2025 Interim Core Building Standards (CBS)
Submittal Matrix

# DELIVERY METHODS

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 CBS. Additional submittal requirements may be included in the project contract.

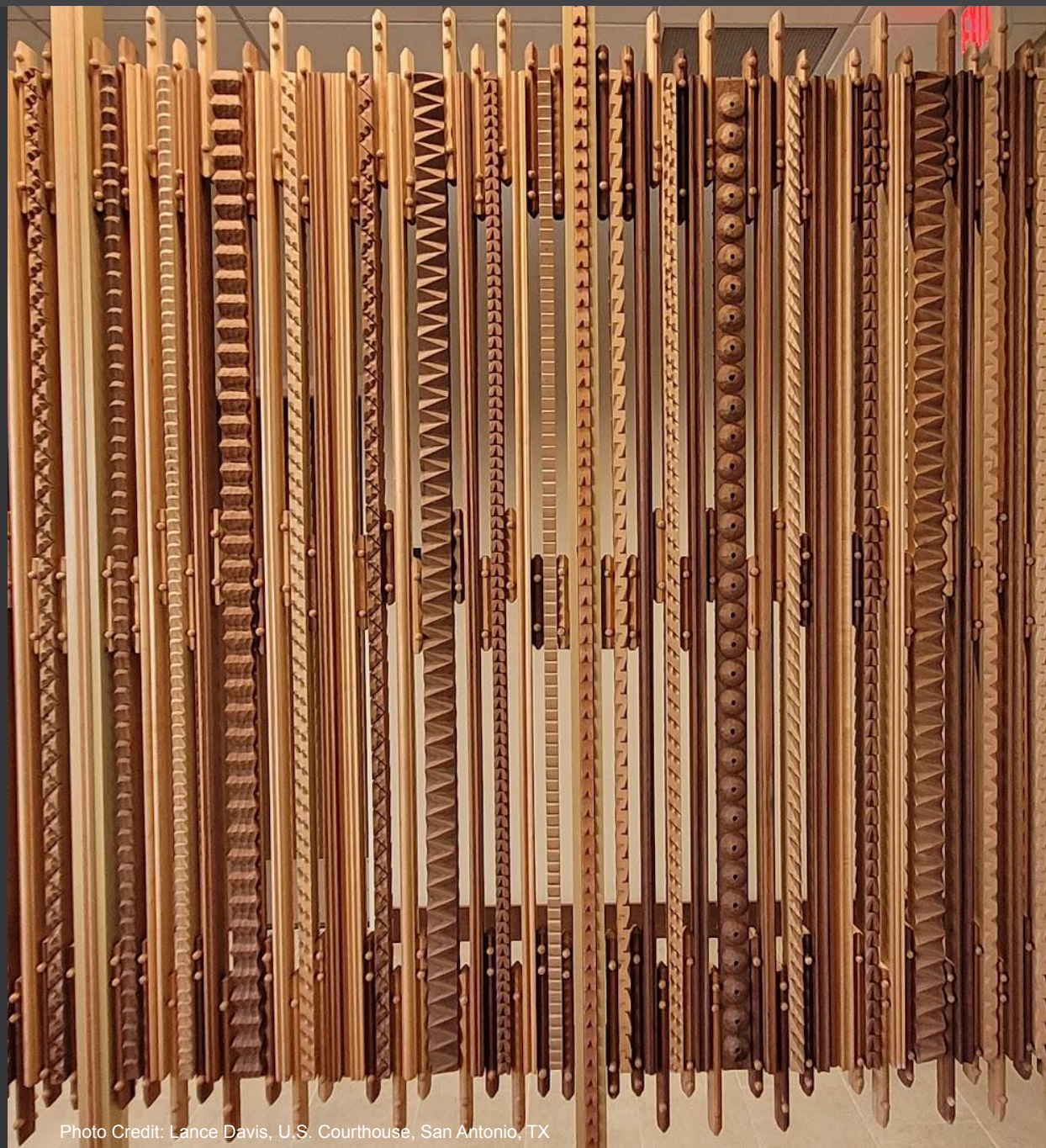

Photo Credit: Lance Davis, U.S. Courthouse, San Antonio, TX

2025 Interim Core Building Standards (CBS)
Submittal Matrix

# DELIVERY METHODS

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

**1 Design Bid Build**

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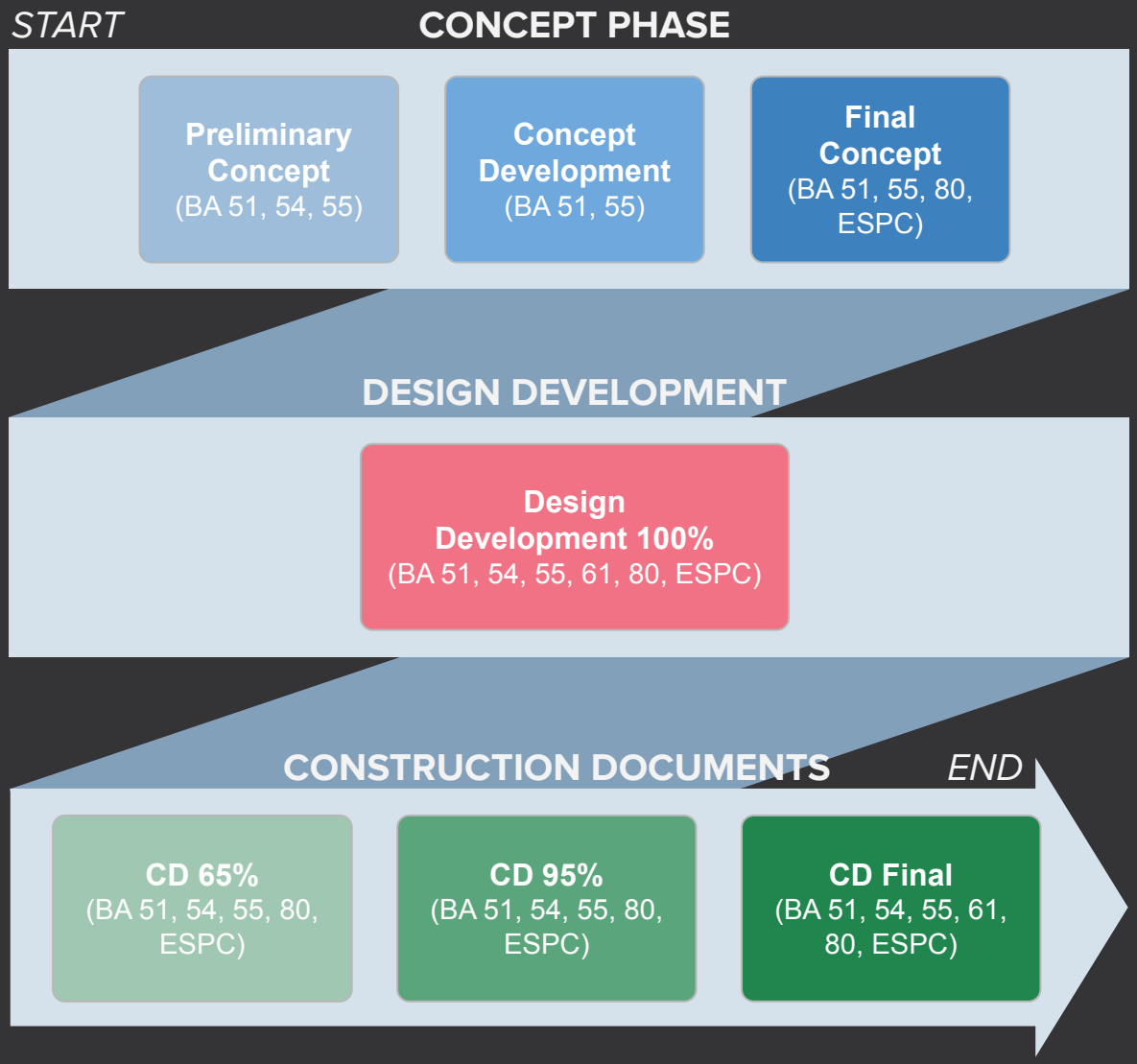


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Project teams must still provide the standard of care for a fully constructible set of documents.

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

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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- Community and Landscape
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# Concept Design: Preliminary Concept / First Design Review (BA 51, 55)

| | |
|---|---|
| **ABAAS**<br>Section 1 | Per The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152):<br>❑ NARRATIVE (FOR EACH OPTION) Provide narrative entitled, “ACCESSIBILITY PLAN” to address key accessibility issues significantly impacting the concept design as follows:<br>❑ SITE: Identify constraints/challenges due to site features (e.g. slope or wetlands) and vehicle circulation, building, orientation and surrounding transit infrastructure.<br>❑ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4)<br>❑ Provide DRAWINGS FOR EACH OPTION that include graphics showing accessible routes from site arrival points to building entrances and to all occupied spaces and elements |
| **BIM**<br>Section 1 | ❑ BIM Execution plan (Template in 2024 GSA BIM CDX and COBie Standard).<br>❑ 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.<br>❑ Document existing conditions<br>❑ Source models to coordinate geolocation/geocoding of site and model orientation<br>❑ Phasing plan |
| **DISASTER RESILIENCY**<br>Section 1 | Per the Disaster Resiliency Planning Act of 2022 (PL 117-220), Executive Order 13961 (2020), and National Security Memorandum-22 on Critical Infrastructure Security and Resilience:<br>❑ Provide a statement outlining proposed methods to manage the observed and expected changes in climatic loading (building and site) due to nonstationary weather and extremes, based on the criteria in the statement of work (SOW) and the GSA-provided profile.<br>❑ Identify project protection levels and include a simple phased adaptation plan.<br>❑ Include 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.<br>❑ A response template is available for use. The design team may use an alternate format but must include the content in the GSA template. Include outcomes in the project risk register. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ N/A |
| **CODE AND SAFETY**<br>Section 1 | ❑ Provide list of applicable codes |

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Section Continues (next page)

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| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, complete GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |



Section Continues (previous page)

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| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Demonstrate compliance with 40 USC § 3312(b), (c), and (d) with graphics and narrative to describing the community planning context (land use, economic development, urban design, relevant history, etc.).<br>❑ In coordination with the GSA project team, submit a Community Stakeholder Analysis and narrative summarizing consultation with local officials (stakeholders consulted, meeting minutes), and plans for further consultation to show compliance with 40 U.S.C. § 3312(b) and (c).<br>❑ Highlight relative merits or challenges presented by the various concepts, in compliance with 40 U.S.C. § 3312(b). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide brief zoning and design guideline analysis of site and surroundings to show compliance with 40 U.S.C. § 3312(a) and (c).<br>❑ Discuss any uncertainties that the proposed concept would align with local requirements, in compliance with 40 U.S.C. § 3312(c). |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Demonstrate compliance with 40 USC 3306(b)(3) with narrative of site context (walkability, proximity to neighborhood amenities, access to transit, pedestrian linkages around and through the site) and how proposed design encourages public access to and around building and site and connecting to neighborhood amenities and infrastructure.<br>❑ Identify potential areas inside and outside the building suitable for shared public use (incl. after hours). Highlight significant challenges or opportunities to create such spaces, in compliance with 40 U.S.C. § 3306(b)(1) and (3). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Description and diagrams of the basic intent for site development to demonstrate compliance with 40 USC § 3312(c) (e.g. program, preservation areas, circulation, and physical security) |
| **NATURAL FEATURES**<br>Section 2 | ❑ Identify existing natural features that impact the spatial layout per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ N/A |

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| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc).<br>❑ Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing performance criteria; to ensure facility resilience throughout the intended service life.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ N/A |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 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.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ N/A |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ N/A |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❑ Proposed fenestration systems are appropriate to the climate.<br>❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ N/A |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ N/A |

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| **APPROVED PROGRAM & ADJACENCIES** | ❑ In compliance IBC Chapter 1, Section 107, and Appendix K, Section K104, All major spaces are identified with appropriate adjacencies and reasonable size related to the program by division or areas. |
| **GENERAL INFORMATION** Sections 1 and 3 | ❑ In compliance IBC Chapter 1, Section 107, and Appendix K, Section K104, Provide the project objectives relative to the scope. |
| **MECHANICAL SPACES** | ❑ Plans identifying support spaces with appropriate adjacencies and reasonable size related to the program<br>❑ 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** | ❑ N/A |
| **DESIGN NARRATIVE & CALCULATIONS** | ❑ In compliance IBC Chapter 1, Section 107 - Short narrative on each design concept. Include basic calculations showing all assumptions. |
| **DESIGN CONCEPTS** Sections 1 and 3 | ❑ Three (3) overall building concept designs for Design Excellence projects, or an overall building concept design for all other projects, including drawings, BIM, renderings & photos.<br>❑ Compare net, usable and gross SF of design concepts to program. |
| **FINISHES** | ❑ N/A |
| **MILLWORK** | ❑ N/A |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ N/A |

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

| | |
|---|---|
| **OFFICE AREAS** | ❑ N/A |
| **INTERIOR CONDITIONS** | ❑ N/A |
| **INTERIOR FACILITIES**<br>Sections 1 and 3 | ❑ All support spaces identified with appropriate adjacencies and reasonable size related to the program<br>❑ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load. |
| **FLOOR-TO-FLOOR HEIGHTS** | ❑ Show a reasonable vertical profile that will allow for systems integration.<br>❑ In compliance IBC Chapter 1, Section 107, and Appendix K, Section K104, Floor-to-floor heights are sufficient to accommodate any utilities/cabling/above ceiling requirements. |
| **EXTERIOR DESIGN**<br>Sections 1 and 3 | ❑ Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain.<br>❑ In compliance IBC Chapter 1, Section 107, and Appendix K, Section K104, 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** | ❑ N/A |
| **BUILDING MASSING** | ❑ Provide an electronic massing model on a common base, for each design scheme. No fenestration. |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | In compliance IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Show that no major obvious deficiencies are present in the design & Document any deficiencies or waivers required, and Interior and exterior architectural features are code compliant |
| **SIGNAGE & WAYFINDING** | |

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Section Continues (previous page)

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

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|---|---|
| **DESIGN LOADS** Section 4 | ❑ Prepare narrative that summarizes design loads. |
| **FOUNDATIONS & GEOTECHNICAL** Section 4 | ❑ Provide geotechnical investigation and approach report. |
| **VIBRATIONS** Section 4 | ❑ N/A |
| **INNOVATIVE METHODS & MATERIALS** Section 4 | ❑ Identify any alternative materials, design or construction methods that are planned or may be required, and include any associated peer review and approval processes. |
| **STRUCTURAL SYSTEMS** Section 4 | ❑ Narrative describing alternatives schemes/materials (including superstructure and foundations) to be considered. |
| **STRUCTURAL ANALYSIS & CALCULATIONS** Section 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** Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS** Section 4 | ❑ Narrative that identifies historic status and related potential constraints. |
| **PHYSICAL SECURITY** Section 4 | ❑ Narrative summarizing anticipated physical security requirements and standards. Include FSL information from FSC. |
| **CIVIL SITE** Section 4 | ❑ Narrative identifying project site characteristics and civil design challenges, including but not limited to: flood hazard assessment, improvement of roadway & pedestrian/vehicular traffic, stormwater & utility requirements, topography, staging, site setback and security requirements.<br>❑ Each design has considered the overall site water balance and how that will be preserved and/or enhanced through the various proposals. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS** Section 4 | ❑ Narrative summarizing primary structural and facade attachments to the exterior of the building. |

