#### LANDSCAPE IRRIGATION

Chapter 2

- Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points..

#### LANDSCAPE DESIGN

Chapter 2

- Narrative and drawings with requisite calculations, including permeable and impermeable area, number of parking stalls, number of trees required and proposed, and sustainable features such as biofiltration areas, level spreaders, infiltration chambers, etc.



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ENCLOSURE COMMISSIONING PLAN Chapter 3

Propose collaborative approach to developing the Building Enclosure Commissioning (BECx) Plan.

VISUAL & PERFORMANCE MOCK-UPS Chapter 3

Propose quantity, type(s), size(s), and complexity of mock-ups.

ROOFING / ROOF DRAINAGE SYSTEM Chapter 3

Propose roofing type(s). Indicate roof slopes and drain locations. Indicate type and extents of fall protection. Indicate means of safe suspended access.

WHOLE BUILDING AIR TIGHTNESS Chapter 3

Propose air barriers type(s).

THERMAL BARRIERS (INSULATION) Chapter 3

Propose thermal barrier type(s).

FENESTRATION (GLAZING SYSTEMS) Chapter 3

Propose fenestration type(s).

BELOW-GRADE WATERPROOFING Chapter 3

Propose below-grade waterproofing.

OPERATIONS & MAINTENANCE Chapter 3

Propose fall protection and safe suspended access.



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### APPROVED PROGRAM & ADJACENCIES

Chapter 3

Continued development of selected concept.

- Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, stairways, elevators, special spaces, and service spaces (with the principal spaces labeled).
- Dimensions for critical clearances, such as vehicle access, should be indicated. Office areas must show proposed layouts down to the office level of detail.
- Verify the integration between the approved program and the building concept is achievable, in tabular form, including net, usable and gross SF

### GENERAL INFORMATION

Chapter 3

- N/A

### MECHANICAL SPACES

Chapter 3

- Drawing and narrative indicating plan for accessing and maintaining equipment, including clearance requirements for maintenance, operation, and removal
- indicate distance and travel path from/to freight elevators and loading dock; include size & weight of equipment.

### BUILDING & SERVICE SPACES

Chapter 3

- Floorplans of all service spaces, including mailrooms loading dock
- Provide analysis of loading dock in narrative format, along with any pertinent calculations.

### DESIGN NARRATIVE & CALCULATIONS

Chapter 3

- Further refinement of narrative and calculations
- Including acoustical calculations for envelope, interior walls/floors/ceilings, mechanical and electrical equipment. Heat transfer in building envelope, toilet fixture count, illumination/daylighting/glare, elevator analysis, loading dock analysis.

### DESIGN CONCEPTS

Chapter 3

- Further refinement of selected concept
- Floor plans, elevations showing fenestration, exterior materials, cast shadows
- Interior elevations of major spaces, building sections showing adequate space for all systems
- Color renderings, physical model to convey the architectural intent of the design
- Compare net, usable and gross SF of design concepts to program.

### FINISHES

Chapter 3

- Description of interior finish materials, with detailed explanation for public spaces

### MILLWORK

Chapter 3

- Identify millwork locations on plan.

### FURNITURE, FIXTURES & EQUIPMENT

Chapter 3

- Show proposed furniture locations on plan. Indicate ALL critical dimensions for ABAAS and egress.

Section Continues (next page)





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### OFFICE AREAS

Chapter 3

- Floorplan showing open office and enclosed office area/layout & typical workstation design intent
- Office areas comply with GSA's Space Utilization Benchmark and that the integration between the approved program and the building concept is achievable (this is also dependent on the tenant)

### INTERIOR CONDITIONS

Chapter 3

- Interior conditions (noise, temperature, etc.) will contribute to occupant comfort at maximum occupant load levels
- Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.

### INTERIOR FACILITIES

Chapter 3

- Toilet fixture count analysis

### FLOOR-TO-FLOOR HEIGHTS

Chapter 3

- Sections, floor-to-floor, indicating ALL critical dimensions

### EXTERIOR DESIGN

Chapter 3

- Elevations of major building facades; List of exterior materials proposed (provide samples upon request)

### INTERIOR DESIGN: MAJOR PUBLIC SPACES

Chapter 3

- Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points

### BUILDING MASSING

Chapter 3

- Electronic model of final concept

### ARCHITECTURAL CODE COMPLIANCE

Chapter 3

- Code analysis

### SIGNAGE & WAYFINDING

Chapter 3

- N/A

Section Continues (previous page)



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#### DESIGN LOADS

Chapter 4

Finalize narrative and update schematic plans.

#### FOUNDATIONS & GEOTECHNICAL

Chapter 4

Finalize narrative with recommended preferred foundation approach with supporting information. Show foundations on schematic plans.

#### VIBRATIONS

Chapter 4

Finalize narrative, prepare preliminary calculations and include information on schematic plans.

#### INNOVATIVE METHODS & MATERIALS

Chapter 4

Finalize narrative and update schematic plans.

#### STRUCTURAL SYSTEMS

Chapter 4

Update narrative and schematic plans. Provide preliminary calculations verifying major member depths.

#### STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

Final narrative

#### QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

N/A

#### HISTORIC CONSIDERATIONS

Chapter 4

Final narrative

#### PHYSICAL SECURITY

Chapter 4

Update narrative and schematic plans. Provide preliminary calculations verifying size of forced protection structural elements.

#### CIVIL SITE

Chapter 4

Update narrative and schematic plans.

#### MISCELLANEOUS COMPONENTS

Chapter 4

Update narrative and schematic drawings.



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NARRATIVE

Chapter 5

Concept narrative to include:

- Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
- Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
- Equipment capacities, weights, sizes, and power requirements
- Description of heating, cooling, ventilating, and dehumidification systems for each major functional space
- Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions
- Fuel and utility requirements

DRAWINGS

Chapter 5

Proposed system showing:

- Extent of existing HVAC to be removed if applicable
- Identification of spaces for mechanical equipment
- Air flow riser diagrams representing supply, return, outside air, and exhaust systems
- Water flow riser diagrams of the main mechanical systems

ENERGY & WATER ANALYSIS

Chapter 5

- Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries-
- Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
- Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
- Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)
- Water consumption calculations and analysis including make-up water for HVAC systems
- Fuel consumption estimates

SPECIFICATIONS

Chapter 5

- Table of contents identifying specifications to be used on the project





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### SYSTEMS & EQUIPMENT Chapter 5

Update previous narrative to include:

- Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)

### DRAWINGS Chapter 5

Update previous drawings to include:

- Systems schematics and flow diagrams
- Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building

### CALCULATIONS Chapter 5

- Water consumption calculations and analysis including domestic water and irrigation

### SPECIFICATIONS Chapter 5

- Specifications Table of Contents (TOC)





## Best and Final: Offeror's Technical Proposal (BA 51, 55, 80, ESPC)

### BASIS OF DESIGN

Chapter 6

- Basis of design

### ONE LINE

Chapter 6

- Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution

### DRAWINGS

Chapter 6

- Further development of stacking, room sizes, equipment loading paths and locations of major equipment

### CALCULATIONS

Chapter 6

- Approximate service size calculation + generators + onsite generation

### SPECIFICATION

Chapter 6

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SYSTEMS DESIGN

Chapter 7

Narrative description of the building's proposed:

- Construction features
- Means of egress system
- Water-based fire extinguishing systems
- Non water-based fire extinguishing systems
- Smoke control systems
- Fire alarm and emergency communication system
- Fire service access elevators (if applicable)
- Occupant evacuation elevators (if applicable), etc.

DRAWINGS

Chapter 7

Drawings Floor plans showing:

- Equipment spaces for fire protection systems (fire pump, fire command center, etc.)
- Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes

CALCULATIONS

Chapter 7

- N/A

CODE ANALYSIS

Chapter 7

- Code Analysis





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### COST VIABILITY

(Chapter, #, etc)

- Cost Estimate- Executive Summary

### SUPPORTING COST ANALYSIS

(Chapter, #, etc)

- Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the P-120.

### COST PLAN

(Chapter, #, etc)

- Cost Plan Update - GSA Reports 3473, 3474

### COST ESTIMATE

(Chapter, #, etc)

- Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable)

### COST ESTIMATE: DETAIL

(Chapter, #, etc)

- Cost Estimate - Detail line item cost reports

### COST ESTIMATE: CORE/SHELL, TI

(Chapter, #, etc)

- Code Analysis

### VALUE ENGINEERING

(Chapter, #, etc)

- Cost Estimate - Provide separate estimates for phased work, or bid alternates/options.

### PROJECT DEVELOPING ON-BUDGET

(Chapter, #, etc)

- Demonstrate that the project is developing on-budget.
- VM- List of cost-saving items that would collectively reduce the project cost to approximately 10% below budget

### QUALITY CONTROL REVIEW

(Chapter, #, etc)

- QC Review - Verify that the final concept can be constructed within the project budget.



# Best and Final: Offeror's Technical Proposal (BA 51, 55, 80, ESPC)

## Construction Type

1 - DBB

2 - DB

**3 - DB Bridging**

4 - CMC

## Project Phase

Preliminary Concept

Concept Development

Final Concept

**Offeror's Tech Proposal**

DD - 100%

CD - 65%

CD - 95%

CD - Final

## Discipline

General Information

Sustainability

Urban Development

Building Enclosure Systems

Architecture / Interiors

Structural

Mechanical

Plumbing

Electrical

Fire Protection

Cost Estimating

**Specialty Spaces**

Historic Preservation

Art in Architecture

### COURTROOMS

Chapter 8

- Design is in keeping with GSA's Design Philosophy regarding Courtroom Spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64*
- Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

### SPECIALTY SPACES

Chapter 8

- N/A

### CUSTOMER DESIGN GUIDE DEVIATIONS

Chapter 8

- List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*







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Art in Architecture

SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- 106 Compliance Preservation Report (iterative, as design develops-due with each submission)

DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- Report, Narrative, Photographs and Drawings detailing building size, location, materials, design, condition, and preservation design concepts
- See *Design Guidelines* for detailed information and more information on requirements.

ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- N/A



**ARCHITECTURAL  
DESIGN VALUES**  
(Chapter, #, etc)

N/A

**PROCESS  
DOCUMENTATION**  
(Chapter, #, etc)

N/A



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**Art in Architecture**

# Submittal Matrix

## DELIVERY METHODS

<b>BA51</b> New Construction	<b>BA61</b> Operating Funds for the purpose of repairs and alterations
<b>BA54</b> Minor Repair and Alterations	<b>BA80</b> Reimbursable Work Authorization
<b>BA55</b> Major Repair and Alterations	<b>ESPC</b> Energy Savings Performance Contract including utility projects

**1** Design / Bid / Build

**2** Design / Build

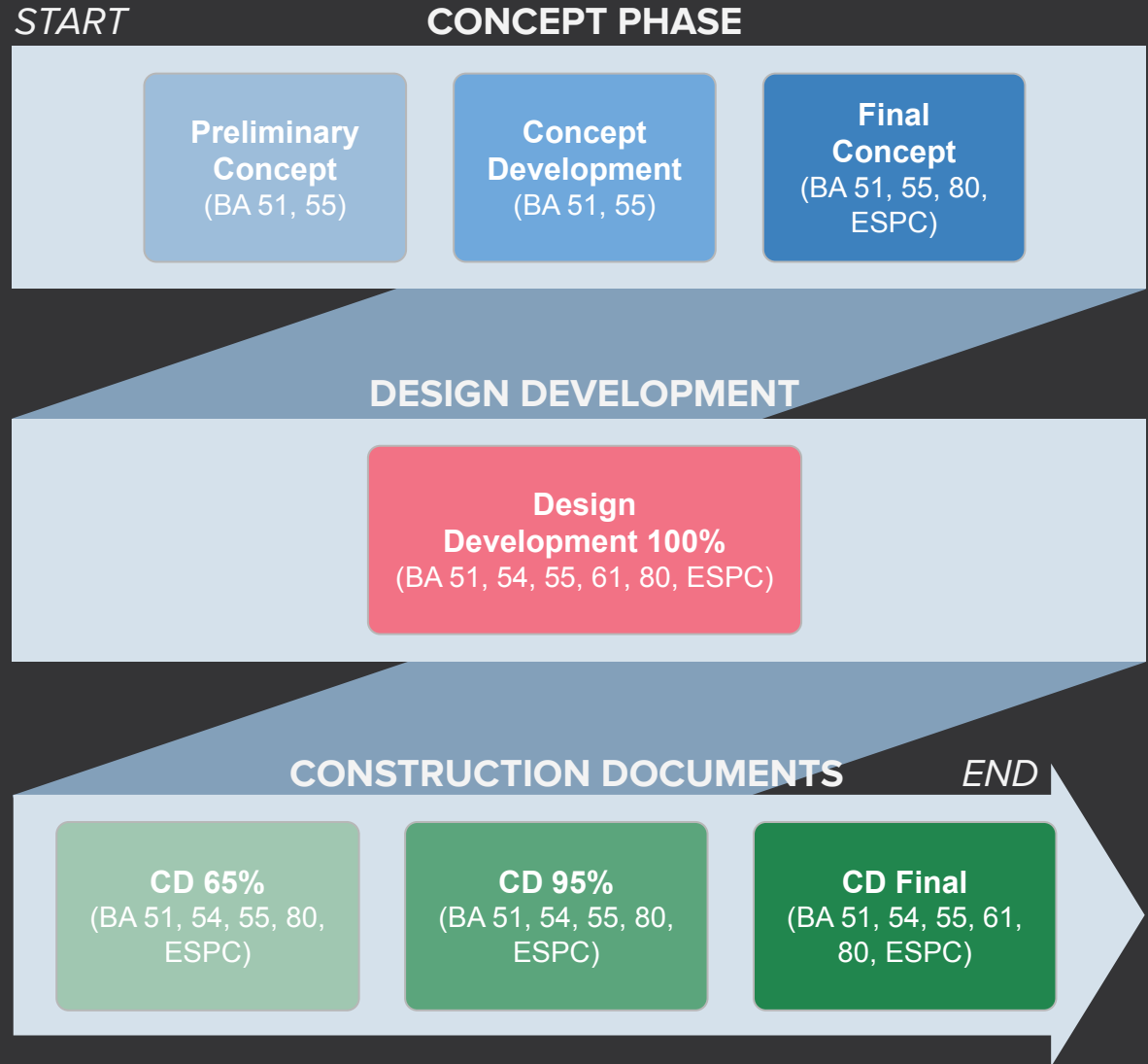
**3** Design / Build / Bridging

**4** Construction Manager as Constructor

The submittal matrix is provided to document the baseline submittal requirements for the four project delivery methods and funding codes.