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

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| **NARRATIVE**<br>Section 5 | ❑ Provide at least two (2) HVAC design alternatives, consistent with the requirements of 10 CFR 433.100; where required by 10 CFR 433, Subpart A. |
| **DRAWINGS**<br>Section 5 | ❑ Identify mechanical spaces and primary distribution pathways |
| **CALCULATIONS**<br>Section 5 | ❑ Develop base assumptions for each concept |
| **SPECIFICATIONS**<br>Section 5 | ❑ N/A |

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| **SYSTEMS & EQUIPMENT** Section 5 | ❑ Per International Plumbing Code (IPC) and American Society of Plumbing Engineers (ASPE) handbooks including “Fundamentals of Plumbing Engineering”, provide description of the basic intent for plumbing infrastructure (e.g. domestic water heater technology and arrangement) |
| **DRAWINGS** Section 5 | ❑ Identify mechanical spaces and primary distribution pathways |
| **CALCULATIONS** Section 5 | ❑ Develop base assumptions for each concept |
| **SPECIFICATIONS** Section 5 | ❑ N/A |

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| **BASIS OF DESIGN** Section 6 | ❑ Basis of design |
| **ONE LINE** Section 6 | ❑ N/A |
| **DRAWINGS** Section 6 | ❑ Show basic location of mechanical/electrical rooms. Where applicable, in accordance with NFPA 70, show generator, roll-up generator docking station and utility transformer locations. |
| **CALCULATIONS** Section 6 | ❑ N/A |
| **SPECIFICATION** Section 6 | ❑ N/A |

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|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ N/A |
| **DRAWINGS**<br>Section 7 | ❑ N/A |
| **CALCULATIONS**<br>Section 7 | ❑ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❑ Design team fire protection engineer must:<br>❑ Address applicable codes and standards, special requirements that relate to the site, and the proposed occupancy use.<br>❑ Must address construction type, protection from hazards, means of egress, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases.<br>❑ Must be completed by the design team fire protection engineer. |

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| **COST VIABILITY** | ❑ Cost Estimate<br>❑ Project is viable from a cost standpoint |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details |
| **COST PLAN** | ❑ Cost Plan |
| **COST ESTIMATE** | ❑ QC Review A-E Estimate |
| **LIFE CYCLE COSTING**<br>Section 1 | ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:<br>❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:<br>❑ Building enclosure assemblies;<br>❑ Lighting and lighting control system;<br>❑ HVAC system; and<br>❑ Service water-heating system.<br><br>AND<br><br>❑ LCCA for the BASELINE design including:<br>❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:<br>❑ Building enclosure assemblies;<br>❑ Lighting and lighting control system;<br>❑ HVAC system;<br>❑ Service water-heating system.<br><br>10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135 |

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| COST ESTIMATE: DETAIL | ❑ N/A |
| COST ESTIMATE: CORE/SHELL, TI | ❑ N/A |
| VALUE ENGINEERING | ❑ N/A |
| PROJECT DEVELOPING ON-BUDGET | ❑ N/A |
| QUALITY CONTROL REVIEW | ❑ N/A |



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|---|---|
| **COURTROOMS**<br>Section 8 | ❑ N/A |
| **SPECIALTY SPACES**<br>Section 8 | ❑ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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** | ❑ 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** | ❑ N/A |
| **ARCHEOLOGICAL CONDITIONS** | ❑ 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 National Historic Preservation Act of 1966 (NHPA) section 106 compliance requirements. |

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| ARCHITECTURAL DESIGN VALUES | ❑ N/A |
| PROCESS DOCUMENTATION | ❑ N/A |

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- CD - Final

Discipline

- **General Information**
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

# Concept Design: Concept Development / Second Design Review (BA 51, 55)



| | |
|---|---|
| **ABAAS**<br>Section 1 | Per The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152):<br>❑ NARRATIVE: Further develop the ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows:<br>❑ SITE: Identify constraints and strategies to include ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility.<br>❑ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any areas intended to meet adaptability vs accessibility.<br>❑ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any mitigation measures to be taken to make facility as accessible as possible.<br>❑ DRAWINGS: Refine drawings of all required Path of Travel elements including site arrival points, accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. Indicate Pros and Cons for each option. |
| **BIM**<br>Section 1 | ❑ BIM Execution plan updated (per 2024 GSA BIM CDX and COBie Standard).<br>❑ 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.)<br>❑ Source models to coordinate geolocation/geocoding of site and model orientation |
| **DISASTER RESILIENCY**<br>Section 1 | ❑ 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.<br>❑ Update project risk register. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ Highlight relevant responses to previous submission comments. |
| **CODE AND SAFETY**<br>Section 1 | ❑ Provide list of applicable codes.<br>❑ Provide assessment of hazardous materials |

Section Continues (next page)

Construction Type

- **1 - DBB**
- 2 - DB
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- 4 - CMC

Project Phase

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, update GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |

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Section Continues (previous page)

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Include graphics and narrative to provide additional detail for the site's community planning context, as appropriate, to identify design's alignment with local planning, design, and development goals, to show compliance with 40 U.S.C. § 3312(b), (c), and (d). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide additional details of zoning and design guideline analysis of site and surroundings to show compliance with 40 U.S.C. § 3312(a) and (c), as appropriate. |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Provide additional details for shared public use, as appropriate, in compliance with 40 U.S.C. § 3306(b)(1).<br>❑ Provide additional detail of site's context and pedestrian linkages to show compliance with 40 U.S.C. § 3306(b)(3), as appropriate. |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Refinement of concept, additional detail in narratives, and drawings to demonstrate compliance with 40 USC § 3312(c). |
| **NATURAL FEATURES**<br>Section 2 | ❑ For each of the schemes quantify all environmental disturbance and mitigation impacts to cost/ schedule per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Determine whether irrigation will be required and identify a water source. |

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc).<br>❑ Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing performance criteria; to ensure facility resilience throughout the intended service life.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ N/A |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 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.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ N/A |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ Proposed insulation types and considerations |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 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.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance. |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ Proposed enclosure systems are accessible for regular maintenance. |

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** (IBC Chapter 1, Section 107, and Appendix K, Section K104) | ❑ 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).<br>❑ Dimensions for critical clearances, such as vehicle access, should be indicated.<br>❑ Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations. |
| **GENERAL INFORMATION** Sections 1 and 3 | ❑ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104, Table of contents identifying specifications to be used on the project |
| **MECHANICAL SPACES** | ❑ Floorplans of all service spaces, including mailrooms and loading dock/access |
| **BUILDING & SERVICE SPACES** | ❑ Floorplans of all service spaces, including mailrooms and loading dock/access |
| **DESIGN NARRATIVE & CALCULATIONS** Sections 1 and 3 | ❑ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104, 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** Sections 1 and 3 | ❑ Refinement of selected concept, additional detail in drawings and BIM model<br>❑ Compare net, usable and gross SF of design concept to program. |
| **FINISHES** | ❑ N/A |
| **MILLWORK** | ❑ N/A |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ N/A |

Section Continues (next page)

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **OFFICE AREAS** | ❑ N/A |
| **INTERIOR CONDITIONS** | ❑ N/A |
| **INTERIOR FACILITIES**<br>**Sections 1 and 3** | ❑ All support spaces identified with appropriate adjacencies and reasonable size related to the program<br>❑ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load |
| **FLOOR-TO-FLOOR HEIGHTS** | ❑ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104, Sections, floor-to-floor, indicating ALL critical dimensions |
| **EXTERIOR DESIGN**<br>Sections 1 and 3 | ❑ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104, Floor and Roof Elevations, Labeled |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Elevations of major public spaces- include materials and finishes<br>❑ Interior design for major public spaces aligns with building architectural requirements |
| **BUILDING MASSING** | ❑ Provide an electronic massing model to give a sense of the design including materiality and fenestration. |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | ❑ N/A |
| **SIGNAGE & WAYFINDING** | ❑ Identify public vs. private areas, identify paths of travel. |

Section Continues (previous page)

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Update narrative. List design loads on schematic plans. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach. |
| **VIBRATIONS**<br>Section 4 | ❑ Narrative addressing potential vibration issues associated with selected structural scheme |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Update narrative. Provide schematic plans showing location of innovative materials and notes for special construction methods. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Update narrative identifying strengths and weaknesses of alternatives. Provide schematic plans showing recommended approach. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 4 | ❑ Update structural narrative. Provide schematic plans and preliminary calculations. |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS**<br>Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Update historic narrative. |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Update narrative, including FSL designation. Identify special requirements on schematic plans. |
| **CIVIL SITE**<br>Section 4 | ❑ Update civil narrative. Provide schematic site plans and preliminary calculations, including but not limited to stormwater management and flood resistant measures. EO 11988, ASCE 24-24.<br>❑ 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 PM and SMEs needs to begin in earnest. |
| **MISCELLANEOUS COMPONENTS**<br>Section 4 | ❑ Provide schematic drawings showing locations.<br>❑ 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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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **NARRATIVE**<br>Section 5 | ❑ Provide at least two (2) HVAC design alternatives, consistent with the requirements of 10 CFR 433.100; where required by 10 CFR 433, Subpart A<br>❑ Refined Rough Order of Magnitude for each concept |
| **DRAWINGS**<br>Section 5 | ❑ Major mechanical equipment laid out in the mechanical spaces for each concept<br>❑ Preliminary Equipment Schedules |
| **CALCULATIONS**<br>Section 5 | ❑ Develop base assumptions for each concept<br>❑ Provide a dew point analysis |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Per ASPE handbooks and the IPC, update previous narrative to include:<br>❏ Domestic cold water<br>❏ Domestic hot water<br>❏ Sanitary systems<br>❏ Storm drainage<br>❏ Irrigation |
| **DRAWINGS**<br>Section 5 | ❏ Proposed building zoning and primary distribution pathways<br>❏ Locations of proposed plumbing fixtures and equipment |
| **CALCULATIONS**<br>Section 5 | ❏ Rough Order of Magnitude water consumption calculations |
| **SPECIFICATIONS**<br>Section 5 | ❏ Table of contents identifying specifications to be used on the project |

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Basis of design |
| **ONE LINE**<br>Section 6 | ❑ N/A |
| **DRAWINGS**<br>Section 6 | ❑ Stacking, basic room sizes, and locations of major equipment in accordance with NFPA 70 |
| **CALCULATIONS**<br>Section 6 | ❑ N/A |
| **SPECIFICATION**<br>Section 6 | ❑ Specifications Table of Contents (TOC) |

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## Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ N/A |
| **DRAWINGS**<br>Section 7 | ❑ N/A |
| **CALCULATIONS**<br>Section 7 | ❑ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❑ N/A |

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## Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate<br>❑ Project is viable from a cost standpoint |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details |
| **COST PLAN** | ❑ Cost Plan |
| **COST ESTIMATE** | ❑ QC Review A-E Estimate |
| **COST ESTIMATE: DETAIL** | ❑ N/A |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ N/A |
| **VALUE ENGINEERING** | ❑ N/A |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ N/A |
| **QUALITY CONTROL REVIEW** | ❑ N/A |

Section Continues (next page)

# Concept Design: Concept Development / Second Design Review (BA 51, 55)

**LIFE CYCLE COSTING**
Section 1

- ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system.

AND

- ❑ LCCA for the BASELINE design including:
  - ❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **COURTROOMS**<br>Section 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*<br>❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points |
| **SPECIALTY SPACES**<br>Section 8 | ❏ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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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## Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❑ NHPA section 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** | ❑ Show existing major site utilities. |
| **ARCHEOLOGICAL CONDITIONS** | ❑ Archeological compliance submittals in accordance with 106 consultation terms for projects involving ground disturbance - coordinate with RHPO |

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❏ Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values<br>❏ Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project. |
| **PROCESS DOCUMENTATION** | ❏ N/A |

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

| | |
|---|---|
| **ABAAS**<br>Section 1 | Per The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152):<br>❑ NARRATIVE: Finalize ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows:<br>❑ SITE: Identify constraints and strategies to include ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility.<br>❑ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any areas intended to meet adaptability vs accessibility.<br>❑ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any mitigation measures to be taken to make facility as accessible as possible.<br>❑ DRAWINGS: Refine drawings of all required Path of Travel elements including accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. |
| **BIM**<br>Section 1 | ❑ Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program.<br>❑ All spatial validation data per SDM section of GSA BIM , CDX and COBie Standard.<br>❑ IFC 2x3 or 4x3 File export from Design BIM<br>❑ BIM Execution plan updated, Initial COBie Spreadsheet (per 2024 GSA BIM CDX and COBie Standard)<br>❑ BIM QC Checklist: Identifies what is currently contained in Design BIM<br>❑ Conceptual Energy BIM Model files (if required) |
| **DISASTER RESILIENCY**<br>Section 1 | ❑ Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes.<br>❑ Identify strategies and elements in the drawings and reference in the statement.<br>❑ Update project risk register. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ Highlight relevant responses to previous submission comments. Provide a list of any outstanding substantive comments that have not been resolved. |
| **CODE AND SAFETY**<br>Section 1 | ❑ Provide narrative statement that the proposed design will comply with the applicable codes.<br>❑ Safety narrative including hazardous materials, fall protection, and arc flash requirements. |

Section Continues (next page)

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- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, complete GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |

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Section Continues (previous page)

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
- **Community and Landscape**
- Building Enclosure Systems
- Architecture / Interiors
- Structural / Civil
- Mechanical
- Plumbing
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# Concept Design: Final Concept (BA 51, 55, 80, ESPC)

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals, to show compliance with 40 U.S.C. § 3312(a) and (d).<br>❑ Highlight any outstanding uncertainties or opportunities that require further consultation or analysis,in compliance with 40 U.S.C. § 3312(b) and (c). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide final zoning analysis to show compliance with 40 U.S.C. § 3312(a) and (c). Describe status of local review and comment. |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Provide additional details as appropriate to evaluate the concept.<br>❑ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.<br>❑ Provide final analysis of concept regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages, to show compliance with 40 U.S.C. § 3306(b)(3).<br>❑ For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities, in compliance with 40 U.S.C. § 3306(b)(1). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Site plans, site sections, and color renderings to convey landscape architectural intent and demonstrate compliance with 40 USC § 3312(c)<br>❑ All second peer review commentary responded to.<br>❑ Provide a non-invasive proposed plant palette showing range of species for trees, shrubs, herbaceous, vines, and/ or grasses for compliance with EO 13112. |
| **NATURAL FEATURES**<br>Section 2 | ❑ Document all environmental disturbance and mitigation methods per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Approach to achieve compliance with EISA section 438 is identified for the project and site systems are shown in drawings.<br>❑ Document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per the Clean Water Act. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Determine extents of irrigated area and whether a permanent or temporary system is required to establish and maintain the plantings.. |