Project teams must still provide the standard of care for a fully constructible set of documents.

This matrix identifies items that GSA requires to validate that the project is moving forward while meeting the requirements of P100. Additional submittal requirements may be included in the project contract.





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ABAAS

Chapter 1

- Narrative overview of any major accessibility/ABAAS compliance issues for each concept
- Provide sketches and additional narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program requirements significantly impacted such as facility serving a high number of people with disabilities).
- For alterations and renovations projects, provide narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4).
- For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2).
- For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.

BIM

Chapter 1

- BIM Execution, COBie-Playbook & GSA-CDX information plan updated
- Reality Capture documentation (for an existing building, or historic site, and if required by scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.)
- Source models to coordinate geolocation/geocoding of site and model orientation

BUILDING OPERATIONS & MAINTENANCE

Chapter 1

- Operations and Maintenance (O&M) Narrative for each of the alternatives. Compare and contrast the O&M benefits, challenges, and estimated LCC of each alternative.

OPERATIONAL EXCELLENCE

Chapter 1

- N/A

CLIMATE ADAPTATION / RESILIENCE

Chapter 1

- Provide a statement outlining proposed methods to manage the observed and expected changes in climate, based on the criteria in the statement of work (SOW) and the climate profile information provided by GSA.
- Identify project climate protection levels (CPLs) - outcome-focused, performance-based criteria that informed the POR and other project criteria/specifications and include a simple phased adaptation plan.
- Include the proposed method of documentation for each project design milestone to track that the design is able to adapt to changing conditions and include the thresholds to monitor the asset. A response template is available for use.
- The design team may use an alternate format but must include the content in the GSA template.

DESIGN COMMENTS

Chapter 1

- N/A

CODE AND SAFETY

Chapter 1

- Provide list of applicable codes

P100 COMPLIANCE

Chapter 1

- Provide the P100 matrix with performance tiers identified



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SUSTAINABLE STRATEGY NARRATIVE

Chapter 1.7

- Short sustainable strategy narrative for each design concept. Include LEED, energy (including EUI target), water, waste, and guiding principles.

ACHIEVABLE LEED GOAL

Chapter 1.7.1

- Identify a preliminary LEED certification goal, including level and certification system.
- Address LEED achievement plans in the Sustainable Strategy Narrative.

ENERGY NET ZERO

Chapter 1.7.2

- Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero was considered.

WATER NET ZERO

Chapter 1.7.2

- Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero was considered.

WASTE NET ZERO

Chapter 1.7.2.1

- N/A

GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS

Chapter 1.7

- Achieve LEED BD+C silver or better, and consider GSA's 2021 Guiding Principles Checklist. Mention Guiding Principles compliance plan in Sustainable Strategy Narrative.

ENERGY USE TARGET/MODEL

Chapter 1.8

- Provide initial energy usage intensity (EUI) design target. GSA's Energy Use Target Guidance can help streamline calculations.

DAYLIGHTING

Chapter 1

- N/A

LIFE CYCLE COSTING

Chapter 1

- N/A



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SUSTAINABLE LOCATIONS  
Chapter 2

- Provide short narrative of site's context regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages around and through the site.

COLLABORATIVE DESIGN PROCESS  
Chapter 2

- Provide graphics and short narrative to describe site's community planning context, with regard to land use, economic development, urban design, relevant history, etc. and how that context informs the concept.
- Summarize consultation with local officials (to include names of stakeholders consulted, meeting minutes, and whether the parties consulted appear to represent the array of local demographics and opinions or whether further outreach to additional groups is needed) and outline plans for further consultation.
- Highlight relative merits or challenges presented by the various concepts.

ZONING ANALYSIS  
Chapter 2

- Provide brief zoning and design guideline analysis of site and surroundings.
- Discuss any uncertainties that the proposed concept would align with local requirements.
- Note that local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure.

DESIGN FOR PUBLIC USE  
Chapter 2

- Provide narrative that identifies potential areas inside and outside the building that would be suitable for shared public use (incl. after hours).
- Highlight any significant challenges or opportunities to create such spaces.

SITE / LANDSCAPE STRATEGY  
Chapter 2

- Provide a short narrative and preliminary supportive diagrams on each design concept approach that clearly demonstrates site and landscape approach at a design scale.

SILVER CERTIFICATION SITE APPROACH  
Chapter 2

- Each design has considered SITES and how this will be achieved.
- Provide basic information on the components and relationship of the spatial layout strategy.

STORMWATER MANAGEMENT  
Chapter 2

- Each design has considered the overall site water balance and how that will be preserved and/or enhanced through the various proposals.

LANDSCAPE IRRIGATION  
Chapter 2

- Each design has considered the overall vegetation approach and how water required for irrigation will be harvested from non potable sources.

LANDSCAPE DESIGN  
Chapter 2

- Each design has considered the surface parking requirements of the project program and provided a spatial approach that meets specific criteria identified in the P100 Facility Standard.



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ENCLOSURE COMMISSIONING PLAN

Chapter 3

- Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.).
- Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.

VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- N/A

ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- N/A

THERMAL BARRIERS (INSULATION)

Chapter 3

- N/A

FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- Proposed fenestration systems are appropriate to the climate.
- Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

BELOW-GRADE WATERPROOFING

Chapter 3

- N/A

OPERATIONS & MAINTENANCE

Chapter 3

- N/A





## Concept Design: Preliminary Concept / First Design Review (BA 51, 55)

### APPROVED PROGRAM & ADJACENCIES Chapter 3

- All major spaces identified with appropriate adjacencies and reasonable size related to the program by division or areas

### GENERAL INFORMATION Chapter 3

- Project objectives and scope. Area of work plans.

### MECHANICAL SPACES Chapter 3

- Plans identifying support spaces with appropriate adjacencies and reasonable size related to the program
- Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment.

### BUILDING & SERVICE SPACES Chapter 3

- N/A

### DESIGN NARRATIVE & CALCULATIONS Chapter 3

- Short narrative on each design concept. Include summary sheet of calculations showing all assumptions, applicable codes and standards referenced, and conclusions.
  - Calculations should include engineering sketches.

### DESIGN CONCEPTS Chapter 3

- Three (3) overall building concept designs including drawings, BIM, renderings & photos
- Compare net, usable and gross SF of design concepts to program.

### FINISHES Chapter 3

- N/A

### MILLWORK Chapter 3

- N/A

### FURNITURE, FIXTURES & EQUIPMENT Chapter 3

- N/A

Section Continues (next page)



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## Concept Design: Preliminary Concept / First Design Review (BA 51, 55)

### OFFICE AREAS Chapter 3

N/A

### INTERIOR CONDITIONS Chapter 3

N/A

### INTERIOR FACILITIES Chapter 3

- All support spaces identified with appropriate adjacencies and reasonable size related to the program
- Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load

### FLOOR-TO-FLOOR HEIGHTS Chapter 3

- Show a reasonable vertical profile that will allow for systems integration.
- Floor-to-floor heights are sufficient to accommodate any utilities/cablings/above ceiling requirements

### EXTERIOR DESIGN Chapter 3

- Show a reasonable representation of all of the exterior planes to include materiality and fenestration; describe the design intent for the enclosure system(s): (barrier wall, cavity wall, curtain wall, rain screen, etc.).
- Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain

### INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3

N/A

### BUILDING MASSING Chapter 3

- Provide an electronic massing model to give a sense of the design including materiality and fenestration.

### ARCHITECTURAL CODE COMPLIANCE Chapter 3

- Show that no major obvious deficiencies are present in the design.
- Document any deficiencies or waivers required.
- Interior and exterior architectural features are code compliant

### SIGNAGE & WAYFINDING Chapter 3

N/A

Section Continues (previous page)



## Construction Type

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## Concept Design: Preliminary Concept / First Design Review (BA 51, 55)



### Construction Type

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**4 - CMC**

### Project Phase

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Concept Development

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#### DESIGN LOADS

Chapter 4

- Prepare narrative that summarizes design loads.

#### FOUNDATIONS & GEOTECHNICAL

Chapter 4

- Provide geotechnical report.
- Provide minutes from report recommendations discussion with GSA structural engineer.

#### VIBRATIONS

Chapter 4

- N/A

#### INNOVATIVE METHODS & MATERIALS

Chapter 4

- Identify any special materials or potential construction methods that are planned or could potentially be required.

#### STRUCTURAL SYSTEMS

Chapter 4

- Narrative describing a minimum of 3 alternatives schemes/materials (including superstructure and foundations) to be considered

#### STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

- Narrative describing anticipated content of calculations including any special requirements that involve unusual features of the design or complex analysis methods

#### QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

- N/A

#### HISTORIC CONSIDERATIONS

Chapter 4

- Narrative that identifies historic status and related potential constraints

#### PHYSICAL SECURITY

Chapter 4

- Narrative summarizing anticipated physical security requirements and standards
- Include FSL information from FSC.

#### CIVIL SITE

Chapter 4

- Narrative identifying project site characteristics and civil design challenges

#### MISCELLANEOUS COMPONENTS

Chapter 4

- Narrative summarizing primary structural and facade attachments to the exterior of the building



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NARRATIVE

Chapter 5

- Describe at least three HVAC Concepts for the proposed designs.
- Criteria to be used for Energy Goals
- Describe the Tiers to be used in the Mechanical Design.

DRAWINGS

Chapter 5

- Identify mechanical spaces.

ENERGY & WATER ANALYSIS

Chapter 5

- Develop all base assumptions.

SPECIFICATIONS

Chapter 5

- N/A



**SYSTEMS & EQUIPMENT**  
Chapter 5

- Description of the water reduction goals
- Criteria to be used for Energy Goals (such as solar hot water)

**DRAWINGS**  
Chapter 5

- N/A

**CALCULATIONS**  
Chapter 5

- N/A

**SPECIFICATIONS**  
Chapter 5

- N/A



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**BASIS OF DESIGN**

Chapter 6

Basis of design

**ONE LINE**

Chapter 6

N/A

**DRAWINGS**

Chapter 6

Show basic location of mech/elec rooms

**CALCULATIONS**

Chapter 6

N/A

**SPECIFICATION**

Chapter 6

N/A



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SYSTEMS DESIGN

Chapter 7

- Design team fire protection engineer must provide a narrative regarding the applicable codes and standards, and special requirements referenced in P100 that relate to the site and the proposed occupancy use.
- Construction, protection, egress facilities, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases. adherence to all applicable codes and standards, and special requirements referenced in P100.

DRAWINGS

Chapter 7

- N/A

CALCULATIONS

Chapter 7

- N/A

CODE ANALYSIS

Chapter 7

- N/A



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**COST VIABILITY**  
(Chapter, #, etc)

Cost Estimate

**SUPPORTING COST ANALYSIS**  
(Chapter, #, etc)

Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details

**COST PLAN**  
(Chapter, #, etc)

Cost Plan

**COST ESTIMATE**  
(Chapter, #, etc)

QC Review A-E Estimate

**COST ESTIMATE: DETAIL**  
(Chapter, #, etc)

N/A

**COST ESTIMATE: CORE/SHELL, TI**  
(Chapter, #, etc)

N/A

**VALUE ENGINEERING**  
(Chapter, #, etc)

N/A

**PROJECT DEVELOPING ON-BUDGET**  
(Chapter, #, etc)

N/A

**QUALITY CONTROL REVIEW**  
(Chapter, #, etc)

N/A



**COURTROOMS**  
Chapter 8

N/A

**SPECIALTY SPACES**  
Chapter 8

N/A

**CUSTOMER DESIGN  
GUIDE DEVIATIONS**  
Chapter 8

List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*



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SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- Narrative addressing:
  - Treatment of historic property on sites acquired for new construction
  - Visual impact of new construction on adjoining historic property
  - Planned mitigation for affected archeological resources
  - Treatment of preservation zones in GSA-controlled historic buildings.
- Consult Regional Historic Preservation Officer and *Building Preservation Plan*.

DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- N/A

ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- Assess potential for archeological artifacts before site acquisition and before initiating design for work requiring ground disturbance on federally controlled property-consult Regional Historic Preservation Officer regarding 106 compliance requirements.



**ARCHITECTURAL  
DESIGN VALUES**  
(Chapter, #, etc)

N/A

**PROCESS  
DOCUMENTATION**  
(Chapter, #, etc)

N/A



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ABAAS  
Chapter 1

- Narrative of accessibility strategy addressing accessible routes, toilet rooms, ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility
- For any unique/specialty spaces (courtrooms, assembly, exhibit, etc.), address key access issues including number of accessible spaces.
- Alterations/additions: Describe accessibility barriers technically infeasible (as defined by ABAAS) to remedy and alternatives to provide access.
- Historic Preservation: Identify any ABAAS exceptions, the reasoning for it, and likelihood for concurrence by the appropriate historic preservation officer or council.
- Diagrams and drawings:
  - Site - Proposed accessible routes for pedestrians from proposed accessible surface parking locations, drop-off and public transit to front entrance to include locations of ramps, curb cuts and viewability as applicable
  - Building - Proposed accessible routes for pedestrians from main entrances and proposed accessible in-building parking locations, to elevator lobbies, accessible bathrooms and primary function spaces as applicable
- Highlight areas where accessibility may conflict with other building systems/components. Cite local codes and restrictions in addition to ABAAS.

BIM  
Chapter 1

- BIM Execution, COBie-Playbook & GSA-CDX information plan updated
- Reality Capture documentation (for an existing building, or historic site, and if required by scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.)
- Source models to coordinate geolocation/geocoding of site and model orientation

BUILDING OPERATIONS  
& MAINTENANCE  
Chapter 1

- Refine the O&M Narrative submission for the chosen alternative from the previous submission.

OPERATIONAL  
EXCELLENCE  
Chapter 1

- Submit *Operational Excellence Concept Checklist*.

CLIMATE ADAPTATION /  
RESILIENCE  
Chapter 1

- At each subsequent phase of the design development, if the POR is updated, then update the statement to reflect relevant findings and changes.
- Identify strategies and elements in the drawings and reference in the statement.

DESIGN COMMENTS  
Chapter 1

- Highlight relevant responses to previous submission comments.

CODE AND SAFETY  
Chapter 1

- N/A

P100 COMPLIANCE  
Chapter 1

- Update the P100 matrix.



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SUSTAINABLE STRATEGY NARRATIVE

Chapter 1.7

- Narrative detailing the integrated design process, the design's sustainability strategy, and technologies that are expected to help achieve building performance

ACHIEVABLE LEED GOAL

Chapter 1.7.1

- Draft LEED scorecard with expected points, possible points, and points that are unlikely or not applicable.