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

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❏ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc).<br>❏ Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing performance criteria; to ensure facility resilience throughout the intended service life.<br>❏ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❏ Describe quantity, type(s), size(s), and complexity of proposed mock-ups. |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 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**<br>Section 1 & 3 | ❏ Describe air barrier types. |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❏ Proposed insulation types and considerations. Compare design performance model to design EUI. |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❏ Proposed fenestration systems are appropriate to the specific site conditions.<br>❏ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.<br>❏ List any unique site-specific conditions that may impact proposed system. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❏ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance. |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❏ Proposed enclosure systems are accessible for regular maintenance. |

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

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** (IBC Chapter 1, Section 107, and Appendix K, Section K104) | ❑ Continued development of selected concept. Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, restrooms, stairways, elevators, special spaces, and service spaces (with the principal spaces labeled).<br>❑ Dimensions for critical clearances, such as vehicle access, should be indicated. Office areas must show proposed layouts down to the office level of detail.<br>❑ Verify the integration between the approved program and the building concept is achievable, in tabular form, including net, usable and gross SF |
| **GENERAL INFORMATION** Sections 1 and 3 | ❑ Table of contents identifying specifications to be used on the project |
| **MECHANICAL SPACES** | ❑ Drawing and narrative indicating plan for accessing and maintaining equipment, including clearance requirements for maintenance, operation, and removal<br>❑ Indicate distance and travel path from/to freight elevators and loading dock; include size & weight of equipment. |
| **BUILDING & SERVICE SPACES** | ❑ Floorplans of all service spaces, including mailrooms loading dock.<br>❑ Provide analysis of loading dock in narrative format, along with any pertinent calculations. |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Further refinement of narrative & calculations, including acoustical calculations for envelope, interior walls/floors/ceilings, mechanical & electrical equipment. Heat transfer in building envelope, toilet fixture count, illumination/daylighting/glare, elevator, loading dock analysis |
| **DESIGN CONCEPTS** Sections 1 and 3 | ❑ Further refinement of selected concept<br>❑ Floor plans, ceiling plans, elevations showing fenestration, exterior materials, cast shadows<br>❑ Interior elevations of major spaces, building sections showing adequate space for all systems<br>❑ Color renderings, physical model to convey the architectural intent of the design<br>❑ Compare net, usable and gross SF of design concepts to program. |
| **FINISHES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Description and location of interior finish materials, with detailed explanation for public spaces. |
| **MILLWORK** | ❑ Identify millwork locations on plan and in elevation. Indicate type of materials, ie solid surface, p-lam or other. |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ Show proposed furniture locations on plan.<br>❑ Indicate ALL critical dimensions for ABAAS and egress. |

Section Continues (next page)

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Discipline

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

| | |
|---|---|
| **OFFICE AREAS** | ❑ Floorplan of open office and enclosed office area/layout & typical workstation layout.<br>❑ 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)<br>❑ Show reflected ceiling plans including ceiling material and lighting fixtures. |
| **INTERIOR CONDITIONS** | ❑ Interior conditions (lighting, noise, temperature, etc.) will contribute to occupant comfort.<br>❑ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.<br>❑ Identify interior llghting strategy |
| **INTERIOR FACILITIES**<br>**Sections 1 and 3** | ❑ Toilet fixture count analysis |
| **FLOOR-TO-FLOOR HEIGHTS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104,<br>❑ Sections, floor-to-floor, indicating ALL critical dimensions |
| **EXTERIOR DESIGN**<br>Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104,<br>❑ Elevations of major building facades<br>❑ List of exterior materials proposed (provide samples upon request) |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | ❑ Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points |
| **BUILDING MASSING** | ❑ Realistic electronic model of final concept |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Code analysis |
| **SIGNAGE & WAYFINDING** | ❑ Identify public vs. private areas, identify paths of travel |

Section Continues (previous page)

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Project Phase

Preliminary Concept

Concept Development

**Final Concept**

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CD - 95%

CD - Final

Discipline

General Information

Community and Landscape

Building Enclosure Systems

Architecture / Interiors

**Structural / Civil**

Mechanical

Plumbing

Electrical

Fire Protection

Cost Estimating

Specialty Spaces

Historic Preservation

Art in Architecture

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

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Finalize narrative and update schematic plans. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Finalize narrative with recommended preferred foundation approach with supporting information.<br>❑ Show foundations on schematic plans. |
| **VIBRATIONS**<br>Section 4 | ❑ Finalize narrative, prepare preliminary calculations and include information on schematic plans. |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Finalize narrative and update schematic plans. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Update narrative and schematic plans. Provide preliminary calculations verifying major member depths. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 4 | ❑ Final analysis and calculations narrative |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS**<br>Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Final historic narrative |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Update narrative and schematic plans, including FSL designation. Provide preliminary calculations verifying size of forced protection structural elements. |
| **CIVIL SITE**<br>Section 4 | ❑ Final civil narrative, schematic plans and calculations, including but not limited to stormwater management and flood resistant measures. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS**<br>Section 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. |

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

## NARRATIVE
Section 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
Section 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

## CALCULATIONS
Section 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)
- ❑ Fuel consumption estimates

## SPECIFICATIONS
Section 5

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

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

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Per ASPE handbooks and the IPC, update previous narrative to include:<br>❑ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery), per EISA 2007 § 523. |
| **DRAWINGS**<br>Section 5 | Update previous drawings to include:<br>❑ Systems schematics and flow diagrams<br>❑ Water Flow Riser diagrams of the main plumbing systems in the mechanical room(s) and throughout the building |
| **CALCULATIONS**<br>Section 5 | ❑ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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Discipline

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

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Basis of design |
| **ONE LINE**<br>Section 6 | ❑ Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution in accordance with NFPA 70 |
| **DRAWINGS**<br>Section 6 | ❑ Further development of stacking, electric room sizes, electric room quantity, equipment loading paths and locations of major equipment in accordance with NFPA 70 |
| **CALCULATIONS**<br>Section 6 | ❑ Approximate service size calculation + generators + onsite generation in accordance with NFPA 70 |
| **SPECIFICATION**<br>Section 6 | ❑ Specifications Table of Contents (TOC) |

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

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ N/A |
| **DRAWINGS**<br>Section 7 | ❑ N/A |
| **CALCULATIONS**<br>Section 7 | ❑ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❑ Design team fire protection engineer must:<br>❑ Address applicable codes and standards, special requirements that relate to the site, and the proposed occupancy use.<br>❑ Address construction type, protection from hazards, means of egress, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases.<br>❑ Design team fire protection engineer must provide a narrative description of:<br>  ❑ The building's proposed construction features<br>  ❑ Means of egress system<br>  ❑ Water-based fire extinguishing systems<br>  ❑ Non water-based fire extinguishing systems<br>  ❑ Smoke control systems<br>  ❑ Fire alarm and emergency communication system<br>  ❑ Fire service access elevators (if applicable)<br>  ❑ Occupant evacuation elevators (if applicable)<br>❑ Must be completed by the design team fire protection engineer. |

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

| | |
|---|---|
| **COST VIABILITY** | ❏ Cost Estimate- Executive Summary<br>❏ Project is viable from a cost standpoint |
| **SUPPORTING COST ANALYSIS** | ❏ Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the *P-120* |
| **COST PLAN** | ❏ Cost Plan Update- G*SA Reports 3473, 3474* |
| **COST ESTIMATE** | ❏ Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable) |
| **COST ESTIMATE: DETAIL** | ❏ Cost Estimate- Detail line item cost reports |
| **COST ESTIMATE: CORE/SHELL, TI** | ❏ Cost Estimate- Detail line item cost reports |
| **VALUE ENGINEERING** | ❏ Cost Estimate- Provide separate estimates for phased work, or bid alternates/options. |
| **PROJECT DEVELOPING ON-BUDGET** | ❏ Demonstrate that the project is developing on-budget.<br>❏ VM- List of cost-saving items that would collectively reduce the project cost to approximately 10% below budget |
| **QUALITY CONTROL REVIEW** | ❏ QC Review- Verify that the final concept can be constructed within the project budget. |

Section Continues (next page)

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

**LIFE CYCLE COSTING**
Section 1

- ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system.

AND

- ❑ LCCA for the BASELINE design including:
  - ❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135

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

| | |
|---|---|
| **COURTROOMS**<br>Section 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*<br>❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points |
| **SPECIALTY SPACES**<br>Section 8 | ❏ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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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# Concept Design: Final Concept (BA 51, 55, 80, ESPC)

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❏ NHPA section 106 Compliance Preservation Report (iterative, as design develops-due with each submission) |
| **DOCUMENT EXISTING CONDITIONS** | ❏ 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** | ❏ N/A |

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

| | |
|---|---|
| ARCHITECTURAL DESIGN VALUES | ❑ N/A |
| PROCESS DOCUMENTATION | ❑ N/A |

2025 Interim Core Building Standards (CBS) Submittal Matrix

# DELIVERY METHODS

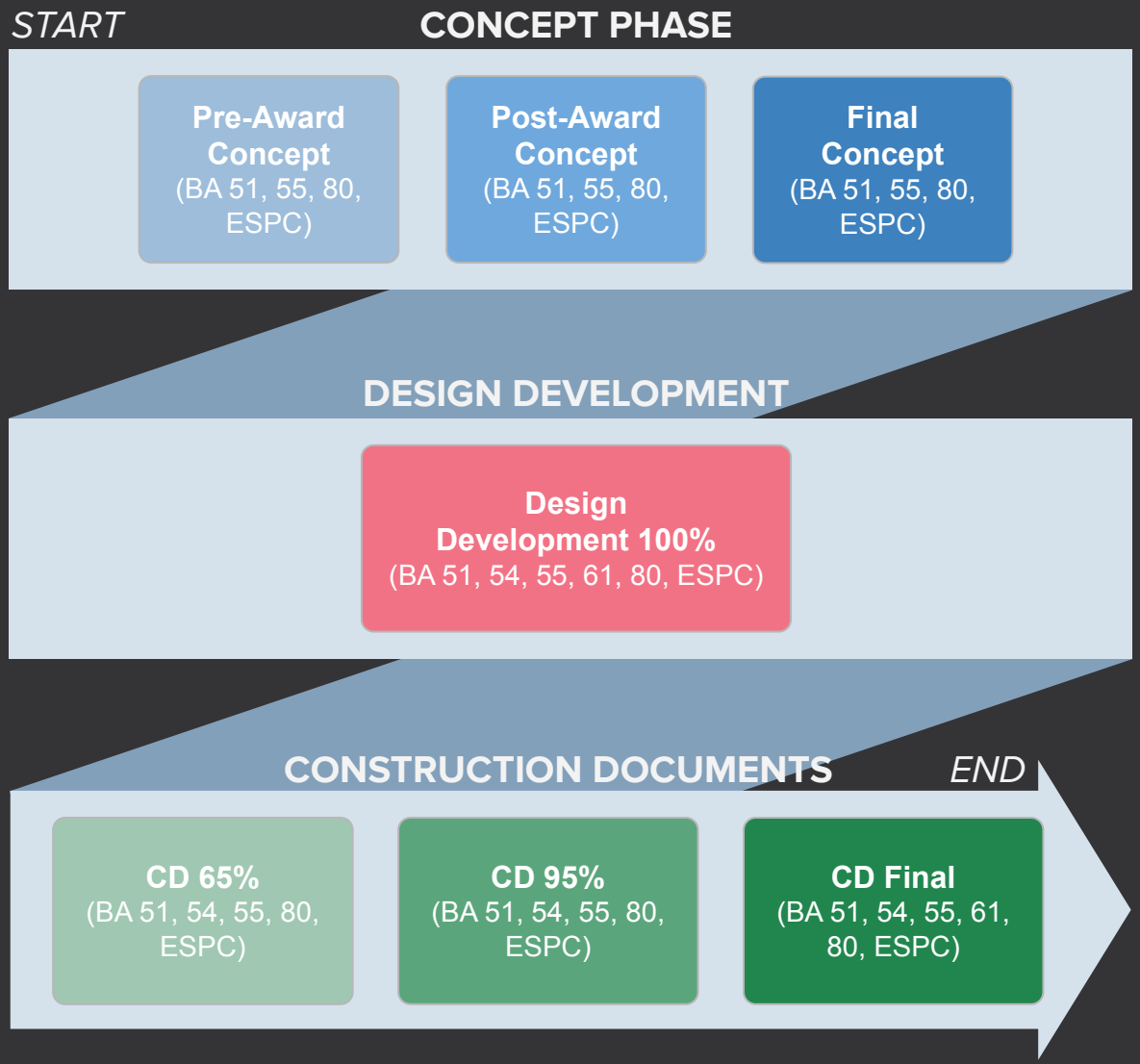
| | |
|---|---|
| **BA51** New Construction | **BA61** Operating Funds for the purpose of repairs and alterations |
| **BA54** Minor Repair and Alterations | **BA80** Reimbursable Work Authorization |
| **BA55** Major Repair and Alterations | **ESPC** Energy Savings Performance Contract including utility 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 CBS. Additional submittal requirements may be included in the project contract.