ENERGY NET ZERO

Chapter 1.7.2

- Narrative describing type and size of renewable energy generating equipment, if any, planned for the project
- Identify any infrastructure for post-project additional renewable installation, or any plans for more renewables to be added post-project.

WATER NET ZERO

Chapter 1.7.2

- Narrative describing any water net zero strategies

WASTE NET ZERO

Chapter 1.7.2.1

- Describe strategy for managing waste in the Sustainable Strategy Narrative.
- Identify appropriate space for waste net zero activities in the drawings

GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS

Chapter 1.7

- Complete GSA's *Guiding Principles Checklist*. Ensure project scope meets their requirements to be on track for compliance.

ENERGY USE TARGET/MODEL

Chapter 1.8

- Develop a Design Performance Model to compare to the design EUI.

DAYLIGHTING

Chapter 1

- Narrative describing daylight, view and glare strategy including initial calculations to meet *Designing for Daylight*

LIFE CYCLE COSTING

Chapter 1

- Provide initial LCC for equipment that use energy or water.



Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

Project Phase

Preliminary Concept

Concept Development

Final Concept

DD - 100%

CD - 65%

CD - 95%

CD - Final

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SUSTAINABLE LOCATIONS

Chapter 2

- Provide additional detail, as appropriate, to properly evaluate the concept.

COLLABORATIVE DESIGN PROCESS

Chapter 2

- Include graphics and narrative to provide additional detail, as appropriate, to properly evaluate the concept and its ability to align with local planning, design, and development goals.

ZONING ANALYSIS

Chapter 2

- Provide additional details as appropriate to evaluate the concept.

DESIGN FOR PUBLIC USE

Chapter 2

- Provide additional details as appropriate to evaluate the concept.

SITE / LANDSCAPE STRATEGY

Chapter 2

- Extended narrative and supporting diagrams describing the site layout spatial design approach, including all critical site relationships both architectural and non architectural, site hydrology and circulation systems, all critical design spot elevations (including adjacent landscape) finished floor elevations, and all discrete spatial site features being proposed.
Critical areas depicting the landscape should be provided including an illustrative plan, critical illustrative sections, and critical landscape architectural renderings that depict the design character and quality of the proposal.

SILVER CERTIFICATION SITE APPROACH

Chapter 2

- SITES scorecard with expected points, possible points, and points not applicable

STORMWATER MANAGEMENT

Chapter 2

- Various approaches to achieve compliance with EISA section 438 and SITES Credit 3.3- for 6 points are identified for the project and site systems are diagrammed
A separate brief submission is required to demonstrate compliance with EISA section 438. Any potential project divergence from following the intent of the Federal Law needs to be raised to the full client team at this time and consultation with Project Management staff and National Subject Matter experts needs to begin in earnest.

LANDSCAPE IRRIGATION

Chapter 2

- Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for the project

LANDSCAPE DESIGN

Chapter 2

- Various approaches to achieve compliance with the P100 Facility Standard for Parking Field design have been explored. Each approach provides a rough order of magnitude assessment of total parking stalls proposed, impact and relationship to site hydrology and architectural layout, and a diagram legend with the overall paved surface being proposed relative to the total parking provided.
All vegetation required for Parking Field design are calculated and located within the Parking Field as per the design requirement.



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ENCLOSURE COMMISSIONING PLAN

Chapter 3

- Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.).
- Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.

VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- N/A

ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- N/A

THERMAL BARRIERS (INSULATION)

Chapter 3

- Proposed insulation types and considerations

FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- Proposed fenestration systems are appropriate to the climate.
- Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

BELOW-GRADE WATERPROOFING

Chapter 3

- Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance.

OPERATIONS & MAINTENANCE

Chapter 3

- Proposed enclosure systems are accessible for regular maintenance.



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APPROVED PROGRAM & ADJACENCIES

Chapter 3

- Drawings should include at a minimum: entrances, lobbies, corridors, stairways, elevators, work areas, special spaces, mechanical rooms for major equipment and air handlers, and service spaces (with the principal spaces labeled).
- Dimensions for critical clearances, such as vehicle access, should be indicated.
- Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations.

GENERAL INFORMATION

Chapter 3

- N/A

MECHANICAL SPACES

Chapter 3

- Floorplans of mechanical rooms for major equipment and air handlers

BUILDING & SERVICE SPACES

Chapter 3

- Floorplans of all service spaces, including mailrooms and loading dock/access

DESIGN NARRATIVE & CALCULATIONS

Chapter 3

- Extended narrative and further developed calculations. Calculations must refer to code, paragraph of code used, standards, and text books used for specific portion of calculation.

DESIGN CONCEPTS

Chapter 3

- Refinement of selected concept, additional detail in drawings and BIM model
- Compare net, usable and gross SF of design concept to program.

FINISHES

Chapter 3

- N/A

MILLWORK

Chapter 3

- N/A

FURNITURE, FIXTURES & EQUIPMENT

Chapter 3

- N/A

Section Continues (next page)



**OFFICE AREAS**  
Chapter 3

N/A

**INTERIOR CONDITIONS**  
Chapter 3

N/A

**INTERIOR FACILITIES**  
Chapter 3

N/A

**FLOOR-TO-FLOOR HEIGHTS**  
Chapter 3

Sections, floor-to-floor, indicating ALL critical dimensions

**EXTERIOR DESIGN**  
Chapter 3

Floor and Roof Elevations, Labeled

**INTERIOR DESIGN: MAJOR PUBLIC SPACES**  
Chapter 3

Elevations of major public spaces

**BUILDING MASSING**  
Chapter 3

Provide an electronic massing model on a common base, for each design scheme. No fenestration.

**ARCHITECTURAL CODE COMPLIANCE**  
Chapter 3

N/A

**SIGNAGE & WAYFINDING**  
Chapter 3

Identify public vs. private areas, identify paths of travel.



Section Continues (previous page)

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DESIGN LOADS

Chapter 4

- Update narrative.
- List design loads on schematic plans.

FOUNDATIONS & GEOTECHNICAL

Chapter 4

- Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach

VIBRATIONS

Chapter 4

- Narrative addressing potential vibration issues associated with selected structural scheme

INNOVATIVE METHODS & MATERIALS

Chapter 4

- Update narrative.
- Provide schematic plans showing location of innovative materials and notes for special construction methods.

STRUCTURAL SYSTEMS

Chapter 4

- Update narrative identifying strengths and weaknesses of alternatives.
- Provide schematic plans showing recommended approach.

STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

- Coordinate project calculation package requirements with GSA Structural Engineer.
- Update narrative.

QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

- N/A

HISTORIC CONSIDERATIONS

Chapter 4

- Update narrative.

PHYSICAL SECURITY

Chapter 4

- Update narrative, including FSL designation.
- Identify special requirements on schematic plans.

CIVIL SITE

Chapter 4

- Update narrative.
- Provide schematic site plans.

MISCELLANEOUS COMPONENTS

Chapter 4

- Update narrative.
- Provide schematic drawings showing locations.



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NARRATIVE

Chapter 5

- ❑ Comparison of the three mechanical systems and equipment for the selected design
- ❑ Criteria used for Energy Analysis of each of the three systems
- ❑ Identify how Tier criteria is used in each of the three options
- ❑ Refined Rough order of Magnitude for each of the three choices

DRAWINGS

Chapter 5

- ❑ Major mechanical equipment layed out in the mechanical spaces for each of the three concepts
- ❑ Preliminary Equipment Schedules

ENERGY & WATER ANALYSIS

Chapter 5

- ❑ Apply Base Assumptions to each of the three (3) mechanical concepts.
- ❑ Provide a dew point analysis.

SPECIFICATIONS

Chapter 5

- ❑ Table of contents identifying specifications to be used on the project



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SYSTEMS & EQUIPMENT

Chapter 5

Update previous narrative to include:

- Domestic cold water
- Domestic hot water
- Sanitary systems
- Storm drainage
- Irrigation

DRAWINGS

Chapter 5

- Proposed building zoning and major piping runs
- Locations of proposed plumbing fixtures and equipment

CALCULATIONS

Chapter 5

- Rough order of magnitude water consumption calculations

SPECIFICATIONS

Chapter 5

- Specifications Table of Contents (TOC)



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BASIS OF DESIGN

Chapter 6

Basis of design

ONE LINE

Chapter 6

N/A

DRAWINGS

Chapter 6

Basis of design

Stacking, basic room sizes, and locations of major equipment

CALCULATIONS

Chapter 6

N/A

SPECIFICATION

Chapter 6

N/A



**SYSTEMS DESIGN**  
Chapter 7

N/A

**DRAWINGS**  
Chapter 7

N/A

**CALCULATIONS**  
Chapter 7

N/A

**CODE ANALYSIS**  
Chapter 7

N/A



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**COST VIABILITY**  
(Chapter, #, etc)

Cost Estimate

**SUPPORTING COST ANALYSIS**  
(Chapter, #, etc)

Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details

**COST PLAN**  
(Chapter, #, etc)

Cost Plan

**COST ESTIMATE**  
(Chapter, #, etc)

QC Review A-E Estimate

**COST ESTIMATE: DETAIL**  
(Chapter, #, etc)

N/A

**COST ESTIMATE: CORE/SHELL, TI**  
(Chapter, #, etc)

N/A

**VALUE ENGINEERING**  
(Chapter, #, etc)

N/A

**PROJECT DEVELOPING ON-BUDGET**  
(Chapter, #, etc)

N/A

**QUALITY CONTROL REVIEW**  
(Chapter, #, etc)

N/A



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COURTROOMS

Chapter 8

- Design is in keeping with GSA's Design Philosophy regarding Courtroom Spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64*
- Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

SPECIALTY SPACES

Chapter 8

- N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Chapter 8

- List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*.





Construction Type

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SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- ❑ 106 Compliance Preservation Report (iterative with each submission) - narrative, photos, drawings explaining preservation design issues and proposed solutions. See Appendix A for report outline template.

DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- ❑ Existing major site utilities

ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- ❑ Archeological compliance submittals in accordance with 106 consultation terms for projects involving ground disturbance - coordinate with RHPO





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ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

- Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values
- Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project.

PROCESS DOCUMENTATION

(Chapter, #, etc)

- N/A



# Concept Design: Final Concept (BA 51, 55, 80, ESPC)



## Construction Type

1 - DBB

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### ABAAS

Chapter 1

- Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues
- Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways.
- Show all required clearances of accessible routes to include widths of corridors, non complying projections, floor transitions, lighting and clear floor areas at all doors along route.

### BIM

Chapter 1

- Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program. Final Concept model contains all SDM data for all spaces/rooms.
- IFC File export from Design BIM
- BIM Execution, COBie-Playbook & GSA-CDX information plan updated- Initial COBie Spreadsheet
- BIM QC Checklist: Identifies what is currently contained in Design BIM
- Conceptual Energy BIM Model files (if required)

### BUILDING OPERATIONS & MAINTENANCE

Chapter 1

- Final Concept O&M Narrative, *Operational Excellence Checklist* submission.

### OPERATIONAL EXCELLENCE

Chapter 1

- Narrative discussing plans for exterior operations and maintenance (window washing, relamping, etc.)

### CLIMATE ADAPTATION / RESILIENCE

Chapter 1

- Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes.
- Identify strategies and elements in the drawings and reference in the statement.

### DESIGN COMMENTS

Chapter 1

- Highlight relevant responses to previous submission comments.
- Provide a list of any outstanding substantive comments that have not been resolved.

### CODE AND SAFETY

Chapter 1

- Provide narrative statement that the proposed design will comply with the applicable codes.
- Safety narrative including hazardous materials, fall protection, and arc flash requirements.

### P100 COMPLIANCE

Chapter 1

- Updated P100 matrix with statement that the proposed design will comply with P100 and the performance tiers.
- List any approved waivers.



## Concept Design: Final Concept (BA 51, 55, 80, ESPC)



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#### SUSTAINABLE STRATEGY NARRATIVE

Chapter 1.7

- Clearly identify sustainable design strategies on the drawings.

#### ACHIEVABLE LEED GOAL

Chapter 1.7.1

- Updated LEED scorecard showing enough points expected to meet contractual requirement

#### ENERGY NET ZERO

Chapter 1.7.2

- Finalized description of renewables planned for the project
- Identify location and amount of any renewable equipment planned for post-project addition.

#### WATER NET ZERO

Chapter 1.7.2

- Finalized water strategy, and clear designation of components within the drawings

#### WASTE NET ZERO

Chapter 1.7.2.1

- Finalized waste strategy, and clear designation of components within the drawings

#### GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS

Chapter 1.7

- Update *Guiding Principles Checklist* if/as appropriate.

#### ENERGY USE TARGET/MODEL

Chapter 1.8

- Develop Building Energy Model to compare to the design EUI.
- Energy consumption calculations and analysis

#### DAYLIGHTING

Chapter 1

- Finalize narrative and calculations showing compliance with *Designing for Daylight*.

#### LIFE CYCLE COSTING

Chapter 1

- Provide detailed LCC for equipment that use energy or water.



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SUSTAINABLE LOCATIONS

Chapter 2

- ❑ Provide final analysis of the concept's status with regard to P100 sustainable location standards, incl. transit access and walkability.

COLLABORATIVE DESIGN PROCESS

Chapter 2

- ❑ Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals.
- ❑ Highlight any outstanding uncertainties or opportunities that require further consultation or analysis. Per P100, local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure.
- ❑ The concept package must clarify any relevant areas that have not yet resolved relevant issues.

ZONING ANALYSIS

Chapter 2

- ❑ Provide final zoning analysis. Describe status of local review and comment.

DESIGN FOR PUBLIC USE

Chapter 2

- ❑ Provide additional details as appropriate to evaluate the concept.
- ❑ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.
- ❑ For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities.

SITE / LANDSCAPE STRATEGY

Chapter 2

- ❑ All site strategies are clearly shown and identified within the drawings and further developed from the second peer review stage with all peer review commentary responded to.

SILVER CERTIFICATION SITE APPROACH

Chapter 2

- ❑ Update SITES scorecard showing enough points achievable to meet contracted requirement and all possible points that require owner operational commitments are identified.

STORMWATER MANAGEMENT

Chapter 2

- ❑ Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3-for 6 points are prepared and submitted.

LANDSCAPE IRRIGATION

Chapter 2

- ❑ Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points..

LANDSCAPE DESIGN

Chapter 2

- ❑ Narrative and drawings with requisite calculations, including permeable and impermeable area, number of parking stalls, number of trees required and proposed, and sustainable features such as biofiltration areas, level spreaders, infiltration chambers, etc.



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ENCLOSURE COMMISSIONING PLAN

Chapter 3

- Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.).
- Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.