Construction Type

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Project Phase

- **Pre-Award Concept**
- Post-Award Concept
- Final Concept
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- CD - 65%
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Discipline

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# Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **ABAAS**<br>Section 1 | Per The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152):<br>❏ NARRATIVE (FOR EACH OPTION) Provide narrative entitled, “ACCESSIBILITY PLAN” to address key accessibility issues significantly impacting the concept design as follows:<br>❏ SITE: Identify constraints/challenges due to site features(ie slope, wetlands etc) and vehicle circulation, building, orientation and surrounding transit infrastructure<br>❏ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4)<br>❏ DRAWINGS (FOR EACH OPTION) Provide drawings that include graphics showing accessible routes from site arrival points to building entrances and to all occupied spaces and elements |
| **BIM**<br>Section 1 | ❏ Source models for concept validation<br>❏ Phasing plan |
| **DISASTER RESILIENCY**<br>Section 1 | Per the Disaster Resiliency Planning Act of 2022 (PL 117-220), Executive Order 13961 (2020), and National Security Memorandum-22 on Critical Infrastructure Security and Resilience:<br>❏ Provide a statement outlining proposed methods to manage the observed and expected changes in climatic loading (building and site) due to nonstationary weather and extremes, based on the criteria in the statement of work (SOW) and the GSA-provided profile.<br>❏ Identify project protection levels and include a simple phased adaptation plan.<br>❏ Include 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.<br>❏ A response template is available for use. The design team may use an alternate format but must include the content in the GSA template. Include outcomes in the project risk register. |
| **DESIGN COMMENTS**<br>Section 1 | ❏ N/A |
| **CODE AND SAFETY**<br>Section 1 | ❏ Provide list of applicable codes and compliance narrative.<br>❏ Provide assessment of hazardous materials. |
| **PERFORMANCE COMPLIANCE**<br>Section 1 | ❏ Provide Performance Matrix per contract obligations. |

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Section Continues (next page)

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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Discipline

- **General Information**
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

# Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, complete GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |



Section Continues (previous page)

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# Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Demonstrate compliance with 40 U.S.C. § 3312(b), (c), and (d) with graphics and narrative describing the community planning context (land use, economic development, urban design, relevant history, etc.) and the project's consistency with local and regional development goals.<br>❑ In coordination with the GSA project team, submit a Community Stakeholder Analysis and narrative summarizing consultation with local officials (stakeholders consulted, meeting minutes), and plans for further consultation to show compliance with 40 U.S.C. § 3312(b) and (c).<br>❑ Highlight relative merits or challenges presented by the various concepts, in compliance with 40 U.S.C. § 3312(b). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide brief zoning and design guideline analysis of site and surroundings to show compliance with 40 U.S.C. § 3312(a) and (c).<br>❑ Discuss any uncertainties that the proposed concept would align with local requirements in compliance with 40 U.S.C. § 3312(c). |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Demonstrate compliance with 40 USC 3306(b)(3) with narrative of site context (walkability, proximity to neighborhood amenities, access to transit, pedestrian linkages around and through the site) and how proposed design encourages public access to and around building and site and connecting to neighborhood amenities and infrastructure.<br>❑ Identify potential areas inside and outside the building suitable for shared public use (incl. after hours). Highlight significant challenges or opportunities to create such spaces, in compliance with in compliance with 40 U.S.C. § 3306(b)(1) and (3). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Description and diagrams of the basic intent for site development to demonstrate compliance with 40 USC § 3312(c) (e.g. program, preservation areas, circulation, and physical security) |
| **NATURAL FEATURES**<br>Section 2 | ❑ Identify existing natural features that impact the spatial layout per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ N/A |

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# Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc).<br>❑ Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing performance criteria; to ensure facility resilience throughout the intended service life.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ N/A |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 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<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ N/A |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ N/A |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❑ Proposed fenestration systems are appropriate to the specific site conditions<br>❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ Proposed enclosure systems are accessible for regular maintenance |

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## Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ All major spaces identified with appropriate adjacencies and reasonable size related to the program by division or areas |
| **GENERAL INFORMATION**<br>Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Project objectives and scope. Area of work plans. |
| **MECHANICAL SPACES** | ❑ Plans identifying support spaces with appropriate adjacencies and reasonable size related to the program<br>❑ 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** | ❑ N/A |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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**<br>Sections 1 and 3 | ❑ An overall building concept design including drawings, BIM, renderings & photos.<br>❑ Compare net, usable and gross SF of design concepts to program. |
| **FINISHES** | ❑ Indicate overall type and location of finishes |
| **MILLWORK** | ❑ Indicate millwork location and type of material |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ N/A |

Section Continues (next page)

# Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **OFFICE AREAS** | ❑ N/A |
| **INTERIOR CONDITIONS** | ❑ N/A |
| **INTERIOR FACILITIES**<br>**Sections 1 and 3** | ❑ All support spaces identified with appropriate adjacencies and reasonable size related to the program<br>❑ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load |
| **FLOOR-TO-FLOOR HEIGHTS** | ❑ Show a reasonable vertical profile/section that will allow for systems integration<br>❑ Floor-to-floor heights are sufficient to accommodate any utilities/cabling/above ceiling requirements |
| **EXTERIOR DESIGN**<br>Sections 1 and 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.).<br>❑ Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | ❑ Show overall finishes and materials<br>❑ Show Elevations including finishes and materials<br>❑ Show reflected ceiling plan including lighting and acoustic strategies |
| **BUILDING MASSING** | ❑ Provide an electronic massing model to give a sense of the design including materiality and fenestration. |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Show that no major obvious deficiencies are present in the design. Document any deficiencies or waivers required. Show that iInterior and exterior architectural features are code compliant |
| **SIGNAGE & WAYFINDING** | ❑ N/A |

Section Continues (previous page)

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# Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Prepare narrative that summarizes design loads. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Provide geotechnical investigation and approach report. |
| **VIBRATIONS**<br>Section 4 | ❑ N/A |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Identify any alternative materials, design or construction methods that are planned or may be required, and include any associated peer review and approval processes. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Narrative describing alternatives schemes/materials (including superstructure and foundations) to be considered. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 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**<br>Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Narrative that identifies historic status and related potential constraints. |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Narrative summarizing anticipated physical security requirements and standards.<br>❑ Include FSL information from FSC. |
| **CIVIL SITE**<br>Section 4 | ❑ Narrative identifying project site characteristics and civil design challenges, including but not limited to: flood hazard assessment, improvement of roadway & pedestrian/vehicular traffic, stormwater & utility requirements, topography, staging, site setback and security requirements.<br>❑ Narrative on the overall site water balance and how that will be preserved and/or enhanced through the various proposals. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS**<br>Section 4 | ❑ Narrative summarizing primary structural and facade attachments to the exterior of the building. |

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## Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

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|---|---|
| **NARRATIVE**<br>Section 5 | ❑ Provide at least two (2) HVAC design alternatives, consistent with the requirements of 10 CFR 433.100; where required by 10 CFR 433, Subpart A |
| **DRAWINGS**<br>Section 5 | ❑ Identify mechanical spaces |
| **CALCULATIONS**<br>Section 5 | ❑ Develop base assumptions for each concept |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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- 1 - DBB
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# Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Per ASPE handbooks and the IPC, provide:<br>❏ Description of the basic intent for plumbing infrastructure (e.g. domestic water heater technology and arrangement)<br>❏ Description of the water reduction goals |
| **DRAWINGS**<br>Section 5 | ❏ Identify mechanical spaces and primary distribution pathways |
| **CALCULATIONS**<br>Section 5 | ❏ N/A |
| **SPECIFICATIONS**<br>Section 5 | ❏ Table of contents identifying specifications to be used on the project |

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Project Phase

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## Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Basis of design |
| **ONE LINE**<br>Section 6 | ❑ N/A |
| **DRAWINGS**<br>Section 6 | ❑ Show basic location of mechanical/electrical rooms. Where applicable, in accordance with NFPA 70, show generator, roll-up generator docking station and utility transformer locations. |
| **CALCULATIONS**<br>Section 6 | ❑ N/A |
| **SPECIFICATION**<br>Section 6 | ❑ N/A |

## Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ N/A |
| **DRAWINGS**<br>Section 7 | ❑ N/A |
| **CALCULATIONS**<br>Section 7 | ❑ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❑ Design team fire protection engineer must:<br>❑ Address applicable codes and standards, special requirements that relate to the site, and the proposed occupancy use.<br>❑ Address construction type, protection from hazards, means of egress, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases. |

## Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details |
| **COST PLAN** | ❑ Cost Plan |
| **COST ESTIMATE** | ❑ QC Review A-E Estimate |
| **COST ESTIMATE: DETAIL** | ❑ N/A |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ N/A |
| **VALUE ENGINEERING** | ❑ N/A |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ N/A |
| **QUALITY CONTROL REVIEW** | ❑ N/A |

Section Continues (next page)

# Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

**LIFE CYCLE COSTING**
Section 1

- ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system.

AND

- ❑ LCCA for the BASELINE design including:
  - ❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135



Section Continues (previous page)

## Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **COURTROOMS**<br>Section 8 | ❑ N/A |
| **SPECIALTY SPACES**<br>Section 8 | ❑ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 8 | ❑ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*. |

# Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❏ 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<br>❏ Consult Regional Historic Preservation Officer and *Building Preservation Plan*. |
| **DOCUMENT EXISTING CONDITIONS** | ❏ N/A |
| **ARCHEOLOGICAL CONDITIONS** | ❏ Assess potential for archeological artifacts before site acquisition and before initiating design for work requiring ground disturbance.<br>❏ On federally controlled property-consult Regional Historic Preservation Officer regarding NHPA section 106 compliance requirements. |

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## Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)

| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❑ Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values |
| **PROCESS DOCUMENTATION** | ❑ N/A |

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

| | |
|---|---|
| **ABAAS**<br>Section 1 | ❏ NARRATIVE: Further develop the ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows:<br>❏ SITE: Identify constraints and strategies to include ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility.<br>❏ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any areas intended to meet adaptability vs accessibility.<br>❏ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any mitigation measures to be taken to make facility as accessible as possible.<br>❏ DRAWINGS: Refine drawings of all required Path of Travel elements including site arrival points, accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. Indicate Pros and Cons for each option. |
| **BIM**<br>Section 1 | ❏ BIM Execution plan (Template per 2024 GSA BIM CDX and COBie Standard)<br>❏ Source Models and IFC 2x3 or 4x3 model translations<br>❏ Updated spatial validation per SDM section of GSA BIM , CDX and COBie Standard<br>❏ Updated COBie Spreadsheet (Concept information)<br>❏ Updated Energy BIM Model files (if required)<br>❏ Document existing conditions |
| **DISASTER RESILIENCY**<br>Section 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. Update project risk register. |
| **DESIGN COMMENTS**<br>Section 1 | ❏ Highlight relevant responses to previous submission comments. |
| **CODE AND SAFETY**<br>Section 1 | ❏ Provide list of applicable codes and compliance narrative.<br>❏ Safety narrative including hazardous materials, fall protection, and arc flash requirements. |

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

| | |
|---|---|
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, complete GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |

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

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Include graphics and narrative to provide additional detail for the site's community planning context, as appropriate, to identify design's alignment with local planning, design, and development goals to show compliance with 40 U.S.C. § 3312(b), (c), and (d). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide additional details of zoning and design guideline analysis of site and surroundings, as appropriate to show compliance with 40 U.S.C. § 3312(a) and (c). |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Provide additional details for shared public use, as appropriate, in compliance with 40 U.S.C. § 3306(b)(1).<br>❑ Provide additional detail of site's context and pedestrian linkages, as appropriate to show compliance with 40 U.S.C. § 3306(b)(3). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Refinement of concept, additional detail in narratives, and drawings to demonstrate compliance with 40 USC § 3312(c). |
| **NATURAL FEATURES**<br>Section 2 | ❑ For each of the schemes quantify all environmental disturbance and mitigation impacts to cost/ schedule per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Determine whether irrigation will be required and identify a water source. |

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
- Community and Landscape
- **Building Enclosure Systems**
- Architecture / Interiors
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc).<br>❑ Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing performance criteria; to ensure facility resilience throughout the intended service life.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ N/A |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 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.<br>❑ List any unique environmental/climate conditions that may impact proposed system. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ N/A |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ Proposed insulation types and considerations |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❑ Proposed fenestration systems are appropriate to the specific site conditions.<br>❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance. |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ Proposed enclosure systems are accessible for regular maintenance. |

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

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104,:<br>❏ Drawings should include at a minimum: entrances, lobbies, corridors, stairways, restrooms, elevators, work areas, special spaces, mechanical rooms for major equipment and air handlers, and service spaces (with the principal spaces labeled).<br>❏ Dimensions for critical clearances, such as vehicle access, should be indicated.<br>❏ Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations. |
| **GENERAL INFORMATION**<br>Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❏ Table of contents identifying specifications to be used on the project |
| **MECHANICAL SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❏ Floorplans of mechanical rooms for major equipment and air handlers |
| **BUILDING & SERVICE SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❏ Floorplans of all service spaces, including mailrooms and loading dock/access |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❏ 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**<br>Sections 1 and 3 | ❏ Refinement of selected concept, additional detail in drawings and BIM model. Compare net, usable and gross SF of design concept to program. |
| **FINISHES** | ❏ N/A |
| **MILLWORK** | ❏ N/A |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❏ N/A |

Section Continues (next page)

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

| | |
|---|---|
| **OFFICE AREAS** | ❑ N/A |
| **INTERIOR CONDITIONS** | ❑ N/A |
| **INTERIOR FACILITIES**<br>Sections 1 and 3 | ❑ N/A |
| **FLOOR-TO-FLOOR HEIGHTS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Sections, floor-to-floor, indicating ALL critical dimensions |
| **EXTERIOR DESIGN**<br>Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Floor and Roof Elevations, Labeled |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Elevations of major public spaces<br>❑ Interior design for major public spaces aligns with building architectural requirements |
| **BUILDING MASSING** | ❑ Provide an electronic massing model on a common base, for each design scheme. No fenestration. |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | ❑ N/A |
| **SIGNAGE & WAYFINDING** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Identify public vs. private areas, identify paths of travel. |

Section Continues (previous page)

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

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Update narrative. List design loads on schematic plans. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach. |
| **VIBRATIONS**<br>Section 4 | ❑ Narrative addressing potential vibration issues associated with selected structural scheme. |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Update narrative. Provide schematic plans showing location of innovative materials and notes for special construction methods. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Update narrative identifying strengths and weaknesses of alternatives. Provide schematic plans showing recommended approach. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 4 | ❑ Update structural narrative. Provide schematic plans and preliminary calculations. |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS**<br>Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Update narrative. |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Update narrative, including FSL designation. Identify special requirements on schematic plans. |
| **CIVIL SITE**<br>Section 4 | ❑ Update civil narrative. Provide schematic site plans and preliminary calculations, including but not limited to stormwater management and flood resistant measures. EO 11988, ASCE 24-24.<br>❑ 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 PM and SMEs needs to begin in earnest. |
| **MISCELLANEOUS COMPONENTS**<br>Section 4 | ❑ Update narrative. Provide schematic drawings showing locations. |

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

| | |
|---|---|
| **NARRATIVE**<br>Section 5 | ❑ Provide at least two (2) HVAC design alternatives, consistent with the requirements of 10 CFR 433.100; where required by 10 CFR 433, Subpart A<br>❑ Refined Rough Order of Magnitude for each concept |
| **DRAWINGS**<br>Section 5 | ❑ Major mechanical equipment laid out in the mechanical spaces for each concept<br>❑ Preliminary Equipment Schedules |
| **CALCULATIONS**<br>Section 5 | ❑ Develop base assumptions for each concept<br>❑ Provide a dew point analysis |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Per ASPE handbooks and the IPC, update previous narrative to include:<br>❑ Domestic cold water<br>❑ Domestic hot water<br>❑ Sanitary systems<br>❑ Storm drainage<br>❑ Irrigation |
| **DRAWINGS**<br>Section 5 | ❑ Proposed building zoning and major piping runs<br>❑ Locations of proposed plumbing fixtures and equipment |
| **CALCULATIONS**<br>Section 5 | ❑ Rough Order of Magnitude water consumption calculations |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Basis of design |
| **ONE LINE**<br>Section 6 | ❑ N/A |
| **DRAWINGS**<br>Section 6 | ❑ Stacking, basic room sizes, and locations of major equipment in accordance with NFPA 70 |
| **CALCULATIONS**<br>Section 6 | ❑ N/A |
| **SPECIFICATION**<br>Section 6 | ❑ N/A |

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

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ N/A |
| **DRAWINGS**<br>Section 7 | ❑ N/A |
| **CALCULATIONS**<br>Section 7 | ❑ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❑ N/A |

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

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analyses (Market, LCC, Risk, Sensitivity) *See P120* For Details |
| **COST PLAN** | ❑ QC Review A-E Estimate |
| **COST ESTIMATE** | ❑ N/A |
| **COST ESTIMATE: DETAIL** | ❑ N/A |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ N/A |
| **VALUE ENGINEERING** | ❑ N/A |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ N/A |
| **QUALITY CONTROL REVIEW** | ❑ N/A |

Section Continues (next page)

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

**LIFE CYCLE COSTING**
Section 1

- ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system.