VISUAL & PERFORMANCE MOCK-UPS

Chapter 3

- Describe quantity, type(s), size(s), and complexity of proposed mock-ups.

ROOFING / ROOF DRAINAGE SYSTEM

Chapter 3

- Describe roofing type. Indicate roof slopes and drain locations.
- Indicate type and extents of fall protection. Indicate means of safe suspended access.

WHOLE BUILDING AIR TIGHTNESS

Chapter 3

- Describe air barrier types.

THERMAL BARRIERS (INSULATION)

Chapter 3

- Proposed insulation types and considerations
- Compare design performance model to design EUI.

FENESTRATION (GLAZING SYSTEMS)

Chapter 3

- Proposed fenestration systems are appropriate to the climate
- Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.
- List any unique environmental/climate conditions that may impact proposed system.

BELOW-GRADE WATERPROOFING

Chapter 3

- Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance

OPERATIONS & MAINTENANCE

Chapter 3

- Proposed enclosure systems are accessible for regular maintenance



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APPROVED PROGRAM & ADJACENCIES

Chapter 3

- Continued development of selected concept.
- Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, stairways, elevators, special spaces, and service spaces (with the principal spaces labeled).
- Dimensions for critical clearances, such as vehicle access, should be indicated.
- Office areas must show proposed layouts down to the office level of detail.
- Verify the integration between the approved program and the building concept is achievable, in tabular form, including net, usable and gross SF

GENERAL INFORMATION

Chapter 3

- N/A

MECHANICAL SPACES

Chapter 3

- Drawing and narrative indicating plan for accessing and maintaining equipment, including clearance requirements for maintenance, operation, and removal
- Indicate distance and travel path from/to freight elevators and loading dock; include size & weight of equipment.

BUILDING & SERVICE SPACES

Chapter 3

- Floorplans of all service spaces, including mailrooms loading dock
- Provide analysis of loading dock in narrative format, along with any pertinent calculations.

DESIGN NARRATIVE & CALCULATIONS

Chapter 3

- Further refinement of narrative and calculations.
- Including acoustical calculations for envelope, interior walls/floors/ceilings, mechanical and electrical equipment. Heat transfer in building envelope, toilet fixture count, illumination/daylighting/glare, elevator analysis, loading dock analysis

DESIGN CONCEPTS

Chapter 3

- Further refinement of selected concept.
- Floor plans, elevations showing fenestration, exterior materials, cast shadows
- Interior elevations of major spaces, building sections showing adequate space for all systems
- Color renderings, physical model to convey the architectural intent of the design
- Compare net, usable and gross SF of design concepts to program.

FINISHES

Chapter 3

- Description of interior finish materials, with detailed explanation for public spaces

MILLWORK

Chapter 3

- Identify millwork locations on plan.

FURNITURE, FIXTURES & EQUIPMENT

Chapter 3

- Show proposed furniture locations on plan. Indicate ALL critical dimensions for ABAAS and egress.

Section Continues (next page)



# Concept Design: Final Concept (BA 51, 55, 80, ESPC)



## Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

## Project Phase

Preliminary Concept

Concept Development

Final Concept

DD - 100%

CD - 65%

CD - 95%

CD - Final

## Discipline

General Information

Sustainability

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Architecture / Interiors

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Plumbing

Electrical

Fire Protection

Cost Estimating

Specialty Spaces

Historic Preservation

Art in Architecture

### OFFICE AREAS

Chapter 3

- Floorplan showing open office and enclosed office area/layout & typical workstation design intent
- Office areas comply with GSA's Space Utilization Benchmark and that the integration between the approved program and the building concept is achievable (this is also dependent on the tenant)

### INTERIOR CONDITIONS

Chapter 3

- Interior conditions (noise, temperature, etc.) will contribute to occupant comfort at maximum occupant load levels
- Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.

### INTERIOR FACILITIES

Chapter 3

- Toilet fixture count analysis

### FLOOR-TO-FLOOR HEIGHTS

Chapter 3

- N/A

### EXTERIOR DESIGN

Chapter 3

- Elevations of major building facades; List of exterior materials proposed (provide samples upon request)

### INTERIOR DESIGN: MAJOR PUBLIC SPACES

Chapter 3

- Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points

### BUILDING MASSING

Chapter 3

- Electronic model of final concept

### ARCHITECTURAL CODE COMPLIANCE

Chapter 3

- Code analysis

### SIGNAGE & WAYFINDING

Chapter 3

- N/A

Section Continues (previous page)



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#### DESIGN LOADS

Chapter 4

- Finalize narrative and update schematic plans.

#### FOUNDATIONS & GEOTECHNICAL

Chapter 4

- Finalize narrative with recommended preferred foundation approach with supporting information.
- Show foundations on schematic plans.

#### VIBRATIONS

Chapter 4

- Finalize narrative, prepare preliminary calculations and include information on schematic plans.

#### INNOVATIVE METHODS & MATERIALS

Chapter 4

- Finalize narrative and update schematic plans.

#### STRUCTURAL SYSTEMS

Chapter 4

- Update narrative and schematic plans.
- Provide preliminary calculations verifying major member depths.

#### STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

- Final narrative

#### QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

- N/A

#### HISTORIC CONSIDERATIONS

Chapter 4

- Final narrative

#### PHYSICAL SECURITY

Chapter 4

- Update narrative and schematic plans, including FSL designation.
- Provide preliminary calculations verifying size of forced protection structural elements.

#### CIVIL SITE

Chapter 4

- Update narrative and schematic plans.

#### MISCELLANEOUS COMPONENTS

Chapter 4

- Update narrative and schematic drawings.





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NARRATIVE

Chapter 5

Concept narrative to include:

- Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
- Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
- Equipment capacities, weights, sizes, and power requirements
- Description of heating, cooling, ventilating, and dehumidification systems for each major functional space
- Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions
- Fuel and utility requirements

DRAWINGS

Chapter 5

Proposed system showing:

- Extent of existing HVAC to be removed if applicable
- Identification of spaces for mechanical equipment
- Air flow riser diagrams representing supply, return, outside air, and exhaust systems
- Water flow riser diagrams of the main mechanical systems

ENERGY & WATER ANALYSIS

Chapter 5

- Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries-
- Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
- Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
- Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)
- Water consumption calculations and analysis including make-up water for HVAC systems
- Fuel consumption estimates

SPECIFICATIONS

Chapter 5

- Table of contents identifying specifications to be used on the project



## Concept Design: Final Concept (BA 51, 55, 80, ESPC)

### SYSTEMS & EQUIPMENT Chapter 5

Update previous narrative to include:

- Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)

### DRAWINGS Chapter 5

Update previous drawings to include:

- Systems schematics and flow diagrams
- Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building

### CALCULATIONS Chapter 5

- Water consumption calculations and analysis including domestic water and irrigation

### SPECIFICATIONS Chapter 5

- Specifications Table of Contents (TOC)



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**BASIS OF DESIGN**

Chapter 6

Basis of design

**ONE LINE**

Chapter 6

Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution

**DRAWINGS**

Chapter 6

Further development of stacking, room sizes, equipment loading paths and locations of major equipment

**CALCULATIONS**

Chapter 6

Approximate service size calculation + generators + onsite generation

**SPECIFICATION**

Chapter 6

Specifications Table of Contents (TOC)



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SYSTEMS DESIGN

Chapter 7

- Narrative description of the building's proposed construction features, means of egress system, water-based fire extinguishing systems, non water-based fire extinguishing systems, smoke control systems, fire alarm and emergency communication system, fire service access elevators (if applicable), occupant evacuation elevators (if applicable), etc.

DRAWINGS

Chapter 7

Drawings Floor plans showing:

- Equipment spaces for fire protection systems (fire pump, fire command center, etc.)
- Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes

CALCULATIONS

Chapter 7

- N/A

CODE ANALYSIS

Chapter 7

- Code Analysis





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#### COST VIABILITY (Chapter, #, etc)

- Cost Estimate- Executive Summary

#### SUPPORTING COST ANALYSIS (Chapter, #, etc)

- Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the *P-120*

#### COST PLAN (Chapter, #, etc)

- Cost Plan Update- *GSA Reports 3473, 3474*

#### COST ESTIMATE (Chapter, #, etc)

- Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable)

#### COST ESTIMATE: DETAIL (Chapter, #, etc)

- Cost Estimate- Detail line item cost reports

#### COST ESTIMATE: CORE/SHELL, TI (Chapter, #, etc)

- Code Analysis

#### VALUE ENGINEERING (Chapter, #, etc)

- Cost Estimate- Provide separate estimates for phased work, or bid alternates/options

#### PROJECT DEVELOPING ON-BUDGET (Chapter, #, etc)

- Demonstrate that the project is developing on-budget.
- VM- List of cost-saving items that would collectively reduce the project cost to approximately 10% below budget

#### QUALITY CONTROL REVIEW (Chapter, #, etc)

- QC Review- Verify that the final concept can be constructed within the project budget.



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COURTROOMS

Chapter 8

- Design is in keeping with GSA's design philosophy regarding Courtroom Spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64*
- Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

SPECIALTY SPACES

Chapter 8

- N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Chapter 8

- List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*.



## Concept Design: Final Concept (BA 51, 55, 80, ESPC)

### SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- 106 Compliance Preservation Report (iterative, as design develops-due with each submission)

### DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- Report, Narrative, Photographs and Drawings detailing building size, location, materials, design, condition, and preservation design concepts.
- See *Design Guidelines* for detailed information and more information on requirements.

### ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- N/A



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**ARCHITECTURAL  
DESIGN VALUES**  
(Chapter, #, etc)

N/A

**PROCESS  
DOCUMENTATION**  
(Chapter, #, etc)

N/A



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ABAAS Chapter 1

Narrative:

- Include accessibility and ABAAS compliance, and synopsise issues.
- Include commentary on any state or local code requirements that exceed the ABAAS. Describe the accessible paths of travel and address any portion of the facility that will not be accessible or fully compliant with the current ABBAS.
- Address in detail any alterations that are technically infeasible or ABAAS exceptions employed for qualified historic facilities.
- Include documentation of technical assistance and approvals used to justify exceptions or determinations of technically infeasible alterations.

Drawings – Include the following:

- Site Plan: Graphic showing primary accessible path of travel and accessible route from site drop off point and/or accessible parking stalls to primary accessible entrance to building.
- Floor plans (or on enlarged room plans as appropriate) showing:
  - All elements of primary accessible path of travel (ie accessible bathrooms, drinking fountains, telephones),
  - Accessible route
  - Door maneuvering clearances
  - Wheelchair clear floor, turning, and other key positioning spaces
  - Identify the public entrance with a powered door operator and any such doors within the facility.
- Elevations: Specific elements as they pertain to accessibility-(bathroom, kitchenettes/break rooms, service counters, etc.)
- Details: Include a sheet of general accessibility details as they pertain to the specific project and reference all details to the appropriate code section and illustration.

Calculations:

- Accessible parking spaces (including van spaces) and any type/use and dispersion considerations affecting total number
- Required accessible toilet/plumbing fixture counts
- Accessible counters and seating as necessary
- Additional elements and spaces covered by the ABAAS based on percentage such as storage, dressing rooms, playground components, and so forth

Specifications:

- Provide current references to the Architectural Barriers Act, ABAAS, and when necessary the FM regulation sections implementing the ABAAS (§102-76.60 to §102-76.95).
- Include specifications for all accessible elements including any specialty items and accessories.
- Include in narrative all specification sections where accessible requirements are being used and a brief description of its application within the specification.

Section Continues (next page)



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### BIM Chapter 1

- BIM Execution, COBie-Playbook & GSA-CDX information plan updated
- Native Design BIM
- IFC file exported from native Design BIM
- Updated COBie Spreadsheet (not final)
- BIM QC Checklist: Identifies what is currently contained in Design BIM
- BIM Interoperability Tool Model Check Report
- 3D Design Coordination Report
- Initial Detailed Energy BIM Model files (if required)
- Updated SDM data defined by the GSA CDX for all spaces/rooms

### BUILDING OPERATIONS & MAINTENANCE Chapter 1

- Revised O&M Narrative to reflect development of design, and Design Development OE Checklist
- Provide clash model of equipment access and removal.

### OPERATIONAL EXCELLENCE Chapter 1

- Description of how unique/tall architectural spaces will be maintained and cleaned (grand staircases, atriums), how light fixtures will be changed, windows washed, etc.

### CLIMATE ADAPTATION / RESILIENCE Chapter 1

- Submit revised statement to reflect development of design. If the POR is updated, then update the statement to reflect relevant findings and changes.
- Identify strategies and elements in the drawings and reference in the statement.

### DESIGN COMMENTS Chapter 1

- Highlight relevant responses to previous submission comments.

### CODE AND SAFETY Chapter 1

- Update safety narrative including hazardous materials, fall protection, and arc flash requirements. Show safety aspects in drawings.

### P100 COMPLIANCE Chapter 1

- Update the P100 matrix with any approved waivers.

Section Continues (previous page)



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### SUSTAINABLE STRATEGY NARRATIVE

Chapter 1.7

N/A

### ACHIEVABLE LEED GOAL

Chapter 1.7.1

Updated LEED scorecard showing enough points expected to meet contractual requirement

### ENERGY NET ZERO

Chapter 1.7.2

N/A

### WATER NET ZERO

Chapter 1.7.2

N/A

### WASTE NET ZERO

Chapter 1.7.2.1

N/A

### GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS

Chapter 1.7

N/A

### ENERGY USE TARGET/MODEL

Chapter 1.8

Update Building Energy Model to compare to the design EUI.

### DAYLIGHTING

Chapter 1

Show coordination with other disciplines affected by *Designing for Daylight*.

### LIFE CYCLE COSTING

Chapter 1

Finalize LCC for equipment that use energy or water.



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### SUSTAINABLE LOCATIONS

Chapter 2

- Site plan and drawings must reflect the pedestrian access and outdoor space usage strategy described in the design concept and narrative.
- Drawings must include pathway dimensions and materials intentions.
- Narrative should reflect any needed coordination with local officials regarding relevant sidewalk, property edge, curb cuts, and related elements.
- For new construction projects, intention to replace public sidewalks should be clear.

### COLLABORATIVE DESIGN PROCESS

Chapter 2

- Document results of local review and comment on design concepts compatibility with local plans, zoning, and design guidelines.

### ZONING ANALYSIS

Chapter 2

- Document results and any outstanding issues from local reviews.

### DESIGN FOR PUBLIC USE

Chapter 2

- Site/floor plans for outdoor/indoor public use spaces should be further refined, with materials and product choices at or near final. Provide location and design of outdoor seating and other site fixtures, with seating capacities of outdoor seating elements noted.

### SITE / LANDSCAPE STRATEGY

Chapter 2

- Full technical landscape and civil plan with enlargements that clearly show the design of the proposed site including protection of existing critical site features; site demolition; site grading and drainages; proposed site hardscape features including roadways, walking paths/circuits and security tracks; site security elements including fence lines, bollard lines, and security gates; life safety elements including emergency vehicle access; site water harvesting and circulation systems; proposed site vegetation; on-site snow storage if applicable; and any unique site design features that require critical coordination, pricing, and design concurrence.

### SILVER CERTIFICATION SITE APPROACH

Chapter 2

- Update SITES scorecard that clearly reflects the 100% DD design, identifies any items requiring critical discipline coordination, items that require GSA and owner Agency approvals, and any unique preliminary operational costs that are unique and need to be considered prior to further design development.

### STORMWATER MANAGEMENT

Chapter 2

- Update final narrative and site diagram that identifies supportive technical drawings and demonstrates clearly how the design achieves compliance with EISA section 438 and SITES credit 3.3 for 6 points.

### LANDSCAPE IRRIGATION

Chapter 2

- Update final narrative and site diagram needs to be submitted that identifies supportive technical drawings and demonstrates clearly how the design achieves compliance with SITES credit 3.4 for 5 points.

### LANDSCAPE DESIGN

Chapter 2

- Final plan enlargement of the parking field design including all final calculations demonstrating P100 compliance. Drawings should include:
  - Total parking stalls
  - Total required trees per parking area
  - Total proposed trees per parking area, and any elements that are in service to the overall site hydrology goals including storm infiltration chambers, biofiltration areas, swales, etc.



# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)



## ENCLOSURE COMMISSIONING PLAN Chapter 3

- Draft PRELIMINARY Building Enclosure Commissioning (BECx) Plan
- Identify any testing required to address risk inherent in the design intent.

## VISUAL & PERFORMANCE MOCK-UPS Chapter 3

- Describe mockup type(s) required to develop consensus for the design intent and/or prove system performance.

## ROOFING / ROOF DRAINAGE SYSTEM Chapter 3

- Describe roofing type(s).
- Indicate roof slopes and drain locations. Indicate type and extents of fall protection. Indicate means of safe suspended access.

## WHOLE BUILDING AIR TIGHTNESS Chapter 3

- Indicate air barrier type(s).
- In drawings, demonstrate that air barrier continuity and integrity can be achieved.

## THERMAL BARRIERS (INSULATION) Chapter 3

- Indicate insulation type(s). In drawings, demonstrate that thermal barrier continuity can be achieved.
- Submit analyses demonstrating thermal performance and the control of moisture migration to mitigate the risk of condensation.

## FENESTRATION (GLAZING SYSTEMS) Chapter 3

- Describe fenestration type(s). Identify products and systems to be specified.
- Confirm compatibility of adjacent systems.
- Evaluate the differential durability of materials and products to help extend the assembly life cycle.
- Submit analyses demonstrating thermal performance and the control of moisture migration to mitigate the risk of condensation.

## BELOW-GRADE WATERPROOFING Chapter 3

- Describe approach to below-grade waterproofing.
- In drawings, demonstrate that below-grade waterproofing continuity can be achieved.

## OPERATIONS & MAINTENANCE Chapter 3

- Describe approaches to fall protection and safe suspended access.

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**APPROVED PROGRAM & ADJACENCIES**  
Chapter 3

N/A

**GENERAL INFORMATION**  
Chapter 3

N/A

**MECHANICAL SPACES**  
Chapter 3

N/A

**BUILDING & SERVICE SPACES**  
Chapter 3

N/A

**DESIGN NARRATIVE & CALCULATIONS**  
Chapter 3

Detailed project narrative explaining the building design

**DESIGN CONCEPTS**  
Chapter 3

N/A

**FINISHES**  
Chapter 3

Description of interior finishes, with detailed explanation for public spaces (samples provided upon request). Provide preliminary finish schedule

**MILLWORK**  
Chapter 3

Interior elevations showing millwork, provide millwork sections and details

**FURNITURE, FIXTURES & EQUIPMENT**  
Chapter 3

All FF&E locations to be shown on plan. Provide table to identify if FF&E is provided by GC or "other."

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<p><b>OFFICE AREAS</b> Chapter 3</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> </ul>
<p><b>INTERIOR CONDITIONS</b> Chapter 3</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Acoustical calculations indicating noise transmission through the building envelope, interior walls/floors (including raised floor)/ceilings, and mechanical/electrical equipment</li> <li><input type="checkbox"/> Narrative discussing overall building floor efficiency</li> </ul>
<p><b>INTERIOR FACILITIES</b> Chapter 3</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Toilet fixture count analysis</li> </ul>
<p><b>FLOOR-TO-FLOOR HEIGHTS</b> Chapter 3</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> </ul>
<p><b>EXTERIOR DESIGN</b> Chapter 3</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> </ul>
<p><b>INTERIOR DESIGN: MAJOR PUBLIC SPACES</b> Chapter 3</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> </ul>
<p><b>BUILDING MASSING</b> Chapter 3</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Provide reason for building massing.</li> </ul>
<p><b>ARCHITECTURAL CODE COMPLIANCE</b> Chapter 3</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Code analysis</li> </ul>
<p><b>SIGNAGE &amp; WAYFINDING</b> Chapter 3</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Wayfinding signage plan</li> </ul>



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<b>DESIGN LOADS</b> Chapter 4	<input type="checkbox"/> Update drawings. <input type="checkbox"/> Include special area load diagrams where appropriate.
<b>FOUNDATIONS &amp; GEOTECHNICAL</b> Chapter 4	<input type="checkbox"/> Update drawings. <input type="checkbox"/> Provide preliminary foundation design calculations.
<b>VIBRATIONS</b> Chapter 4	<input type="checkbox"/> Update calculations, analysis and drawings.
<b>INNOVATIVE METHODS &amp; MATERIALS</b> Chapter 4	<input type="checkbox"/> Update drawings.
<b>STRUCTURAL SYSTEMS</b> Chapter 4	<input type="checkbox"/> Meet w/ GSA structural engineer to review design. <input type="checkbox"/> Update drawings.
<b>STRUCTURAL ANALYSIS &amp; CALCULATIONS</b> Chapter 4	<input type="checkbox"/> Update narrative.
<b>QUALITY ASSURANCE &amp; SPECIAL INSPECTIONS</b> Chapter 4	<input type="checkbox"/> Meet with GSA Structural Engineer to identify probable special inspection requirements.
<b>HISTORIC CONSIDERATIONS</b> Chapter 4	<input type="checkbox"/> Final narrative
<b>PHYSICAL SECURITY</b> Chapter 4	<input type="checkbox"/> Update drawings.
<b>CIVIL SITE</b> Chapter 4	<input type="checkbox"/> Update calculations and drawings.
<b>MISCELLANEOUS COMPONENTS</b> Chapter 4	<input type="checkbox"/> Update drawings. Existing structures - identify concealed structural conditions that require probes or testing, and any test results received to date.

## Construction Type

1 - DBB

2 - DB

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4 - CMC

## Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

CD - Final

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NARRATIVE

Chapter 5

Update previous narrative to include:

- Provide a dew point analysis
- Updated equipment capacities, weights, sizes, proposed efficiencies, part load turndown capabilities, and power requirements
- A complete description of the air side and water side systems and the associated components including operating characteristics, ranges, and capacities, spaces served, and special features
- Descriptions of control strategy and sequence of operations for all spaces under occupied, 24-hour, and unoccupied conditions
- A description of any deviation from the HVAC system as approved in the Final Concept submittal, in accordance with P100

DRAWINGS

Chapter 5

Approved system showing:

- Extent of existing HVAC to be removed if applicable including equipment, ducts and pipes
- Identify equipment access in enlarged plans
- Single line piping and ductwork schematic layout including terminal units
- Show all roof-mounted equipment and access to roof:
- Show adequate access from mechanical equipment room(s) to freight elevators
- Single line schematic flow and riser diagram(s):
  - Airflow quantities and balancing devices for all heating/cooling equipment
  - Water flow quantities and balancing devices for all heating/cooling equipment
- Automatic control diagram(s):
  - Control flow diagrams showing all sensors, valves, and controllers (analog and digital)
  - Sequence of operations of all the systems for control sequences during occupied, 24-hour operations, and unoccupied conditions
- Schedules:
  - Provide schedules of major equipment that includes chillers, boilers, pumps, air handling units, and terminal units, cooling towers, and all equipment required for 24-hour operations
  - Air terminal devices
- Air balance relationships between spaces

ENERGY & WATER ANALYSIS

Chapter 5

Update previous calculations to include;

- Updated water consumption calculations and analysis including make-up water for HVAC systems, domestic water consumption, and water consumption for irrigation

SPECIFICATIONS

Chapter 5

- Specifications with non relevant text shown as struck-through, but not removed



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## SYSTEMS & EQUIPMENT Chapter 5

Update previous narrative to include:  
 Preliminary fixture type selections and GPF and GPM efficiencies proposed

## DRAWINGS Chapter 5

Update previous drawings.

## CALCULATIONS Chapter 5

Update consumption calculations and analysis.

## SPECIFICATIONS Chapter 5

Specifications with non relevant text shown as struck-through, but not removed



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<p><b>BASIS OF DESIGN</b> Chapter 6</p>	<ul style="list-style-type: none"> <li>Final Basis of Design</li> </ul>
<p><b>ONE LINE</b> Chapter 6</p>	<ul style="list-style-type: none"> <li>Riser or one line diagram</li> </ul>
<p><b>DRAWINGS</b> Chapter 6</p>	<ul style="list-style-type: none"> <li>Final MEP Space Allocations</li> </ul>
<p><b>CALCULATIONS</b> Chapter 6</p>	<ul style="list-style-type: none"> <li>Updated service size calculation + generators + onsite generation</li> </ul>
<p><b>SPECIFICATION</b> Chapter 6</p>	<ul style="list-style-type: none"> <li>Specifications Table of Contents (TOC)</li> </ul>



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### SYSTEMS DESIGN

Chapter 7

Narrative description of the building's:

- Egress system description. Includes egress calculations and exit capacities, exit remoteness, exit discharge, etc. Include interface with security system (where applicable)
- Fire alarm and emergency communication description. Include interface with BAS and Security systems (where applicable)
- Water-based fire extinguishing system description
- Smoke control system description (where applicable)
- Fire service access elevator description (if applicable)
- Occupant evacuation elevator description (if applicable)

### DRAWINGS

Chapter 7

Drawings:

- Equipment spaces for fire protection systems (fire pump, fire command center, etc.)
- Fire protection water supply lines, fire hydrant locations, fire apparatus access roads, fire lanes, Etc.
- Standpipe and sprinkler risers
- Remoteness of exit stairs
- Locations of fire walls, fire barriers, fire partitions, smoke barriers
- Identification of occupancy type for every room and space
- Identification of calculated occupant load for every room and space
- Riser diagram for sprinkler system i. Riser diagram for fire alarm and emergency communication system
- Location of special fire protection requirements (e.g., kitchens, computer rooms, storage)

### CALCULATIONS

Chapter 7

Calculations:

- Occupant load and egress calculations
- Fire protection water supply calculations, including water supply flow testing data
- Fire pump calculations (where applicable)
- Smoke control calculations (where applicable)

### CODE ANALYSIS

Chapter 7

- Code Analysis



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# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

<p><b>COST VIABILITY</b> (Chapter, #, etc)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Cost Estimate</li> <li><input type="checkbox"/> Project is viable from a cost standpoint</li> </ul>
<p><b>SUPPORTING COST ANALYSIS</b> (Chapter, #, etc)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Supporting Analysis (Market, LCC, Risk, Sensitivity)</li> </ul>
<p><b>COST PLAN</b> (Chapter, #, etc)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Cost Plan Update</li> </ul>
<p><b>COST ESTIMATE</b> (Chapter, #, etc)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Third Party Estimate</li> </ul>
<p><b>COST ESTIMATE: DETAIL</b> (Chapter, #, etc)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> VM Report Implementation Validation</li> </ul>
<p><b>COST ESTIMATE: CORE/SHELL, TI</b> (Chapter, #, etc)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Reconcile AE/Third Party Estimate.</li> </ul>
<p><b>VALUE ENGINEERING</b> (Chapter, #, etc)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> QC Review of Estimates</li> </ul>
<p><b>PROJECT DEVELOPING ON-BUDGET</b> (Chapter, #, etc)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> </ul>
<p><b>QUALITY CONTROL REVIEW</b> (Chapter, #, etc)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> </ul>

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## COURTROOMS

Chapter 8

- N/A

## SPECIALTY SPACES

Chapter 8

- Specialty spaces with fixed seating, multi-level spaces, areas with sloped floors, and other specialty spaces can be easily maintained
- Describe cleaning, lamp replacement, and general care and maintenance of specialty spaces (courtrooms, dining facilities, auditoriums, etc.).

## CUSTOMER DESIGN GUIDE DEVIATIONS

Chapter 8

- List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*.



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### SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- ❑ SECTION 106 COMPLIANCE (51,55): New construction in a historic district or adjoining/affecting historic property. Modernization involving major alterations to exterior or significant interior spaces.
- ❑ 65% DD: 106 Compliance Preservation Report (iterative with each submission) - narrative, photos, drawings explaining preservation design issues and proposed solutions. See Appendix A for report template.
- ❑ 100% DD: 106 Compliance Preservation Report (iterative, as design develops, with each submission): Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable.

### DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- ❑ 106 Compliance Preservation Report (iterative, as design develops, with each submission): Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable.

### ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- ❑ Archeological compliance details-testing, discoveries, mitigation terms, as applicable



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### ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

- Inclusion of details related to support of incorporation of AiA commission or Fine Art installation, structural supports, lighting, etc.