AND

- ❑ LCCA for the BASELINE design including:
  - ❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135



Section Continues (previous page)

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

| | |
|---|---|
| **COURTROOMS**<br>Section 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*<br>❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points |
| **SPECIALTY SPACES**<br>Section 8 | ❏ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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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Discipline

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- Specialty Spaces
- **Historic Preservation**
- Art in Architecture

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

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❑ NHPA section 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** | ❑ Existing major site utilities |
| **ARCHEOLOGICAL CONDITIONS** | ❑ 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** | ❏ Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values<br>❏ Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project. |
| **PROCESS DOCUMENTATION** | ❏ N/A |

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

| | |
|---|---|
| **ABAAS**<br>Section 1 | ❑ NARRATIVE: Finalize ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows:<br>❑ SITE: Identify constraints and strategies to include ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility.<br>❑ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any areas intended to meet adaptability vs accessibility.<br>❑ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any mitigation measures to be taken to make facility as accessible as possible.<br>❑ DRAWINGS: Refine drawings of all required Path of Travel elements including accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. |
| **BIM**<br>Section 1 | ❑ Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program<br>❑ All spatial validation data per SDM section of GSA BIM , CDX and COBie Standard.<br>❑ IFC 2x3 or 4x3 File export from Design BIM<br>❑ BIM Execution plan updated, Initial COBie Spreadsheet (per 2024 GSA BIM CDX and COBie Standard)<br>❑ BIM QC Checklist: Identifies what is currently contained in Design BIM<br>❑ Updated Energy BIM Model files (if required) |
| **CLIMATE ADAPTATION / RESILIENCE**<br>Section 1 | ❑ Submit revised statement to reflect development of design. If the POR is updated, then update the statement to reflect relevant findings and changes.<br>❑ Identify strategies and elements in the drawings and reference in the statement. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ Highlight relevant responses to previous submission comments.<br>❑ Provide a list of any outstanding substantive comments that have not been resolved. |
| **CODE AND SAFETY**<br>Section 1 | ❑ Provide list of applicable codes and compliance narrative.<br>❑ Safety narrative including hazardous materials, fall protection, and arc flash requirements. |

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

| | |
|---|---|
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, update GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |

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Section Continues (previous page)

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

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals to show compliance with 40 U.S.C. § 3312(a) and (d).<br>❑ Highlight any outstanding uncertainties or opportunities that require further consultation or analysis, in compliance with 40 U.S.C. § 3312(b) and (c). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide final zoning analysis to show compliance with 40 U.S.C. § 3312(a) and (c). Describe status of local review and comment. |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Provide additional details as appropriate to evaluate the concept.<br>❑ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.<br>❑ Provide final analysis of concept regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages, to show compliance with 40 U.S.C. § 3306(b)(3).<br>❑ For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities, in compliance with 40 U.S.C. § 3306(b)(1). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Site plans, site sections, and color renderings to convey landscape architectural intent and demonstrate compliance with 40 USC § 3312(c)<br>❑ All second peer review commentary responded to.<br>❑ Provide a non-invasive proposed plant palette showing range of species for trees, shrubs, herbaceous, vines, and/ or grasses for compliance with EO 13112. |
| **NATURAL FEATURES**<br>Section 2 | ❑ Document all environmental disturbance and mitigation methods per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Approach to achieve compliance with EISA section 438 is identified for the project and site systems are shown in drawings.<br>❑ Document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per the Clean Water Act. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Determine extents of irrigated area and whether a permanent or temporary system is required to establish and maintain the plantings.. |

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

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc).<br>❑ Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing performance criteria; to ensure facility resilience throughout the intended service life.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231<br>❑ Draft PRELIMINARY Building Enclosure Commissioning (BECx) Plan.<br>❑ Identify any testing required to address risk inherent in the design intent.<br>❑ Describe mockup types required to develop consensus for the design intent and/or prove system performance. |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ Describe quantity, type(s), size(s), and complexity of proposed mock-ups. |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 3 | ❑ Describe roofing type.<br>❑ Indicate roof slopes and drain locations.<br>❑ Indicate type and extents of fall protection.<br>❑ Indicate means of safe suspended access. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ Describe air barrier types. |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ Proposed insulation types and considerations<br>❑ Compare design performance model to design EUI. |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❑ Describe fenestration types. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ Describe approach to below-grade waterproofing. |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ Describe approaches to fall protection and safe suspended access. |

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

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** | In Compliance with IBC Chapter 1, Section 107: Continued development of selected concept.<br>❑ Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, stairways, elevators, special spaces, and service spaces (with the principal spaces labeled).<br>❑ Dimensions for critical clearances, such as vehicle access, should be indicated. Office areas must show proposed layouts down to the office level of detail.<br>❑ Verify the integration between the approved program and the building concept is achievable, in tabular form, including net, usable and gross SF |
| **GENERAL INFORMATION**<br>Sections 1 and 3 | ❑ Table of contents identifying specifications to be used on the project |
| **MECHANICAL SPACES** | ❑ Drawing and narrative indicating plan for accessing and maintaining equipment, including clearance requirements for maintenance, operation, and removal<br>❑ Indicate distance and travel path from/to freight elevators and loading dock; include size & weight of equipment. |
| **BUILDING & SERVICE SPACES** | ❑ Floorplans of all service spaces, including mailrooms loading dock<br>❑ Provide analysis of loading dock in narrative format, along with any pertinent calculations. |
| **DESIGN NARRATIVE & CALCULATIONS** | ❑ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: 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. Calculations must meet or exceed code. |
| **DESIGN CONCEPTS**<br>Sections 1 and 3 | ❑ Further refinement of selected concept<br>❑ Floor plans, ceiling plans, elevations showing fenestration, exterior materials, cast shadows<br>❑ Interior elevations of major spaces, building sections showing adequate space for all systems<br>❑ Color renderings, physical model to convey the architectural intent of the design<br>❑ Compare net, usable and gross SF of design concepts to program. |
| **FINISHES** | ❑ Description of interior finish materials, with detailed explanation for public spaces |
| **MILLWORK** | ❑ Identify millwork locations on plan and in elevation. Indicate type of materials, ie solid surface, p-lam or other. |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ Show proposed furniture locations on plan.<br>❑ Indicate ALL critical dimensions for ABAAS and egress. |

Section Continues (next page)

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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Discipline

- General Information
- Community and Landscape
- Building Enclosure Systems
- **Architecture / Interiors**
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **OFFICE AREAS** | ❑ Floorplan of open office and enclosed office area/layout & typical workstation layout.<br>❑ 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)<br>❑ Show reflected ceiling plans including ceiling material and lighting fixtures |
| **INTERIOR CONDITIONS** | ❑ Interior conditions (lighting, noise, temperature, etc.) will contribute to occupant comfort.<br>❑ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.<br>❑ Identify interior llghting strategy |
| **INTERIOR FACILITIES**<br>Sections 1 and 3 | ❑ Toilet fixture count analysis |
| **FLOOR-TO-FLOOR HEIGHTS** | ❑ Sections, floor-to-floor, indicating ALL critical dimensions |
| **EXTERIOR DESIGN**<br>Sections 1 and 3 | ❑ Elevations of major building facades<br>❑ List of exterior materials proposed (provide samples upon request) |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | ❑ Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points |
| **BUILDING MASSING** | ❑ Realistic electronic model of final concept |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Code analysis |
| **SIGNAGE & WAYFINDING** | ❑ Identify public vs. private areas, identify paths of travel |

Section Continues (previous page)

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

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Finalize narrative and update schematic plans. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Finalize narrative with recommended preferred foundation approach with supporting information.<br>❑ Show foundations on schematic plans. |
| **VIBRATIONS**<br>Section 4 | ❑ Finalize narrative, prepare preliminary calculations and include information on schematic plans. |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Finalize narrative and update schematic plans. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Update narrative and schematic plans.<br>❑ Provide preliminary calculations verifying major member depths. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 4 | ❑ Final narrative |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS**<br>Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Final narrative |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Update narrative and schematic plans, including FSL designation.<br>❑ Provide preliminary calculations verifying size of forced protection structural elements. |
| **CIVIL SITE**<br>Section 4 | ❑ Update civil narrative, schematic plans and calculations, including but not limited to stormwater management and flood resistant measures. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS**<br>Section 4 | ❑ Update narrative and schematic drawings. |

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

| | |
|---|---|
| **NARRATIVE**<br>Section 5 | Concept narrative to include:<br>❑ Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Equipment capacities, weights, sizes, and power requirements<br>❑ Description of heating, cooling, ventilating, and dehumidification systems for each major functional space<br>❑ Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions<br>❑ Fuel and utility requirements |
| **DRAWINGS**<br>Section 5 | Proposed system showing:<br>❑ Extent of existing HVAC to be removed if applicable<br>❑ Identification of spaces for mechanical equipment<br>❑ Air flow riser diagrams representing supply, return, outside air, and exhaust systems<br>❑ Water flow riser diagrams of the main mechanical systems |
| **CALCULATIONS**<br>Section 5 | ❑ Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries<br>❑ Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)<br>❑ Fuel consumption estimates |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Update previous narrative to include:<br>❑ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery), per EISA 2007 § 523. |
| **DRAWINGS**<br>Section 5 | Per ASPE handbooks and the IPC, update previous drawings to include:<br>❑ Systems schematics and flow diagrams<br>❑ Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building |
| **CALCULATIONS**<br>Section 5 | ❑ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❏ Basis of design |
| **ONE LINE**<br>Section 6 | ❏ Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution in accordance with NFPA 70 |
| **DRAWINGS**<br>Section 6 | ❏ Further development of stacking, electric room sizes, electric room quantity,equipment loading paths and locations of major equipment in accordance with NFPA 70 |
| **CALCULATIONS**<br>Section 6 | ❏ Approximate service size calculation + generators + onsite generation in accordance with NFPA 70 |
| **SPECIFICATION**<br>Section 6 | ❏ Specifications Table of Contents (TOC) |

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

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ N/A |
| **DRAWINGS**<br>Section 7 | ❑ N/A |
| **CALCULATIONS**<br>Section 7 | ❑ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❑ Design team fire protection engineer must:<br>❑ Address applicable codes and standards, special requirements that relate to the site, and the proposed occupancy use.<br>❑ address construction type, protection from hazards, means of egress, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases.<br>❑ Design team fire protection engineer must provide a narrative description of:<br>❑ The building's proposed construction features<br>❑ Means of egress system<br>❑ Water-based fire extinguishing systems<br>❑ Non water-based fire extinguishing systems<br>❑ Smoke control systems<br>❑ Fire alarm and emergency communication system<br>❑ Fire service access elevators (if applicable)<br>❑ Occupant evacuation elevators (if applicable) |

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

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate- Executive Summary |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the *P-120* |
| **COST PLAN** | ❑ Cost Plan Update- *GSA Reports 3473, 3474* |
| **COST ESTIMATE** | ❑ Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable) |
| **COST ESTIMATE: DETAIL** | ❑ Cost Estimate- Detail line item cost reports |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ Code Analysis |
| **VALUE ENGINEERING** | ❑ Cost Estimate- Provide separate estimates for phased work, or bid alternates/options. |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ Demonstrate that the project is developing on-budget.<br>❑ VM- List of cost-saving items that would collectively reduce the project cost to approximately 10% below budget |
| **QUALITY CONTROL REVIEW** | ❑ QC Review- Verify that the final concept can be constructed within the project budget. |

Section Continues (next page)

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

**LIFE CYCLE COSTING**
Section 1

- ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system.

AND

- ❑ LCCA for the BASELINE design including:
  - ❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135



Section Continues (previous page)

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

| | |
|---|---|
| **COURTROOMS**<br>Section 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*<br>❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points |
| **SPECIALTY SPACES**<br>Section 8 | ❏ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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

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

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❏ NHPA section 106 Compliance Preservation Report (iterative, as design develops-due with each submission) |
| **DOCUMENT EXISTING CONDITIONS** | ❏ 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** | ❏ N/A |

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

| | |
|---|---|
| ARCHITECTURAL DESIGN VALUES | ❑ N/A |
| PROCESS DOCUMENTATION | ❑ N/A |

2025 Interim Core Building Standards (CBS) Submittal Matrix

# DELIVERY METHODS

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

1 Design Bid Build

2 Design / Build

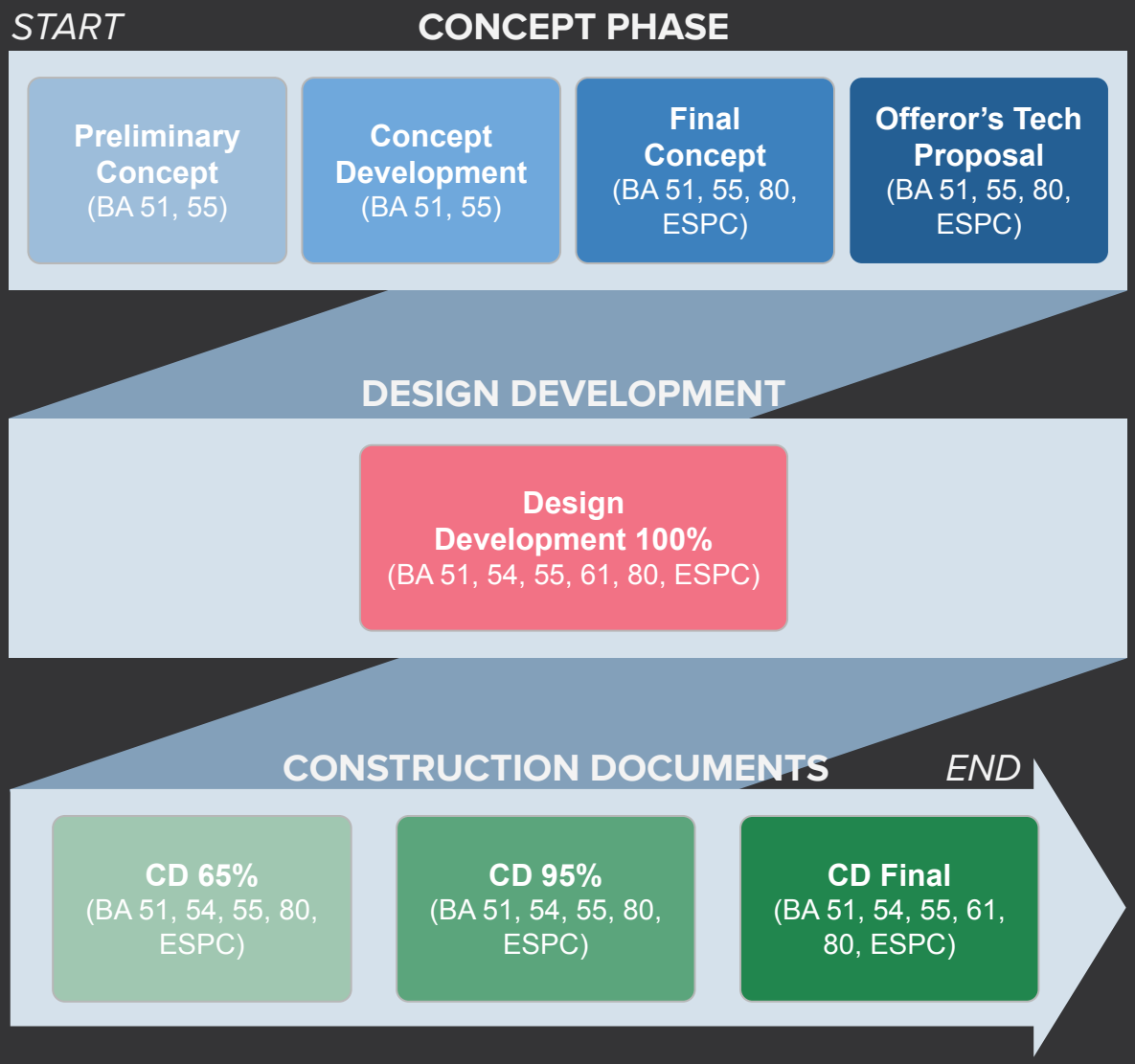
**3 Design / Build / Bridging**

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 CBS. Additional submittal requirements may be included in the project contract.