### PROCESS DOCUMENTATION

(Chapter, #, etc)

- N/A

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## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)



<p><b>ABAAS</b> Chapter 1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Refine and revise submittal from DD phase as necessary. Note any revisions affecting accessibility features and/or ABAAS compliance.</li> <li><input type="checkbox"/> Where necessary, include state or local codes references where these exceed the ABAAS.</li> <li><input type="checkbox"/> At all accessible details and features reference the codes sections these details are complying with and reference the standard details in the included detail sheets.</li> </ul>
<p><b>BIM</b> Chapter 1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> BIM Execution, COBie-Playbook &amp; GSA-CDX information plan updated</li> <li><input type="checkbox"/> Native Design BIM</li> <li><input type="checkbox"/> IFC file exported from native Design BIM</li> <li><input type="checkbox"/> Updated COBie Spreadsheet</li> <li><input type="checkbox"/> BIM QC Checklist: Identifies what is currently contained in Design BIM</li> <li><input type="checkbox"/> BIM Interoperability Tool Model Check Report</li> <li><input type="checkbox"/> 3D Design Coordination Report</li> <li><input type="checkbox"/> Updated Detailed Energy BIM Model files (if required)</li> <li><input type="checkbox"/> Updated SDM data defined by the GSA CDX for all spaces/rooms.</li> <li><input type="checkbox"/> Division 1 Specifications Sections on BIM tailored to project needs in construction phase</li> </ul>
<p><b>BUILDING OPERATIONS &amp; MAINTENANCE</b> Chapter 1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Revised O&amp;M Narrative to reflect development of construction drawings, and Construction Documents OE Checklist.</li> </ul>
<p><b>OPERATIONAL EXCELLENCE</b> Chapter 1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> </ul>
<p><b>CLIMATE ADAPTATION / RESILIENCE</b> Chapter 1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Submit revised statement to reflect development of construction documents. If the POR is updated, then update the statement to reflect relevant findings and changes.</li> <li><input type="checkbox"/> Identify strategies and elements in the drawings and reference in the statement.</li> </ul>
<p><b>DESIGN COMMENTS</b> Chapter 1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Highlight relevant responses to previous submission comments.</li> </ul>
<p><b>CODE AND SAFETY</b> Chapter 1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> </ul>
<p><b>P100 COMPLIANCE</b> Chapter 1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> </ul>

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# 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)



## SUSTAINABLE STRATEGY NARRATIVE Chapter 1.7

N/A

## ACHIEVABLE LEED GOAL Chapter 1.7.1

N/A

## ENERGY NET ZERO Chapter 1.7.2

N/A

## WATER NET ZERO Chapter 1.7.2

N/A

## WASTE NET ZERO Chapter 1.7.2.1

N/A

## GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1.7

N/A

## ENERGY USE TARGET/MODEL Chapter 1.8

Update Building Energy Model to compare to the design EUI.

## DAYLIGHTING Chapter 1

Update calculations.

## LIFE CYCLE COSTING Chapter 1

N/A

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#### SUSTAINABLE LOCATIONS

Chapter 2

- Update narrative and/site diagram.

#### COLLABORATIVE DESIGN PROCESS

Chapter 2

- Update narrative and/site diagram, paying special attention to any commitments or outstanding issues related to local consultation.

#### ZONING ANALYSIS

Chapter 2

- Update narrative and/site diagram, paying special attention to any commitments or outstanding issues related to local consultation.

#### DESIGN FOR PUBLIC USE

Chapter 2

- Update narrative and/site diagram, paying special attention to any commitments or outstanding issues related to local consultation.

#### SITE / LANDSCAPE STRATEGY

Chapter 2

- Update full technical landscape plan and civil plan with critical enlargement plans.
- All drawing schedules shall furnish complete and comprehensive information for each elements of the landscape and site design, including pavement types and quantities, plant schedule types and quantities (and compliance with pollinator requirements).

#### SILVER CERTIFICATION SITE APPROACH

Chapter 2

- Update SITES scorecard that reflects the final design direction, identifies any items requiring critical discipline coordination, items that require further GSA and owner Agency approvals, and any unique preliminary operational costs that are unique and need to be considered prior to further design development.

#### STORMWATER MANAGEMENT

Chapter 2

- N/A

#### LANDSCAPE IRRIGATION

Chapter 2

- N/A

#### LANDSCAPE DESIGN

Chapter 2

- N/A



## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)



### ENCLOSURE COMMISSIONING PLAN Chapter 3

- ❑ Develop FINAL Building Enclosure Commissioning (BECx) Plan. Establish the types and quantities of tests to be executed.

### VISUAL & PERFORMANCE MOCK-UPS Chapter 3

- ❑ Describe mockup type(s) required to develop consensus for the design intent and/or prove system performance.

### ROOFING / ROOF DRAINAGE SYSTEM Chapter 3

- ❑ Illustrate roofing assembly type(s).

### WHOLE BUILDING AIR TIGHTNESS Chapter 3

- ❑ In the wall sections and detail drawings that illustrate enclosure system assemblies, graphically delineate air barrier continuity

### THERMAL BARRIERS (INSULATION) Chapter 3

- ❑ Illustrate thermal barrier continuity.

### FENESTRATION (GLAZING SYSTEMS) Chapter 3

- ❑ Provide wall sections and detail drawings demonstrating the technical resolution of the design intent.

### BELOW-GRADE WATERPROOFING Chapter 3

- ❑ In the wall sections and detail drawings that illustrate enclosure system assemblies, graphically delineate below-grade waterproofing continuity

### OPERATIONS & MAINTENANCE Chapter 3

- ❑ Illustrate approaches to fall protection and safe suspended access. Coordinate with other disciplines including mechanical (equipment location) and structural as required.

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#### APPROVED PROGRAM & ADJACENCIES Chapter 3

- Demolition plan (if applicable); Floor plans; planning grids and raised access floor grid (if applicable); reflected ceiling plans

#### GENERAL INFORMATION Chapter 3

- N/A

#### MECHANICAL SPACES Chapter 3

- N/A

#### BUILDING & SERVICE SPACES Chapter 3

- N/A

#### DESIGN NARRATIVE & CALCULATIONS Chapter 3

- Development of project calculations

#### DESIGN CONCEPTS Chapter 3

- N/A

#### FINISHES Chapter 3

- Provide finish samples and wall and floor finish schedules.
- Elevations to be provided, showing wall finishes such as ceramic tile, paneling, and acoustical wall treatments.

#### MILLWORK Chapter 3

- Provide millwork finish samples.

#### FURNITURE, FIXTURES & EQUIPMENT Chapter 3

- Furniture plan, workstation typicals. Identify wall types and demountable wall locations

Section Continues (next page)



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### OFFICE AREAS

Chapter 3

N/A

### INTERIOR CONDITIONS

Chapter 3

Final acoustical calculations, including noise transmission through envelope, interior walls, floors and ceilings; mechanical and electrical equipment

### INTERIOR FACILITIES

Chapter 3

Final toilet fixture count

### FLOOR-TO-FLOOR HEIGHTS

Chapter 3

Show building sections with vertical zoning for electrical and mechanical utilities.

### EXTERIOR DESIGN

Chapter 3

N/A

### INTERIOR DESIGN: MAJOR PUBLIC SPACES

Chapter 3

N/A

### BUILDING MASSING

Chapter 3

N/A

### ARCHITECTURAL CODE COMPLIANCE

Chapter 3

N/A

### SIGNAGE & WAYFINDING

Chapter 3

N/A

Section Continues (previous page)



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#### DESIGN LOADS

Chapter 4

- Update drawings, calculations, analysis files & models.
- Include loading diagram on drawings.

#### FOUNDATIONS & GEOTECHNICAL

Chapter 4

- Update drawings.
- Provide foundation details and construction notes.
- Finalize foundation design calculations.

#### VIBRATIONS

Chapter 4

- Update drawings, calculations, analysis files & models, specifications and any supporting documents.

#### INNOVATIVE METHODS & MATERIALS

Chapter 4

- Update drawings, calculations or analysis.

#### STRUCTURAL SYSTEMS

Chapter 4

- Update drawings, calculations, analysis files & models, specifications and any supporting documents.

#### STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

- Update drawings, calculations, analysis files & models.
- Include loading diagram on drawings.

#### QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

- Update drawings, calculations, analysis files & models.
- Include Special Inspection Program on drawings.

#### HISTORIC CONSIDERATIONS

Chapter 4

- Update drawings

#### PHYSICAL SECURITY

Chapter 4

- Update calculations and drawings.

#### CIVIL SITE

Chapter 4

- Update drawings

#### MISCELLANEOUS COMPONENTS

Chapter 4

- Update calculations and drawings.
- Existing structures - identify concealed structural conditions that require probes or testing, and any test results received to date.



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NARRATIVE

Chapter 5

Update previous narrative to include:

- Final psychrometrics of HVAC systems
- Cut sheets of selected equipment

DRAWINGS

Chapter 5

Update previous system to include:

- Scope statement, concise but detailed, in General Notes & Legends sheet
- Equipment access in enlarged plans, elevations, and cross-sections
- Show all valves. Indicate locations where temperature, pressure, flow, contaminant/combustion gases, or vibration gauges are required, and if remote sensing is required.
- Double line drawings showing mechanical room piping and ductwork layout, damper locations, piping and ductwork layout with terminal units
- Location of automatic control sensors (e.g., temperature, relative humidity, CO2, room pressurization)
- Single line schematic flow and riser diagram(s). Show flow/energy measuring devices for water and air systems for all cooling, heating, and terminal equipment, and their interface with the BAS
- Automatic control diagrams:
  - Control flow diagrams with sensors, valves, and controllers (analog and digital inputs for controllers, front end equipment, and system architecture)
  - Show control signal interfaces, complete with sequence of operation of all heating, ventilating, and cooling systems during occupied, 24-hour, and unoccupied conditions
- Bill of Material Schedules:
  - Schedules of equipment that includes chillers, boilers, pumps, air handling units, terminal units, cooling towers, indicate if furnished by owner, and all equipment required for 24-hour operations.
  - Air terminal devices
  - For major R&A project's show existing equipment schedules or note as existing within new schedules.

ENERGY & WATER

ANALYSIS

Chapter 5

Update previous calculations to include:

- Final system pressure static analysis at peak and minimum block loads for occupied and unoccupied conditions
- Building pressurization analysis for peak and minimum block loads for occupied and unoccupied conditions
- Flow and head calculations for pumping systems for peak and minimum block loads for occupied conditions
- Acoustical calculations for peak and minimum block loads for occupied conditions
- Sizing of vibration isolators for mechanical equipment
- Sizing of fuel storage and distribution system

SPECIFICATIONS

Chapter 5

- Update edited specifications





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### SYSTEMS & EQUIPMENT

Chapter 5

- Update previous narrative

### DRAWINGS

Chapter 5

Update previous drawings to include:

- Plumbing layout and fixtures, equipment and piping
- Points of connection to existing, if required, and points of connection to new civil underground utilities
- Systems schematics and flow diagrams
- Riser diagrams for waste and vent lines
- Riser diagrams for domestic cold and hot water lines
- Plumbing fixture schedule
- Demolition plans showing points of disconnection, if required

### CALCULATIONS

Chapter 5

Update consumption calculations and analysis to include:

- Water consumption calculations and analysis for make-up water for HVAC systems and hot water heating
- Water supply calculations, including pressure
- Roof drainage calculations
- Sanitary waste sizing calculations

### SPECIFICATIONS

Chapter 5

- Update edited specifications



# 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)



## Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

## Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

CD - Final

## Discipline

General Information

Sustainability

Urban Development

Building Enclosure Systems

Architecture / Interiors

Structural

Mechanical

Plumbing

Electrical

Fire Protection

Cost Estimating

Specialty Spaces

Historic Preservation

Art in Architecture

### BASIS OF DESIGN

Chapter 6

Final Basis of Design

### ONE LINE

Chapter 6

Updated riser or one line diagram.

### DRAWINGS

Chapter 6

Lighting, Receptacle & Electrical Equipment Layout

### CALCULATIONS

Chapter 6

Updated Normal and Emergency Electrical Service Sizes

### SPECIFICATION

Chapter 6

Specifications with preliminary editing



**SYSTEMS DESIGN**

Chapter 7

N/A

**DRAWINGS**

Chapter 7

Fire protection drawing details (show all typical details on drawings)

Building Construction:

- Construction Type
- Fire walls, fire barriers, fire partitions, smoke barriers
- Panel and curtain walls
- Fire-stopping configurations. Include details of all openings between the exterior walls (including panel, curtain, and spandrel walls) and floor slabs, openings in floors, and shaft enclosures

Means of Egress:

- Exits
- Special locking arrangements
- Exit Stairs-construction, landings, treads, guards and handrails, identification, path markings
- Discharge from exits

Water Supply:

- Fire pump configuration
- Anchorage of underground fire protection water supply line
- Standpipe riser

Water-based fire extinguishing systems; All plans required in NFPA 13.

Non-water-based fire protection systems

Fire alarm and emergency communication systems; All documentation required in NFPA 72.

Fire service access elevators (if applicable)

Occupant evacuation elevators (if applicable)

**CALCULATIONS**

Chapter 7

Calculations

- Final occupant load and egress calculations
- Final fire protection water supply calculations, including water supply flow testing data
- Final fire pump calculations (where applicable)
- Final smoke control calculations (where applicable)
- Fire modeling results, including input data and all pertinent material and assumptions required to understand the output an analysis (where applicable)

**CODE ANALYSIS**

Chapter 7

N/A



Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

CD - Final

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# 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)



## Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

## Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

CD - Final

## Discipline

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### COST VIABILITY

(Chapter, #, etc)

- Cost Estimate
- Project is viable from a cost standpoint

### SUPPORTING COST ANALYSIS

(Chapter, #, etc)

- Supporting Analysis(Market, LCC, Risk, Sensitivity)

### COST PLAN

(Chapter, #, etc)

- Cost Plan Update

### COST ESTIMATE

(Chapter, #, etc)

- QC Review AE Estimate

### COST ESTIMATE: DETAIL

(Chapter, #, etc)

- CMc Guaranteed Maximum Price

### COST ESTIMATE: CORE/SHELL, TI

(Chapter, #, etc)

- N/A

### VALUE ENGINEERING

(Chapter, #, etc)

- N/A

### PROJECT DEVELOPING ON-BUDGET

(Chapter, #, etc)

- N/A

### QUALITY CONTROL REVIEW

(Chapter, #, etc)

- N/A



## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

### COURTROOMS Chapter 8

- Assembly of visual and performance mock-ups

### SPECIALTY SPACES Chapter 8

- N/A

### CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8

- List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*



## Construction Type

1 - DBB

2 - DB

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4 - CMC

## Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

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### Construction Type

1 - DBB

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3 - DB Bridging

4 - CMC

### Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

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### SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- Substantially complete contract documents adhering to 106 report and agreement terms including
- Pre Award submittal requirements for compliance with competency of restoration specialist requirements
- Technical specifications for treatment of historic materials
- Specialized materials and procedures for repair and restoration
- Procedures for protecting historic materials in areas being altered
- Sample submittal requirements for replacement materials and new installations in preservation zones
- Sample review of repair and restoration procedures

### DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- 106 Compliance Preservation Report (iterative, as design develops, with each submission): Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable.

### ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- N/A



## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

### ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

- Inclusion of details related to support of incorporation of AiA commision or Fine Art installation, structural supports, lighting, etc.

### PROCESS DOCUMENTATION

(Chapter, #, etc)

- N/A



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Concept Design (all types)

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## Project Phase

Concept Design (all types)

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### ABAAS

Chapter 1

- Revise and refine previous submittals as necessary to account for all accessibility goals and ABAAS requirements.

### BIM

Chapter 1

- BIM Execution, COBie-Playbook & GSA-CDX information plan updated
- Native Design BIM - compliant with BIMForum LOD 300 and LOI (GSA CDX) and BIM Modeling Requirements
- IFC file exported from native Design BIM
- Updated COBie Spreadsheet - Contains all required components plus attribute data that is generated during design
- BIM QC Checklist: Identifies what is currently contained in Design BIM
- BIM Interoperability Tool Model Check Report - showing compliance with all attributes required by CDX
- 3D Design Coordination Report showing that all required systems to be coordinated have been coordinated and do not interfere with each other
- Updated SDM data/spaces defined by the GSA CDX for all spaces/rooms, correct areas for ANSI/BOMA validation
- Updated Detailed Energy BIM Model files (if required)
- Updated Division 1 Specifications Sections on BIM

### BUILDING OPERATIONS & MAINTENANCE

Chapter 1

- Revised O&M Narrative to reflect development of construction drawings, and Construction Documents OE Checklist
- Provide clash model of equipment access and removal.

### OPERATIONAL EXCELLENCE

Chapter 1

- N/A

### CLIMATE ADAPTATION / RESILIENCE

Chapter 1

- Submit revised statement to reflect development of construction documents. If the POR is updated, then update the statement to reflect relevant findings and changes.
- Identify strategies and elements in the drawings and reference in the statement.

### DESIGN COMMENTS

Chapter 1

- Highlight relevant responses to previous submission comments.

### CODE AND SAFETY

Chapter 1

- Certification statement in drawings that the design meets applicable codes
- Finalize safety aspects in drawings and specifications including OSHA construction safety plan

### P100 COMPLIANCE

Chapter 1

- Certification statement that the design meets P100 and the performance tiers identified in the P100 Performance Matrix





<p><b>SUSTAINABLE STRATEGY NARRATIVE</b> Chapter 1.7</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Update (as necessary) narrative detailing the integrated design process, the design's sustainability strategy, and technologies that are expected to help achieve building performance.</li> <li><input type="checkbox"/> Identify sustainable design strategies on the drawings.</li> </ul>
<p><b>ACHIEVABLE LEED GOAL</b> Chapter 1.7.1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Updated LEED scorecard showing enough points expected to meet contractual requirement.</li> </ul>
<p><b>ENERGY NET ZERO</b> Chapter 1.7.2</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Any updates to renewable scope or equipment</li> </ul>
<p><b>WATER NET ZERO</b> Chapter 1.7.2</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Any updates to water net zero plans</li> </ul>
<p><b>WASTE NET ZERO</b> Chapter 1.7.2.1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Any updates to waste net zero plans</li> </ul>
<p><b>GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS</b> Chapter 1.7</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Update Guiding Principles Checklist if/as appropriate.</li> </ul>
<p><b>ENERGY USE TARGET/MODEL</b> Chapter 1.8</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Update Building Energy Model to compare to the design EUI.</li> </ul>
<p><b>DAYLIGHTING</b> Chapter 1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> </ul>
<p><b>LIFE CYCLE COSTING</b> Chapter 1</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> </ul>

Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMc

Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

CD - Final

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Sustainability

Urban Development

Building Enclosure Systems

Architecture / Interiors

Structural

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Plumbing

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Cost Estimating

Specialty Spaces

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Art in Architecture



# 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)



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Concept Design (all types)

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CD - 95%

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### SUSTAINABLE LOCATIONS Chapter 2

N/A

### COLLABORATIVE DESIGN PROCESS Chapter 2

N/A

### ZONING ANALYSIS Chapter 2

N/A

### DESIGN FOR PUBLIC USE Chapter 2

N/A

### SITE / LANDSCAPE STRATEGY Chapter 2

- Continued coordination and refinements to the Construction Documentation coordination shall be made, including close concurrence between specifications and drawings and final system concurrence between professional disciplines.
- All final drawing schedules shall be updated in preliminary final form for Agency review and cost reconciliation.
- All materials shall be clearly identified to reflect Agency guidance.

### SILVER CERTIFICATION SITE APPROACH Chapter 2

- Preliminary final SITES scorecard with any coordination or critical items clearly identified.
- Draft SITES submissions for the USGBC per area emphasis should be submitted to GSA for review/concurrence.
- Document results of preliminary consultation with the USGBC.

### STORMWATER MANAGEMENT Chapter 2

- Draft SITE submission to comply with SITES credit 3.3 for 6 points.

### LANDSCAPE IRRIGATION Chapter 2

- Draft SITE submission to comply with SITES credit 3.4 for 5 points.

### LANDSCAPE DESIGN Chapter 2

- Preliminary final parking field design, with enlarged plans, including a schedule that identifies all requisite trees, the spectrum of parking stalls required, final pedestrian circulation, final measures being proposed to manage stormwater, and materials



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95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

ENCLOSURE  
COMMISSIONING PLAN

Chapter 3

Specify BECx requirements.

VISUAL &  
PERFORMANCE  
MOCK-UPS

Chapter 3

In the drawings and specifications, establish requirements for the types, sizes, and complexity of mock-ups. Coordinate requirements with the BECx Plan.

ROOFING / ROOF  
DRAINAGE SYSTEM

Chapter 3

Detail and specify roofing assemblies.

WHOLE BUILDING AIR  
TIGHTNESS

Chapter 3

Detail and specify air barriers.

THERMAL BARRIERS  
(INSULATION)

Chapter 3

Detail and specify thermal barriers.

FENESTRATION  
(GLAZING SYSTEMS)

Chapter 3

Detail and specify fenestration systems. Resolve interfaces between different materials, products, and assemblies.

BELOW-GRADE  
WATERPROOFING

Chapter 3

Detail and specify below-grade waterproofing.

OPERATIONS &  
MAINTENANCE

Chapter 3

Detail and specify fall protection systems and provisions for safe suspended access.



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Construction Type

1 - DBB

2 - DB

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4 - CMC

Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

CD - Final

Discipline

General Information

Sustainability

Urban Development

Building Enclosure Systems

Architecture / Interiors

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Specialty Spaces

Historic Preservation

Art in Architecture

95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

APPROVED PROGRAM & ADJACENCIES

Chapter 3

N/A

GENERAL INFORMATION

Chapter 3

N/A

MECHANICAL SPACES

Chapter 3

Diagrams illustrating proper clearance for servicing and replacement of equipment

BUILDING & SERVICE SPACES

Chapter 3

N/A

DESIGN NARRATIVE & CALCULATIONS

Chapter 3

Final detailed set of project calculations

DESIGN CONCEPTS

Chapter 3

N/A

FINISHES

Chapter 3

N/A

MILLWORK

Chapter 3

N/A

FURNITURE, FIXTURES & EQUIPMENT

Chapter 3

N/A



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Section Continues (next page)



Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

CD - Final

Discipline

General Information

Sustainability

Urban Development

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Art in Architecture

95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

OFFICE AREAS

Chapter 3

N/A

INTERIOR CONDITIONS

Chapter 3

N/A

INTERIOR FACILITIES

Chapter 3

N/A

FLOOR-TO-FLOOR HEIGHTS

Chapter 3

N/A

EXTERIOR DESIGN

Chapter 3

N/A

INTERIOR DESIGN: MAJOR PUBLIC SPACES

Chapter 3

N/A

BUILDING MASSING

Chapter 3

N/A

ARCHITECTURAL CODE COMPLIANCE

Chapter 3

N/A

SIGNAGE & WAYFINDING

Chapter 3

N/A



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Section Continues (previous page)



## 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)



<b>DESIGN LOADS</b> Chapter 4	<input type="checkbox"/> Final drawings, calculations, analysis files & models, specifications and any supporting documents
<b>FOUNDATIONS &amp; GEOTECHNICAL</b> Chapter 4	<input type="checkbox"/> Final drawings. Provide statement/review by project geotechnical engineer that design conforms to geotechnical report recommendations.
<b>VIBRATIONS</b> Chapter 4	<input type="checkbox"/> Final drawings, calculations, analysis files & models, specifications and any supporting documents
<b>INNOVATIVE METHODS &amp; MATERIALS</b> Chapter 4	<input type="checkbox"/> Final drawings, calculations or analysis
<b>STRUCTURAL SYSTEMS</b> Chapter 4	<input type="checkbox"/> Final drawings, calculations, analysis files & models, specifications and any supporting documents
<b>STRUCTURAL ANALYSIS &amp; CALCULATIONS</b> Chapter 4	<input type="checkbox"/> Final drawings, calculations, analysis files & models, specifications and any supporting documents.
<b>QUALITY ASSURANCE &amp; SPECIAL INSPECTIONS</b> Chapter 4	<input type="checkbox"/> Final drawings, calculations, analysis files & models, specifications and any supporting documents
<b>HISTORIC CONSIDERATIONS</b> Chapter 4	<input type="checkbox"/> Final drawings, calculations, analysis files & models, specifications and any supporting documents
<b>PHYSICAL SECURITY</b> Chapter 4	<input type="checkbox"/> Final calculations and drawings
<b>CIVIL SITE</b> Chapter 4	<input type="checkbox"/> Final drawings
<b>MISCELLANEOUS COMPONENTS</b> Chapter 4	<input type="checkbox"/> Final calculations and drawings

### Construction Type

1 - DBB

2 - DB

3 - DB Bridging

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### Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

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**NARRATIVE**

Chapter 5

Finalize previous narrative to include:

- Final psychrometrics of HVAC systems
- Cut sheets of selected equipment

**DRAWINGS**

Chapter 5

Finalize previous system to include:

- Scope statement, concise but detailed, in General Notes & Legends sheet
- Equipment access in enlarged plans, elevations, and cross-sections
- Show all valves. Indicate locations where temperature, pressure, flow, contaminant/combustion gases, or vibration gauges are required, and if remote sensing is required.
- Double line drawings showing mechanical room piping and ductwork layout, damper locations, piping and ductwork layout with terminal units
- Location of automatic control sensors (e.g., temperature, relative humidity, CO2, room pressurization)
- Single line schematic flow and riser diagram(s). Show flow/energy measuring devices for water and air systems for all cooling, heating, and terminal equipment, and their interface with the BAS
- Automatic control diagrams:
  - Control flow diagrams with sensors, valves, and controllers (analog and digital inputs for controllers, front end equipment, and system architecture)
  - Show control signal interfaces, complete with sequence of operation of all heating, ventilating, and cooling systems during occupied, 24-hour, and unoccupied conditions
- Bill of Material Schedules:
  - Schedules of equipment that includes chillers, boilers, pumps, air handling units, terminal units, cooling towers, indicate if furnished by owner, and all equipment required for 24-hour operations.
  - Air terminal devices
  - For major R&A project's show existing equipment schedules or note as existing within new schedules.

**ENERGY & WATER**

**ANALYSIS**

Chapter 5

Finalize previous calculations to include:

- Final system pressure static analysis at peak and minimum block loads for occupied and unoccupied conditions
- Building pressurization analysis for peak and minimum block loads for occupied and unoccupied conditions
- Flow and head calculations for pumping systems for peak and minimum block loads for occupied conditions
- Acoustical calculations for peak and minimum block loads for occupied conditions
- Sizing of vibration isolators for mechanical equipment
- Sizing of fuel storage and distribution system

**SPECIFICATIONS**

Chapter 5

- Final edited specifications

Construction Type

1 - DBB

2 - DB

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Project Phase

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DD - 100%

CD - 65%

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Concept Design (all types)

DD - 100%

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## 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

### SYSTEMS & EQUIPMENT

Chapter 5

- Finalize previous narrative

### DRAWINGS

Chapter 5

Finalize previous drawings to include:

- Plumbing layout and fixtures, equipment and piping
- Points of connection to existing, if required, and points of connection to new civil underground utilities
- Systems schematics and flow diagrams
- Riser diagrams for waste and vent lines
- Riser diagrams for domestic cold and hot water lines
- Plumbing fixture schedule
- Demolition plans showing points of disconnection, if required

### CALCULATIONS

Chapter 5

Finalize consumption calculations and analysis to include:

- Water consumption calculations and analysis for make-up water for HVAC systems and hot water heating
- Water supply calculations, including pressure
- Roof drainage calculations
- Sanitary waste sizing calculations

### SPECIFICATIONS

Chapter 5

- Final edited specifications



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**BASIS OF DESIGN**  
Chapter 6

Final basis of design

**ONE LINE**  
Chapter 6

Final riser or one line diagram

**DRAWINGS**  
Chapter 6

Final lighting, receptacle & electrical equipment layout along with associated circuitry

**CALCULATIONS**  
Chapter 6

Final normal/emergency electrical service sizes and point-by-point lighting calculations

**SPECIFICATION**  
Chapter 6

Fully edited specifications



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241





**SYSTEMS DESIGN**

Chapter 7

N/A

**DRAWINGS**

Chapter 7

Fire protection drawing details (show all typical details on drawings):

Building Construction:

- Construction Type
- Fire walls, fire barriers, fire partitions, smoke barriers
- Panel and curtain walls
- Fire-stopping configurations. Include details of all openings between the exterior walls (including panel, curtain, and spandrel walls) and floor slabs, openings in floors, and shaft enclosures

Means of Egress:

- Exits
- Special locking arrangements
- Exit Stairs-construction, landings, treads, guards and handrails, identification, path markings
- Discharge from exits

Water Supply:

- Fire pump configuration
- Anchorage of underground fire protection water supply line
- Standpipe riser

Water-based fire extinguishing systems; All plans required in NFPA 13.

Non-water-based fire protection systems

Fire alarm and emergency communication systems; All documentation required in NFPA 72.