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Project Phase

- **Preliminary Concept**
- Concept Development
- Final Concept
- Offeror's Tech Proposal
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Discipline

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

| | |
|---|---|
| **ABAAS**<br>Section 1 | ❑ NARRATIVE (FOR EACH OPTION) Provide narrative entitled, "ACCESSIBILITY PLAN" to address key accessibility issues significantly impacting the concept design as follows:<br>❑ SITE: Identify constraints/challenges due to site features(ie slope, wetlands etc) and vehicle circulation, building, orientation and surrounding transit infrastructure<br>❑ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4)<br>❑ DRAWINGS (FOR EACH OPTION) Provide drawings that include graphics showing accessible routes from site arrival points to building entrances and to all occupied spaces and elements |
| **BIM**<br>Section 1 | ❑ BIM Execution Plan (Template in 2024 GSA BIM CDX and COBie Standard)<br>❑ 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.)<br>❑ Source models to coordinate geolocation/geocoding of site and model orientation<br>❑ Document existing conditions<br>❑ Phasing plan |
| **DISASTER RESILIENCY**<br>Section 1 | Per the Disaster Resiliency Planning Act of 2022 (PL 117-220), Executive Order 13961 (2020), and National Security Memorandum-22 on Critical Infrastructure Security and Resilience:<br>❑ Provide a statement outlining proposed methods to manage the observed and expected changes in climatic loading (building and site) due to nonstationary weather and extremes, based on the criteria in the statement of work (SOW) and the GSA-provided profile.<br>❑ Identify project protection levels and include a simple phased adaptation plan.<br>❑ Include 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.<br>❑ A response template is available for use. The design team may use an alternate format but must include the content in the GSA template. Include outcomes in the project risk register. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ N/A |
| **CODE AND SAFETY**<br>Section 1 | ❑ Provide list of applicable codes. |

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Section Continues (next page)

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

| | |
|---|---|
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, update GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |

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Section Continues (previous page)

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

| | |
|---|---|
| **SUSTAINABLE STRATEGY NARRATIVE**<br>Section 1 | ❑ Short sustainable strategy narrative for each design concept. |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Provide basic information in the Sustainable Strategy Narrative explaining how the project will achieve the required fossil fuel reduction |
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Link to Energy Modeling Requirements |
| **LIFE CYCLE COSTING**<br>Section 1 | ❑ LCCA for the proposed design including:<br>❑ Three distinctly different architectural design schemes<br>❑ Proven life cycle cost effective building enclosure system<br>❑ Lighting system for each architectural design scheme<br>❑ One ASHRAE 90.1 Appendix G PRM for:<br>❑ Lighting control system for each architectural design scheme 1,2<br>❑ HVAC system for each architectural design scheme 1,2<br>❑ Service water-heating system for each architectural design scheme<br>❑ LCCA for the baseline design including:<br>❑ One ASHRAE 90.1 Appendix G PRM baseline for:<br>❑ Each architectural design scheme<br>❑ Enclosure system for each architectural design scheme<br>❑ Lighting system for each architectural design scheme<br>❑ Lighting control system for each architectural design scheme<br>❑ HVAC system for each architectural design scheme<br>❑ Service water-heating system for each architectural design scheme<br>Footnotes<br>1. The proposed system must be the ASHRAE 90.1 Appendix G PRM baseline system for the Preliminary Concept phase.<br>2. If the project scope of work is not a new building or retrofit of the existing architectural design scheme, then provide three proposed building enclosure system alternatives, three proposed HVAC system alternatives and three proposed lighting control system alternatives in the Preliminary Concept phase instead of the Concept Development phase. |

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

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Demonstrate compliance with 40 U.S.C. § 3312(b), (c), and (d) with graphics and narrative describing the community planning context (land use, economic development, urban design, relevant history, etc.) and the project's consistency with local and regional development goals.<br>❑ In coordination with the GSA project team, submit a Community Stakeholder Analysis and narrative summarizing consultation with local officials (stakeholders consulted, meeting minutes), and plans for further consultation to show compliance with 40 U.S.C. § 3312(b) and (c).<br>❑ Highlight relative merits or challenges presented by the various concepts, in compliance with 40 U.S.C. § 3312(b). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide brief zoning and design guideline analysis of site and surroundings to show compliance with 40 U.S.C. § 3312(a) and ©.<br>❑ Discuss any uncertainties that the proposed concept would align with local requirements in compliance with 40 U.S.C. § 3312(c). |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Demonstrate compliance with 40 USC 3306(b)(3) with narrative of site context (walkability, proximity to neighborhood amenities, access to transit, pedestrian linkages around and through the site) and how proposed design encourages public access to and around building and site and connecting to neighborhood amenities and infrastructure.<br>❑ Identify potential areas inside and outside the building suitable for shared public use (incl. after hours). Highlight significant challenges or opportunities to create such spaces in compliance with 40 U.S.C. § 3306(b)(1) and (3). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Description and diagrams of the basic intent for site development to demonstrate compliance with 40 USC § 3312(c) (e.g. program, preservation areas, circulation, and physical security) |
| **NATURAL FEATURES**<br>Section 2 | ❑ Identify existing natural features that impact the spatial layout per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ N/A |

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

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc).<br>❑ Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing performance criteria; to ensure facility resilience throughout the intended service life.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ N/A |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 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.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ N/A |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ N/A |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 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.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ N/A |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ N/A |

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
- Community and Landscape
- Building Enclosure Systems
- **Architecture / Interiors**
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** | ❑ All major spaces are identified with appropriate adjacencies and reasonable size related to the program by division or areas. |
| **GENERAL INFORMATION** Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Provide the project objectives relative to the scope. |
| **MECHANICAL SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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 |
| **BUILDING & SERVICE SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Building and Service Spaces |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Short narrative on each design concept. Include basic calculations showing all assumptions. |
| **DESIGN CONCEPTS** Sections 1 and 3 | ❑ Three (3) overall building concept designs including drawings, BIM, renderings & photos<br>❑ Compare net, usable and gross SF of design concepts to program. |
| **FINISHES** | ❑ N/A |
| **MILLWORK** | ❑ N/A |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ N/A |

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

| | |
|---|---|
| **OFFICE AREAS** | ❑ N/A |
| **INTERIOR CONDITIONS** | ❑ N/A |
| **INTERIOR FACILITIES**<br>**Sections 1 and 3** | ❑ All support spaces identified with appropriate adjacencies and reasonable size related to the program<br>❑ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load |
| **FLOOR-TO-FLOOR HEIGHTS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Show a reasonable vertical profile that will allow for systems integration.<br>❑ Floor-to-floor heights are sufficient to accommodate any utilities/cabling/above ceiling requirements |
| **EXTERIOR DESIGN**<br>**Sections 1 and 3** | ❑ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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** | ❑ N/A |
| **BUILDING MASSING** | ❑ Provide an electronic massing model to give a sense of the design including materiality and fenestration. |
| **ARCHITECTURAL CODE COMPLIANCE**<br>**Section 1** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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** | ❑ N/A |

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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%
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Discipline

- General Information
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- **Structural / Civil**
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Prepare narrative that summarizes design loads. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Provide geotechnical investigation and approach report. |
| **VIBRATIONS**<br>Section 4 | ❑ N/A |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Identify any alternative materials, design or construction methods that are planned or may be required, and include any associated peer review and approval processes. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Narrative describing alternatives schemes/materials (including superstructure and foundations) to be considered. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 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**<br>Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Narrative that identifies historic status and related potential constraints. |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Narrative summarizing anticipated physical security requirements and standards. Include FSL information from FSC. |
| **CIVIL SITE**<br>Section 4 | ❑ Narrative identifying project site characteristics and civil design challenges, including but not limited to: flood hazard assessment, improvement of roadway & pedestrian/vehicular traffic, stormwater & utility requirements, topography, staging, site setback and security requirements.<br>❑ Each design has considered the overall site water balance and how that will be preserved and/or enhanced through the various proposals. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS**<br>Section 4 | ❑ Narrative summarizing primary structural and facade attachments to the exterior of the building. |

Construction Type

- 1 - DBB
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Project Phase

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Discipline

- General Information
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural / Civil
- **Mechanical**
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
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# Concept Design Bridging Set: Preliminary Concept (BA 51, 55)

| | |
|---|---|
| **NARRATIVE**<br>Section 5 | ❑ Provide at least two (2) HVAC design alternatives, consistent with the requirements of 10 CFR 433.100; where required by 10 CFR 433, Subpart A |
| **DRAWINGS**<br>Section 5 | ❑ Identify mechanical spaces |
| **CALCULATIONS**<br>Section 5 | ❑ Develop base assumptions for each concept |
| **SPECIFICATIONS**<br>Section 5 | ❑ N/A |

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

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Per ASPE handbooks and the IPC, provide:<br>❏ Description of the basic intent for plumbing infrastructure (e.g. domestic water heater technology and arrangement)<br>❏ Description of the water reduction goals |
| **DRAWINGS**<br>Section 5 | ❏ Identify mechanical spaces |
| **CALCULATIONS**<br>Section 5 | ❏ Develop base assumptions for each concept |
| **SPECIFICATIONS**<br>Section 5 | ❏ N/A |

Construction Type

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Discipline

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- Architecture / Interiors
- Structural / Civil
- Mechanical
- Plumbing
- **Electrical**
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Basis of design |
| **ONE LINE**<br>Section 6 | ❑ N/A |
| **DRAWINGS**<br>Section 6 | ❑ Show basic location of mechanical/electrical rooms. Where applicable, in accordance with NFPA 70, show generator, roll-up generator docking station and utility transformer locations. |
| **CALCULATIONS**<br>Section 6 | ❑ N/A |
| **SPECIFICATION**<br>Section 6 | ❑ N/A |

Construction Type

- 1 - DBB
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Discipline

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- Mechanical
- Plumbing
- Electrical
- **Fire Protection**
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ Design team fire protection engineer must provide a narrative regarding the applicable codes and standards, and special requirements that relate to the site and the proposed occupancy use.<br>❑ Design team fire protection engineer must address construction features, fire protection systems , 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. |
| **DRAWINGS**<br>Section 7 | ❑ N/A |
| **CALCULATIONS**<br>Section 7 | ❑ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❑ N/A |

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

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details |
| **COST PLAN** | ❑ Cost Plan |
| **COST ESTIMATE** | ❑ QC Review A-E Estimate |
| **COST ESTIMATE: DETAIL** | ❑ N/A |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ N/A |
| **VALUE ENGINEERING** | ❑ N/A |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ N/A |
| **QUALITY CONTROL REVIEW** | ❑ N/A |

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

**LIFE CYCLE COSTING**
Section 1

- ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system.

AND

- ❑ LCCA for the BASELINE design including:
  - ❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135



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

| | |
|---|---|
| **COURTROOMS**<br>Section 8 | ❑ N/A |
| **SPECIALTY SPACES**<br>Section 8 | ❑ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 8 | ❑ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64* |

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

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❑ 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** | ❑ BIM used as required per contract, or as otherwise agreed, to support NHPA 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** | ❑ 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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- Cost Estimating
- Specialty Spaces
- Historic Preservation
- **Art in Architecture**

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

| | |
|---|---|
| ARCHITECTURAL DESIGN VALUES | ❑ N/A |
| PROCESS DOCUMENTATION | ❑ N/A |

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

| | |
|---|---|
| **ABAAS**<br>Section 1 | Per The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152):<br>❑ NARRATIVE: Further develop the ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows:<br>❑ SITE: Identify constraints and strategies to include ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility.<br>❑ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any areas intended to meet adaptability vs accessibility.<br>❑ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any mitigation measures to be taken to make facility as accessible as possible.<br>❑ DRAWINGS: Refine drawings of all required Path of Travel elements including site arrival points, accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. Indicate Pros and Cons for each option. |
| **BIM**<br>Section 1 | ❑ BIM Execution Plan update (per 2024 GSA BIM CDX and COBie Standard)<br>❑ Source Models<br>❑ IFC 2x3 or 4x3 model translations<br>❑ Modeled spatial validation per SDM section of GSA BIM , CDX and COBie Standard<br>❑ Division 1 Specifications Sections on BIM |
| **DISASTER RESILIENCY**<br>Section 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. Update the project risk register. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ Highlight relevant responses to previous submission comments. |
| **CODE AND SAFETY**<br>Section 1 | ❑ N/A |

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

| | |
|---|---|
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, update GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |

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Section Continues (previous page)

Construction Type

- 1 - DBB
- 2 - DB
- **3 - DB Bridging**
- 4 - CMC

Project Phase

- Preliminary Concept
- **Concept Development**
- Final Concept
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Discipline

- General Information
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- Building Enclosure Systems
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# Concept Design Bridging Set: Concept Development (BA 51, 55)