Fire service access elevators (if applicable)

Occupant evacuation elevators (if applicable)

**CALCULATIONS**

Chapter 7

Calculations:

- Final occupant load and egress calculations
- Final fire protection water supply calculations, including water supply flow testing data
- Final fire pump calculations (where applicable)
- Final smoke control calculations (where applicable)
- Fire modeling results, including input data and all pertinent material and assumptions required to understand the output an analysis (where applicable)

**CODE ANALYSIS**

Chapter 7

N/A

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### COST VIABILITY

(Chapter, #, etc)

- Cost Estimate
- Project is viable from a cost standpoint

### SUPPORTING COST ANALYSIS

(Chapter, #, etc)

- Supporting Analysis(Market, LCC, Risk, Sensitivity)

### COST PLAN

(Chapter, #, etc)

- Cost Plan Update

### COST ESTIMATE

(Chapter, #, etc)

- Third Party Estimate

### COST ESTIMATE: DETAIL

(Chapter, #, etc)

- VM Report Implementation Validation

### COST ESTIMATE: CORE/SHELL, TI

(Chapter, #, etc)

- Reconcile AE/IGE Estimates

### VALUE ENGINEERING

(Chapter, #, etc)

- QC Review AE Estimate

### PROJECT DEVELOPING ON-BUDGET

(Chapter, #, etc)

- N/A

### QUALITY CONTROL REVIEW

(Chapter, #, etc)

- N/A



**COURTROOMS**

Chapter 8

N/A

**SPECIALTY SPACES**

Chapter 8

N/A

**CUSTOMER DESIGN  
GUIDE DEVIATIONS**

Chapter 8

List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*



Construction Type

1 - DBB

2 - DB

3 - DB Bridging

4 - CMC

Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

CD - Final

Discipline

General Information

Sustainability

Urban Development

Building Enclosure Systems

Architecture / Interiors

Structural

Mechanical

Plumbing

Electrical

Fire Protection

Cost Estimating

Specialty Spaces

Historic Preservation

Art in Architecture



## 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

### SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

- Complete contract documents adhering to 106 report and agreement terms.
- Detail drawings aligned with 106 compliance documents
- Completed historic material specifications and contractor qualification requirements and as shown for 65%

### DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- 106 Compliance Preservation Report (iterative, as design develops, with each submission)
- Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable.

### ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- Archeological compliance requirements update reflecting results of design-phase testing, if applicable



## Construction Type

1 - DBB

2 - DB

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4 - CMC

## Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

CD - Final

## Discipline

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95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

**ARCHITECTURAL  
DESIGN VALUES**

(Chapter, #, etc)

- Inclusion of details related to support of incorporation of AiA commission or Fine Art installation, structural supports, lighting, etc.

**PROCESS  
DOCUMENTATION**

(Chapter, #, etc)

- N/A

Construction Type

1 - DBB

2 - DB

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Project Phase

Concept Design (all types)

DD - 100%

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# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)



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### ABAAS

Chapter 1

N/A

### BIM

Chapter 1

- Final CD Native Design BIM to be archived and distributed to Contractor
- Bidding model for procurement purposes / bidding release
- IFC file exported from native Design BIM
- Final CD COBie Spreadsheet to be distributed to Contractor
- BIM QC Checklist: Identifies what is currently contained in Design BIM and confirms that it is compliant with GSA BIM Standards for the Design BIM
- BIM Interoperability Tool Model Check Report validating Model contains all CDX attributes and appropriate design data
- Final 3D Design Coordination Report
- Final validated CD SDM data/spaces
- Final Division 1 Specifications Sections on BIM

### BUILDING OPERATIONS & MAINTENANCE

Chapter 1

- Final O&M Narrative to reflect development of construction drawings, and Construction Documents OE Checklist to the extent that CDs have changed

### OPERATIONAL EXCELLENCE

Chapter 1

N/A

### CLIMATE ADAPTATION / RESILIENCE

Chapter 1

- Certification statement signed and sealed by all applicable disciplines

### DESIGN COMMENTS

Chapter 1

N/A

### CODE AND SAFETY

Chapter 1

- Certification statement signed and sealed by all applicable disciplines

### P100 COMPLIANCE

Chapter 1

- Certification statement signed and sealed by all applicable disciplines



# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)



**SUSTAINABLE STRATEGY NARRATIVE**  
Chapter 1.7

N/A

**ACHIEVABLE LEED GOAL**  
Chapter 1.7.1

N/A

**ENERGY NET ZERO**  
Chapter 1.7.2

N/A

**WATER NET ZERO**  
Chapter 1.7.2

N/A

**WASTE NET ZERO**  
Chapter 1.7.2.1

N/A

**GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS**  
Chapter 1.7

N/A

**ENERGY USE TARGET/MODEL**  
Chapter 1.8

N/A

**DAYLIGHTING**  
Chapter 1

N/A

**LIFE CYCLE COSTING**  
Chapter 1

N/A

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## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)



### SUSTAINABLE LOCATIONS

Chapter 2

N/A

### COLLABORATIVE DESIGN PROCESS

Chapter 2

N/A

### ZONING ANALYSIS

Chapter 2

N/A

### DESIGN FOR PUBLIC USE

Chapter 2

N/A

### SITE / LANDSCAPE STRATEGY

Chapter 2

Final detailed set of drawings and specifications

### SILVER CERTIFICATION SITE APPROACH

Chapter 2

Final SITES certification package. Submit to USGBC and GSA.

### STORMWATER MANAGEMENT

Chapter 2

Final SITES certification package reflecting compliance with EISA section 438 and the attainment of SITES credit 3.3 for 6 points

### LANDSCAPE IRRIGATION

Chapter 2

Final SITES certification package reflecting compliance with SITES credit 3.4 for 5 points

### LANDSCAPE DESIGN

Chapter 2

Final design reflecting compliance with the Parking Field design prescriptive requirements in the P100 Facility Standard

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## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)



### ENCLOSURE COMMISSIONING PLAN Chapter 3

- Specify BECx requirements.

### VISUAL & PERFORMANCE MOCK-UPS Chapter 3

- In the drawings and specifications, establish requirements for the types, sizes, and complexity of mock-ups.
- Coordinate requirements with the BECx Plan.

### ROOFING / ROOF DRAINAGE SYSTEM Chapter 3

- Detail and specify roofing assemblies.

### WHOLE BUILDING AIR TIGHTNESS Chapter 3

- Detail and specify air barriers.

### THERMAL BARRIERS (INSULATION) Chapter 3

- Detail and specify thermal barriers.

### FENESTRATION (GLAZING SYSTEMS) Chapter 3

- Detail and specify fenestration systems.
- Resolve interfaces between different materials, products, and assemblies.

### BELOW-GRADE WATERPROOFING Chapter 3

- Detail and specify below-grade waterproofing.

### OPERATIONS & MAINTENANCE Chapter 3

- Detail and specify fall protection systems and provisions for safe suspended access.

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**APPROVED PROGRAM & ADJACENCIES**  
Chapter 3

N/A

**GENERAL INFORMATION**  
Chapter 3

N/A

**MECHANICAL SPACES**  
Chapter 3

N/A

**BUILDING & SERVICE SPACES**  
Chapter 3

N/A

**DESIGN NARRATIVE & CALCULATIONS**  
Chapter 3

Final calculations and compliance reports (acoustical, heat transfer, toilet fixture count, illumination/daylighting/glare analysis)

**DESIGN CONCEPTS**  
Chapter 3

N/A

**FINISHES**  
Chapter 3

N/A

**MILLWORK**  
Chapter 3

N/A

**FURNITURE, FIXTURES & EQUIPMENT**  
Chapter 3

Final furniture package furniture typicals and specifications (if in A/E's scope)

Section Continues (next page)



# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)



## OFFICE AREAS Chapter 3

N/A

## INTERIOR CONDITIONS Chapter 3

N/A

## INTERIOR FACILITIES Chapter 3

N/A

## FLOOR-TO-FLOOR HEIGHTS Chapter 3

N/A

## EXTERIOR DESIGN Chapter 3

N/A

## INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3

N/A

## BUILDING MASSING Chapter 3

N/A

## ARCHITECTURAL CODE COMPLIANCE Chapter 3

N/A

## SIGNAGE & WAYFINDING Chapter 3

N/A

Section Continues (previous page)

### Construction Type

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## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)



### DESIGN LOADS

Chapter 4

- Final drawings, calculations, analysis files & models, specifications and any supporting documents

### FOUNDATIONS & GEOTECHNICAL

Chapter 4

- Final drawings. Provide statement/review by project geotechnical engineer that design conforms to geotechnical report recommendations.

### VIBRATIONS

Chapter 4

- Final drawings, calculations, analysis files & models, specifications and any supporting documents

### INNOVATIVE METHODS & MATERIALS

Chapter 4

- Final drawings, calculations or analysis

### STRUCTURAL SYSTEMS

Chapter 4

- Final drawings, calculations, analysis files & models, specifications and any supporting documents

### STRUCTURAL ANALYSIS & CALCULATIONS

Chapter 4

- Final drawings, calculations, analysis files & models, specifications and any supporting documents

### QUALITY ASSURANCE & SPECIAL INSPECTIONS

Chapter 4

- Final drawings, calculations, analysis files & models, specifications and any supporting documents

### HISTORIC CONSIDERATIONS

Chapter 4

- Final drawings, calculations, analysis files & models, specifications and any supporting documents

### PHYSICAL SECURITY

Chapter 4

- Final calculations and drawings

### CIVIL SITE

Chapter 4

- Final drawings

### MISCELLANEOUS COMPONENTS

Chapter 4

- Final calculations and drawings

## Construction Type

1 - DBB

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Concept Design (all types)

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### NARRATIVE

Chapter 5

Final narrative

### DRAWINGS

Chapter 5

Final drawings

### ENERGY & WATER ANALYSIS

Chapter 5

Final calculations and analysis

### SPECIFICATIONS

Chapter 5

Final edited specifications



# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)



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**SYSTEMS & EQUIPMENT**  
Chapter 5

Final narrative

**DRAWINGS**  
Chapter 5

Final drawings

**CALCULATIONS**  
Chapter 5

Final calculations and analysis

**SPECIFICATIONS**  
Chapter 5

Final edited specifications



## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

### BASIS OF DESIGN

Chapter 6

- Final basis of design

### ONE LINE

Chapter 6

- Final riser or one line diagram

### DRAWINGS

Chapter 6

- Final lighting, receptacle & electrical equipment layout along with associated circuitry

### CALCULATIONS

Chapter 6

- Final normal/emergency electrical service sizes and point-by-point lighting calculations

### SPECIFICATION

Chapter 6

- Fully edited specifications



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## Construction Type

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CD - 95%

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# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)



## SYSTEMS DESIGN

Chapter 7

N/A

## DRAWINGS

Chapter 7

Fire protection drawing details (show all typical details on drawings):

- Building Construction:
  - Construction Type
  - Fire walls, fire barriers, fire partitions, smoke barriers
  - Panel and curtain walls
  - Fire-stopping configurations. Include details of all openings between the exterior walls (including panel, curtain, and spandrel walls) and floor slabs, openings in floors, and shaft enclosures
- Means of Egress:
  - Exits
  - Special locking arrangements
  - Exit Stairs-construction, landings, treads, guards and handrails, identification, path markings
  - Discharge from exits
- Water Supply:
  - Fire pump configuration
  - Anchorage of underground fire protection water supply line
  - Standpipe riser
- Water-based fire extinguishing systems (1) All plans required in NFPA 13.
- Non-water-based fire protection systems
- Fire alarm and emergency communication systems (1) All documentation required in NFPA 72.
- Fire service access elevators (if applicable)
- Occupant evacuation elevators (if applicable)

## CALCULATIONS

Chapter 7

Calculations:

- Final occupant load and egress calculations
- Final fire protection water supply calculations, including water supply flow testing data
- Final fire pump calculations (where applicable)
- Final smoke control calculations (where applicable)
- Fire modeling results, including input data and all pertinent material and assumptions required to understand the output an analysis (where applicable)

## CODE ANALYSIS

Chapter 7

N/A

### Construction Type

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Concept Design (all types)

DD - 100%

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CD - Final

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### COST VIABILITY (Chapter, #, etc)

- Cost Estimate
- Project is viable from a cost standpoint

### SUPPORTING COST ANALYSIS (Chapter, #, etc)

- Supporting Analysis(Market, LCC, Risk, Sensitivity)

### COST PLAN (Chapter, #, etc)

- Cost Plan Update

### COST ESTIMATE (Chapter, #, etc)

- Reconcile AE/IGE Estimates

### COST ESTIMATE: DETAIL (Chapter, #, etc)

- QC Review of Estimate

### COST ESTIMATE: CORE/SHELL, TI (Chapter, #, etc)

- N/A

### VALUE ENGINEERING (Chapter, #, etc)

- N/A

### PROJECT DEVELOPING ON-BUDGET (Chapter, #, etc)

- N/A

### QUALITY CONTROL REVIEW (Chapter, #, etc)

- N/A



## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

### COURTROOMS Chapter 8

N/A

### SPECIALTY SPACES Chapter 8

N/A

### CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8

List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*



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### SITE PRESERVATION REQUIREMENTS

(Chapter, #, etc)

Complete contract documents adhering to 106 report and agreement terms including:

- Pre Award submittal requirements for compliance with competency of restoration specialist requirements
- Technical specifications for treatment of historic materials
- Specialized materials and procedures for repair and restoration
- Procedures for protecting historic materials in areas being altered
- Sample submittal requirements for replacement materials and new installations in preservation zones
- Sample review of repair and restoration procedures

### DOCUMENT EXISTING CONDITIONS

(Chapter, #, etc)

- Final 106 Compliance Preservation Report (iterative, as design develops, with each submission)
- Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable.

### ARCHEOLOGICAL CONDITIONS

(Chapter, #, etc)

- Archeological compliance requirements, including required monitoring or mitigation



## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

### ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

- Final details related to support of incorporation of AiA commission or Fine Art installation, structural supports, lighting, etc.

### PROCESS DOCUMENTATION

(Chapter, #, etc)

- Summary of meetings with the Art in Architecture Panel



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## Project Phase

### Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

CD - Final

### 1 - DBB

Preliminary Concept

Concept Development

Final Concept

### 2 - DB

Pre-Award Concept

Post-Award Concept

Final Concept

### 3 - DB Bridging

Preliminary Concept

Concept Development

Final Concept

Offeror's Tech Proposal

### 4 - CMC

Preliminary Concept

Concept Development

Final Concept

Concept Design has unique stages and requirements for each of the four different Construction Types.

Select the stage of interest under the appropriate type in the expanded menu to to the left to navigate back to the Concept Design requirements section.

Or use the Construction Type buttons at the top of the sidebar menu to navigate back to the appropriate Delivery Phase Map.



# Submittal Matrix

## REFERENCES



This document is part of the Facilities Standards for the GSA Public Buildings Service (P-100). The most recent version of this document and its related counterparts can be found at:

<http://www.gsa.gov/p100>

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If you have any comments or feedback on this document, please send them to: [p100@gsa.gov](mailto:p100@gsa.gov)



Photo Credit: Chipper Hatter, Courtesy of the Miller Hull Partnership