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Include graphics and narrative to provide additional detail for the site's community planning context, as appropriate, to identify design's alignment with local planning, design, and development goals to show compliance with 40 U.S.C. § 3312(b), (c), and (d). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide additional details of zoning and design guideline analysis of site and surroundings, as appropriate to show compliance with 40 U.S.C. § 3312(a) and (c), as appropriate. |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Provide additional details for shared public use, as appropriate, in compliance with 40 U.S.C. § 3306(b)(1).<br>❑ Provide additional detail of site's context and pedestrian linkages to show compliance with 40 U.S.C. § 3306(b)(3), as appropriate. |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Refinement of concept, additional detail in narratives, and drawings to demonstrate compliance with 40 USC § 3312(c). |
| **NATURAL FEATURES**<br>Section 2 | ❑ For each of the schemes quantify all environmental disturbance and mitigation impacts to cost/schedule per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Determine whether irrigation will be required and identify a water source. |

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

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc).<br>❑ Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing performance criteria; to ensure facility resilience throughout the intended service life. |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ N/A |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 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<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ N/A |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ N/A |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 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.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ Proposed enclosure systems are accessible for regular maintenance |

Construction Type

- 1 - DBB
- 2 - DB
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Project Phase

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

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** (IBC Chapter 1, Section 107, and Appendix K, Section K104) | ❑ 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).<br>❑ Dimensions for critical clearances, such as vehicle access, should be indicated.<br>❑ Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations. |
| **GENERAL INFORMATION** Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Project objectives and scope. Area of work plans.<br>❑ Table of contents identifying specifications to be used on the project |
| **MECHANICAL SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Floorplans of all service spaces, including mailrooms and loading dock/access. |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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** Sections 1 and 3 | ❑ Refinement of selected concept, additional detail in drawings and BIM model<br>❑ Compare net, usable and gross SF of design concept to program. |
| **FINISHES** | ❑ N/A |
| **MILLWORK** | ❑ N/A |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ N/A |

Section Continues (next page)

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

| | |
|---|---|
| **OFFICE AREAS** | ❑ N/A |
| **INTERIOR CONDITIONS** | ❑ N/A |
| **INTERIOR FACILITIES**<br>**Sections 1 and 3** | ❑ All support spaces identified with appropriate adjacencies and reasonable size related to the program<br>❑ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load |
| **FLOOR-TO-FLOOR HEIGHTS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Sections, floor-to-floor, indicating ALL critical dimensions |
| **EXTERIOR DESIGN**<br>**Sections 1 and 3** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Floor and Roof Elevations, Labeled |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Elevations of major public spaces<br>❑ Interior design for major public spaces aligns with building architectural requirements |
| **BUILDING MASSING** | ❑ Provide an electronic massing model on a common base, for each design scheme. No fenestration. |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | ❑ N/A |
| **SIGNAGE & WAYFINDING** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Identify public vs. private areas, identify paths of travel. |

Section Continues (previous page)

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

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Update narrative.<br>❑ List design loads on schematic plans. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach. |
| **VIBRATIONS**<br>Section 4 | ❑ Narrative addressing potential vibration issues associated with selected structural scheme. |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Update narrative.<br>❑ Provide schematic plans showing location of innovative materials and notes for special construction methods. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Update narrative identifying strengths and weaknesses of alternatives.<br>❑ Provide schematic plans showing recommended approach. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 4 | ❑ Update structural narrative. Provide schematic plans and preliminary calculations. |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS**<br>Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Update narrative. |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Update narrative, including FSL designation. Identify special requirements on schematic plans. |
| **CIVIL SITE**<br>Section 4 | ❑ Update civil narrative. Provide schematic site plans and preliminary calculations, including but not limited to stormwater management and flood resistant measures. EO 11988, ASCE 24-24.<br>❑ 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 PM and SMEs needs to begin in earnest. |
| **MISCELLANEOUS COMPONENTS**<br>Section 4 | ❑ Update narrative.<br>❑ Provide schematic drawings showing locations. |

Construction Type

- 1 - DBB
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- **3 - DB Bridging**
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Project Phase

- Preliminary Concept
- **Concept Development**
- Final Concept
- Offeror's Tech Proposal
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

- General Information
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural / Civil
- **Mechanical**
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **NARRATIVE**<br>Section 5 | ❑ Provide at least two (2) HVAC design alternatives, consistent with the requirements of 10 CFR 433.100; where required by 10 CFR 433, Subpart A<br>❑ Refined Rough Order of Magnitude for each concept |
| **DRAWINGS**<br>Section 5 | ❑ Major mechanical equipment laid out in the mechanical spaces for each concept<br>❑ Preliminary Equipment Schedules |
| **CALCULATIONS**<br>Section 5 | ❑ Develop base assumptions for each concept<br>❑ Provide a dew point analysis |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Per ASPE handbooks and the IPC, update previous narrative to include:<br>❑ Domestic cold water<br>❑ Domestic hot water<br>❑ Sanitary systems<br>❑ Storm drainage<br>❑ Irrigation |
| **DRAWINGS**<br>Section 5 | ❑ Proposed building zoning and primary distribution pathways<br>❑ Locations of proposed plumbing fixtures and equipment |
| **CALCULATIONS**<br>Section 5 | ❑ Rough Order of Magnitude water consumption calculations |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

Construction Type

- 1 - DBB
- 2 - DB
- **3 - DB Bridging**
- 4 - CMC

Project Phase

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Discipline

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- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Basis of design |
| **ONE LINE**<br>Section 6 | ❑ N/A |
| **DRAWINGS**<br>Section 6 | ❑ Stacking, basic room sizes, and locations of major equipment in accordance with NFPA 70 |
| **CALCULATIONS**<br>Section 6 | ❑ N/A |
| **SPECIFICATION**<br>Section 6 | ❑ N/A |

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- Art in Architecture

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

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ N/A |
| **DRAWINGS**<br>Section 7 | ❑ N/A |
| **CALCULATIONS**<br>Section 7 | ❑ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❑ N/A |

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

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details |
| **COST PLAN** | ❑ Cost Plan |
| **COST ESTIMATE** | ❑ QC Review A-E Estimate |
| **COST ESTIMATE: DETAIL** | ❑ N/A |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ N/A |
| **VALUE ENGINEERING** | ❑ N/A |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ N/A |
| **QUALITY CONTROL REVIEW** | ❑ N/A |

Section Continues (next page)

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

**LIFE CYCLE COSTING**
Section 1

- ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system.

AND

- ❑ LCCA for the BASELINE design including:
  - ❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135

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Section Continues (previous page)

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

| | |
|---|---|
| **COURTROOMS**<br>Section 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*<br>❑ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points |
| **SPECIALTY SPACES**<br>Section 8 | ❑ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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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- **Historic Preservation**
- Art in Architecture

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

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❑ NHPA section 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** | ❑ Existing major site utilities |
| **ARCHEOLOGICAL CONDITIONS** | ❑ Archeological compliance submittals in accordance with 106 consultation terms for projects involving ground disturbance - coordinate with RHPO |

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

| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❏ Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values<br>❏ Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project. |
| **PROCESS DOCUMENTATION** | ❏ N/A |

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

| | |
|---|---|
| **ABAAS**<br>Section 1 | ❑ NARRATIVE: Finalize ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows:<br>❑ SITE: Identify constraints and strategies to include ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility.<br>❑ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any areas intended to meet adaptability vs accessibility.<br>❑ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any mitigation measures to be taken to make facility as accessible as possible.<br>❑ DRAWINGS: Refine drawings of all required Path of Travel elements including accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. |
| **BIM**<br>Section 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:<br>❑ 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.<br>❑ Bidding model for procurement purposes / bidding release - model stripped of details that would prevent transfer of design risk to design-build contractor<br>❑ IFC 2x3 or 4x3 File export from Design BIM<br>❑ Concept COBie Spreadsheet - if Bridging used to prove out mechanical performance of design<br>❑ BIM QC Checklist: Identifies what is currently contained in Design BIM<br>❑ Updated Energy BIM Model files (if required as part of bridging design)<br>❑ 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.<br>❑ Final 3D Design Coordination Report<br>❑ Final Division 1 Specifications Sections on BIM |
| **DISASTER RESILIENCY**<br>Section 1 | ❑ Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes.<br>❑ Identify strategies and elements in the drawings and reference in the statement.<br>❑ Update the project risk register. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ Highlight relevant responses to previous submission comments.<br>❑ Provide a list of any outstanding substantive comments that have not been resolved. |
| **CODE AND SAFETY**<br>Section 1 | ❑ Provide narrative statement that the proposed design will comply with the applicable codes.<br>❑ Provide assessment of any hazardous materials. |

Section Continues (next page)

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

| | |
|---|---|
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, update GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |

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

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals to show compliance with 40 U.S.C. § 3312(a) and (d).<br>❑ Highlight any outstanding uncertainties or opportunities that require further consultation or analysis, in compliance with 40 U.S.C. § 3312(b) and (c).. |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide final zoning analysis to show compliance with 40 U.S.C. § 3312(a) and (c). Describe status of local review and comment. |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Provide additional details as appropriate to evaluate the concept.<br>❑ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.<br>❑ Provide final analysis of concept regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages, to show compliance with 40 U.S.C. § 3306(b)(3).<br>❑ For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities, in compliance with 40 U.S.C. § 3306(b)(1). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Site plans, site sections, and color renderings to convey landscape architectural intent and demonstrate compliance with 40 USC § 3312(c)<br>❑ All second peer review commentary responded to.<br>❑ Provide a non-invasive proposed plant palette showing range of species for trees, shrubs, herbaceous, vines, and/ or grasses for compliance with EO 13112. |
| **NATURAL FEATURES**<br>Section 2 | ❑ Document all environmental disturbance and mitigation methods per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Approach to achieve compliance with EISA section 438 is identified for the project and site systems are shown in drawings.<br>❑ Document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per the Clean Water Act. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Determine extents of irrigated area and whether a permanent or temporary system is required to establish and maintain the plantings.. |

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

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Draft PRELIMINARY Building Enclosure Commissioning (BECx) Plan.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231<br>❑ Identify any testing required to address risk inherent in the design intent. |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ Describe mockup type(s) required to develop consensus for the design intent and/or prove system performance.<br>❑ Describe quantity, type(s), size(s), and complexity of required mock-ups. |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 3 | ❑ Describe roofing type(s). Indicate roof slopes and drain locations.<br>❑ Indicate type and extents of fall protection.<br>❑ Indicate means of safe suspended access. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ Establish requirements for air barriers. |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ Establish requirements for thermal barriers. |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❑ Establish requirements for fenestration types. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ Establish requirements for below-grade waterproofing. |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ Establish requirements for fall protection and safe suspended access. |

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

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** (IBC Chapter 1, Section 107, and Appendix K, Section K104) | ❑ 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).<br>❑ Dimensions for critical clearances, such as vehicle access, should be indicated.<br>❑ Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations. |
| **GENERAL INFORMATION** Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104"<br>❑ Table of contents identifying specifications to be used on the project |
| **MECHANICAL SPACES** | ❑ Drawing and narrative indicating plan for accessing and maintaining equipment, including clearance requirements for maintenance, operation, and removal.<br>❑ Indicate distance and travel path from/to freight elevators and loading dock; include size & weight of equipment. |
| **BUILDING & SERVICE SPACES** | ❑ Floorplans of all service spaces, including mailrooms loading dock.<br>❑ Provide analysis of loading dock in narrative format, along with any pertinent calculations. |
| **DESIGN NARRATIVE & CALCULATIONS** | ❑ In Compliance with IBC Chapter 1, Section 107: Further refinement of narrative and calculations, including acoustical calculations for envelope, interior walls/floors/ceilings, mech & elect equip. Heat transfer in building envelope, toilet fixture count, illumination/daylighting/glare, elevator, loading dock analysis. Calculations must meet or exceed code. |
| **DESIGN CONCEPTS** Sections 1 and 3 | ❑ Further refinement of selected concept<br>❑ Floor plans, ceiling plans, elevations showing fenestration, exterior materials, cast shadows<br>❑ Interior elevations of major spaces, building sections showing adequate space for all systems<br>❑ Color renderings, physical model to convey the architectural intent of the design<br>❑ Compare net, usable and gross SF of design concepts to program. |
| **FINISHES** | ❑ Description of interior finish materials, with detailed explanation for public spaces. |
| **MILLWORK** | ❑ Identify millwork locations on plan and in elevation. Indicate type of materials, ie solid surface, p-lam or other. |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ Show proposed furniture locations on plan.<br>❑ Indicate ALL critical dimensions for ABAAS and egress. |

Section Continues (next page)

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

| | |
|---|---|
| **OFFICE AREAS** (IBC Chapter 1, Section 107, and Appendix K, Section K104) | ❑ Floorplan of open office and enclosed office area/layout & typical workstation layout.<br>❑ 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)<br>❑ Show reflected ceiling plans including ceiling material and lighting fixtures. |
| **INTERIOR CONDITIONS** | ❑ Interior conditions (lighting, noise, temperature, etc.) will contribute to occupant comfort.<br>❑ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.<br>❑ Identify interior llghting strategy. |
| **INTERIOR FACILITIES** Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104 & UPC:<br>❑ Toilet fixture count analysis |
| **FLOOR-TO-FLOOR HEIGHTS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Sections, floor-to-floor, indicating ALL critical dimensions |
| **EXTERIOR DESIGN** Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Elevations of major building facades.<br>❑ List of exterior materials proposed (provide samples upon request) |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | ❑ Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points. |
| **BUILDING MASSING** | ❑ Electronic model of final concept. |
| **ARCHITECTURAL CODE COMPLIANCE** Section 1 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Code analysis. |
| **SIGNAGE & WAYFINDING** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Identify public vs. private areas, identify paths of travel |

Section Continues (previous page)

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

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Finalize narrative and update schematic plans. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Finalize narrative with recommended preferred foundation approach with supporting information.<br>❑ Show foundations on schematic plans. |
| **VIBRATIONS**<br>Section 4 | ❑ Finalize narrative, prepare preliminary calculations and include information on schematic plans. |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Finalize narrative and update schematic plans. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Update narrative and schematic plans.<br>❑ Provide preliminary calculations verifying major member depths. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 4 | ❑ Final narrative. |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS**<br>Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Final narrative. |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Update narrative and schematic plans, including FSL designation.<br>❑ Provide preliminary calculations verifying size of forced protection structural elements. |
| **CIVIL SITE**<br>Section 4 | ❑ Update civil narrative, schematic plans and calculations, including but not limited to stormwater management and flood resistant measures. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS**<br>Section 4 | ❑ Update narrative and schematic drawings. |

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

## NARRATIVE
Section 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
Section 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

## CALCULATIONS
Section 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)
- ❑ Fuel consumption estimates

## SPECIFICATIONS
Section 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**<br>Section 5 | Update previous narrative to include:<br>❑ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery), per EISA 2007 § 523. |
| **DRAWINGS**<br>Section 5 | Per ASPE handbooks and the IPC, update previous drawings to include:<br>❑ Systems schematics and flow diagrams<br>❑ Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building |
| **CALCULATIONS**<br>Section 5 | ❑ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Basis of design |
| **ONE LINE**<br>Section 6 | ❑ Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution in accordance with NFPA 70 |
| **DRAWINGS**<br>Section 6 | ❑ Further development of stacking, electric room sizes, electric room quantity, equipment loading paths and locations of major equipment in accordance with NFPA 70 |
| **CALCULATIONS**<br>Section 6 | ❑ Approximate service size calculation + generators + onsite generation in accordance with NFPA 70 |
| **SPECIFICATION**<br>Section 6 | ❑ Specifications Table of Contents (TOC) |

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

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❏ Design team fire protection engineer must provide a 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**<br>Section 7 | Drawings (Floor Plans) showing:<br>❏ Equipment spaces for fire protection systems (fire pump, fire command center, etc.)<br>❏ Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes |
| **CALCULATIONS**<br>Section 7 | ❏ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❏ Code analysis |

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

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate- Executive Summary |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the *P-120* |
| **COST PLAN** | ❑ Cost Plan Update- *GSA Reports 3473, 3474* |
| **COST ESTIMATE** | ❑ Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable) |
| **COST ESTIMATE: DETAIL** | ❑ Cost Estimate- Detail line item cost reports |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ Cost Estimate- Detail line item cost reports |
| **VALUE ENGINEERING** | ❑ Cost Estimate- Provide separate estimates for phased work, or bid alternates/options |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ Demonstrate that the project is developing on-budget<br>❑ VM- List of cost-saving items that would collectively reduce the project cost to approximately 10% below budget |
| **QUALITY CONTROL REVIEW** | ❑ Verify that the final concept can be constructed within the project budget |

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Section Continues (next page)

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

**LIFE CYCLE COSTING**
Section 1

- ❏ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❏ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❏ Architectural design scheme;
    - ❏ Building enclosure assemblies;
    - ❏ Lighting and lighting control system;
    - ❏ HVAC system; and
    - ❏ Service water-heating system.

AND

- ❏ LCCA for the BASELINE design including:
  - ❏ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❏ Architectural design scheme;
    - ❏ Building enclosure assemblies;
    - ❏ Lighting and lighting control system;
    - ❏ HVAC system; and
    - ❏ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135

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Section Continues (previous page)

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
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- **Specialty Spaces**
- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **COURTROOMS**<br>Section 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*<br>❑ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points |
| **SPECIALTY SPACES**<br>Section 8 | ❑ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 8 | ❑ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64* |

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

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❏ NHPA section 106 Compliance Preservation Report (iterative, as design develops-due with each submission) |
| **DOCUMENT EXISTING CONDITIONS** | ❏ Report, Narrative, Photographs and Drawings detailing building size, location, materials, design, condition, and preservation design concepts.<br>❏ See Design Guidelines for detailed information and more information on requirements. |
| **ARCHEOLOGICAL CONDITIONS** | ❏ N/A |

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- **Art in Architecture**

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

| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❑ N/A |
| **PROCESS DOCUMENTATION** | ❑ N/A |

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

| | |
|---|---|
| **ABAAS**<br>Section 1 | ❑ NARRATIVE: Finalize ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows:<br>❑ SITE: Identify all final strategies to provide accessible path from site arrival points.<br>❑ BUILDINGS AND ALTERATIONS: Describe the final strategy to provide an accessible path and meet all obligations resulting from changes to primary function areas. Describe applicable accessibility codes to be enforced.<br>❑ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any mitigation measures to be taken to make facility as accessible as possible.<br>❑ DRAWINGS: Illustrate all required Path of Travel elements including accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. |
| **BIM**<br>Section 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:<br>❑ Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program. Final Concept model contains spatial validation data for all spaces/rooms if bridging used as proof of spatial design.<br>❑ Bidding model for procurement purposes / bidding release - model stripped of details that would prevent transfer of design risk to design-build contractor<br>❑ IFC 2x3 or 4x3 File export from Design BIM<br>❑ Concept COBie Spreadsheet - if Bridging used to prove out mechanical performance of design<br>❑ BIM QC Checklist: Identifies what is currently contained in Design BIM<br>❑ updated Energy BIM Model files (if required as part of bridging design)<br>❑ 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.<br>❑ Final 3D Design Coordination Report<br>❑ Final Division 1 Specifications Sections on BIM |
| **DISASTER RESILIENCY**<br>Section 1 | ❑ Submit revised statement to reflect the relevant findings and changes explicitly noting the resiliency and readiness elements that are included and excluded in the proposal.<br>❑ If the POR is updated, then update the statement to reflect relevant findings and changes.<br>❑ Identify strategies and elements in the drawings and reference in the statement.<br>❑ Update the project risk register. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ Highlight relevant responses to previous submission comments.<br>❑ Provide a list of any outstanding substantive comments that have not been resolved. |
| **CODE AND SAFETY**<br>Section 1 | ❑ Provide narrative statement that the proposed design will comply with the applicable codes.<br>❑ Safety narrative including hazardous materials, fall protection, and arc flash requirements. |

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Section Continues (next page)

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

| | |
|---|---|
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, update GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |



Section Continues (previous page)

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

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals to show compliance with 40 U.S.C. § 3312(a) and (d).<br>❑ Highlight any outstanding uncertainties or opportunities that require further consultation or analysis, in compliance with 40 U.S.C. § 3312(b) and (c). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide final zoning analysis to show compliance with 40 U.S.C. § 3312(a) and (c). Describe status of local review and comment. |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Provide additional details as appropriate to evaluate the concept.<br>❑ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.<br>❑ Provide final analysis of concept regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages, to show compliance with 40 U.S.C. § 3306(b)(3).<br>❑ For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities, in compliance with 40 U.S.C. § 3306(b)(1). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Site plans, site sections, and color renderings to convey landscape architectural intent and demonstrate compliance with 40 USC § 3312(c)<br>❑ Provide a non-invasive proposed plant palette showing range of species for trees, shrubs, herbaceous, vines, and/ or grasses for compliance with EO 13112. |
| **NATURAL FEATURES**<br>Section 2 | ❑ Document all environmental disturbance and mitigation methods per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Approach to achieve compliance with EISA section 438 is identified for the project and site systems are shown in drawings.<br>❑ Document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per the Clean Water Act. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Determine extents of irrigated area and whether a permanent or temporary system is required to establish and maintain the plantings.. |

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

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Propose collaborative approach to developing the Building Enclosure Commissioning (BECx) Plan.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ Propose quantity, type(s), size(s), and complexity of mock-ups. |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 3 | ❑ Propose roofing type(s). Indicate roof slopes and drain locations.<br>❑ Indicate type and extents of fall protection. Indicate means of safe suspended access. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ Propose air barriers type(s). |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ Propose thermal barrier type(s). |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❑ Propose fenestration type(s). |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ Propose below-grade waterproofing. |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ Propose fall protection and safe suspended access. |

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

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** (IBC Chapter 1, Section 107, and Appendix K, Section K104) | Continued development of selected concept.<br>❑ Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, stairways, elevators, special spaces, and service spaces (with the principal spaces labeled).<br>❑ Dimensions for critical clearances, such as vehicle access, should be indicated. Office areas must show proposed layouts down to the office level of detail.<br>❑ Verify the integration between the approved program and the building concept is achievable, in tabular form, including net, usable and gross SF |
| **GENERAL INFORMATION** Sections 1 and 3 | ❑ N/A |
| **MECHANICAL SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104"<br>❑ 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** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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** Sections 1 and 3 | ❑ Further refinement of selected concept<br>❑ Floor plans, elevations showing fenestration, exterior materials, cast shadows<br>❑ Interior elevations of major spaces, building sections showing adequate space for all systems<br>❑ Color renderings, physical model to convey the architectural intent of the design<br>❑ Compare net, usable and gross SF of design concepts to program. |
| **FINISHES** | ❑ Description of interior finish materials, with detailed explanation for public spaces |
| **MILLWORK** | ❑ Identify millwork locations on plan and in elevation. Indicate type of materials, ie solid surface, p-lam or other. |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ Show proposed furniture locations on plan.<br>❑ Indicate ALL critical dimensions for ABAAS and egress. |

Section Continues (next page)

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

| | |
|---|---|
| **OFFICE AREAS** | ❑ Floorplan of open office and enclosed office area/layout & typical workstation layout.<br>❑ 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)<br>❑ Show reflected ceiling plans including ceiling material and lighting fixtures. |
| **INTERIOR CONDITIONS** | ❑ Interior conditions (lighting, noise, temperature, etc.) will contribute to occupant comfort.<br>❑ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.<br>❑ Identify interior llghting strategy |
| **INTERIOR FACILITIES**<br>**Sections 1 and 3** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104 & UPC:<br>❑ Toilet fixture count analysis |
| **FLOOR-TO-FLOOR HEIGHTS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Sections, floor-to-floor, indicating ALL critical dimensions |
| **EXTERIOR DESIGN**<br>**Sections 1 and 3** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104"<br>❑ Elevations of major building facades.<br>❑ List of exterior materials proposed (provide samples upon request) |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | ❑ Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points |
| **BUILDING MASSING** | ❑ Realistic electronic model of final concept |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Code analysis |
| **SIGNAGE & WAYFINDING** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Identify public vs. private areas, identify paths of travel |

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Section Continues (previous page)

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

| | |
|---|---|
| **DESIGN LOADS** Section 4 | ❑ Finalize narrative and update schematic plans. |
| **FOUNDATIONS & GEOTECHNICAL** Section 4 | ❑ Finalize narrative with recommended preferred foundation approach with supporting information. Show foundations on schematic plans. |
| **VIBRATIONS** Section 4 | ❑ Finalize narrative, prepare preliminary calculations and include information on schematic plans. |
| **INNOVATIVE METHODS & MATERIALS** Section 4 | ❑ Finalize narrative and update schematic plans. |
| **STRUCTURAL SYSTEMS** Section 4 | ❑ Update narrative and schematic plans. Provide preliminary calculations verifying major member depths. |
| **STRUCTURAL ANALYSIS & CALCULATIONS** Section 4 | ❑ Final narrative |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS** Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS** Section 4 | ❑ Final narrative |
| **PHYSICAL SECURITY** Section 4 | ❑ Update narrative and schematic plans. Provide preliminary calculations verifying size of forced protection structural elements. |
| **CIVIL SITE** Section 4 | ❑ Update civil narrative, schematic plans and calculations, including but not limited to stormwater management and flood resistant measures. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS** Section 4 | ❑ Update narrative and schematic drawings. |

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

| | |
|---|---|
| **NARRATIVE**<br>Section 5 | Concept narrative to include:<br>❑ Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Equipment capacities, weights, sizes, and power requirements<br>❑ Description of heating, cooling, ventilating, and dehumidification systems for each major functional space<br>❑ Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions<br>❑ Fuel and utility requirements |
| **DRAWINGS**<br>Section 5 | Proposed system showing:<br>❑ Extent of existing HVAC to be removed if applicable<br>❑ Identification of spaces for mechanical equipment<br>❑ Air flow riser diagrams representing supply, return, outside air, and exhaust systems<br>❑ Water flow riser diagrams of the main mechanical systems |
| **CALCULATIONS**<br>Section 5 | ❑ Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries-<br>❑ Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)<br>❑ Fuel consumption estimates |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Update previous narrative to include:<br>❑ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery), per EISA 2007 § 523. |
| **DRAWINGS**<br>Section 5 | Per ASPE handbooks and the IPC, update previous drawings to include:<br>❑ Systems schematics and flow diagrams<br>❑ Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building |
| **CALCULATIONS**<br>Section 5 | ❑ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Basis of design |
| **ONE LINE**<br>Section 6 | ❑ Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution in accordance NFPA 70. These documents will allow for adequate evaluation of the proposals. |
| **DRAWINGS**<br>Section 6 | ❑ Further development of stacking, room sizes, equipment loading paths and locations of major equipment in accordance NFPA 70. These documents will allow for adequate evaluation of the proposals. |
| **CALCULATIONS**<br>Section 6 | ❑ Approximate service size calculation + generators + onsite generation in accordance NFPA 70. These documents will allow for adequate evaluation of the proposals. |
| **SPECIFICATION**<br>Section 6 | ❑ Specifications Table of Contents (TOC) |

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

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ N/A |
| **DRAWINGS**<br>Section 7 | ❑ N/A |
| **CALCULATIONS**<br>Section 7 | ❑ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❑ Design team fire protection engineer must:<br>❑ Address applicable codes and standards, special requirements that relate to the site, and the proposed occupancy use.<br>❑ Address construction type, protection from hazards, means of egress, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases.<br>❑ Design team fire protection engineer must provide a narrative description of:<br>❑ Construction features<br>❑ Means of egress system<br>❑ Water-based fire extinguishing systems<br>❑ Non water-based fire extinguishing systems<br>❑ Smoke control systems<br>❑ Fire alarm and emergency communication system<br>❑ Fire service access elevators (if applicable)<br>❑ Occupant evacuation elevators (if applicable), etc. |

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

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate- Executive Summary |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the *P-120*. |
| **COST PLAN** | ❑ Cost Plan Update - *GSA Reports 3473, 3474* |
| **COST ESTIMATE** | ❑ Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable) |
| **COST ESTIMATE: DETAIL** | ❑ Cost Estimate - Detail line item cost reports |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ Code Analysis |
| **VALUE ENGINEERING** | ❑ Cost Estimate - Provide separate estimates for phased work, or bid alternates/options. |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ Demonstrate that the project is developing on-budget.<br>❑ VM- List of cost-saving items that would collectively reduce the project cost to approximately 10% below budget |
| **QUALITY CONTROL REVIEW** | ❑ QC Review - Verify that the final concept can be constructed within the project budget. |
| **LIFE CYCLE COSTING**<br>Section 1 | ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:<br>❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:<br>❑ Architectural design scheme;<br>❑ Building enclosure assemblies;<br>❑ Lighting and lighting control system;<br>❑ HVAC system; and<br>❑ Service water-heating system.<br>AND<br>❑ LCCA for the BASELINE design including:<br>❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:<br>❑ Architectural design scheme;<br>❑ Building enclosure assemblies;<br>❑ Lighting and lighting control system;<br>❑ HVAC system; and<br>❑ Service water-heating system<br>10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135 |

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

| | |
|---|---|
| **COURTROOMS**<br>Section 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*<br>❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points |
| **SPECIALTY SPACES**<br>Section 8 | ❏ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 8 | ❏ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64* |

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

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❑ NHPA section 106 Compliance Preservation Report (iterative, as design develops-due with each submission) |
| **DOCUMENT EXISTING CONDITIONS** | ❑ Report, Narrative, Photographs and Drawings detailing building size, location, materials, design, condition, and preservation design concepts<br>❑ See *Design Guidelines* for detailed information and more information on requirements. |
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## Best and Final: Offeror's Technical Proposal (BA 51, 55, 80, ESPC)

| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❑ N/A |
| **PROCESS DOCUMENTATION** | ❑ N/A |

2025 Interim Core Building Standards (CBS)
Submittal Matrix

# DELIVERY METHODS

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

1 Design Bid Build

2 Design / Build

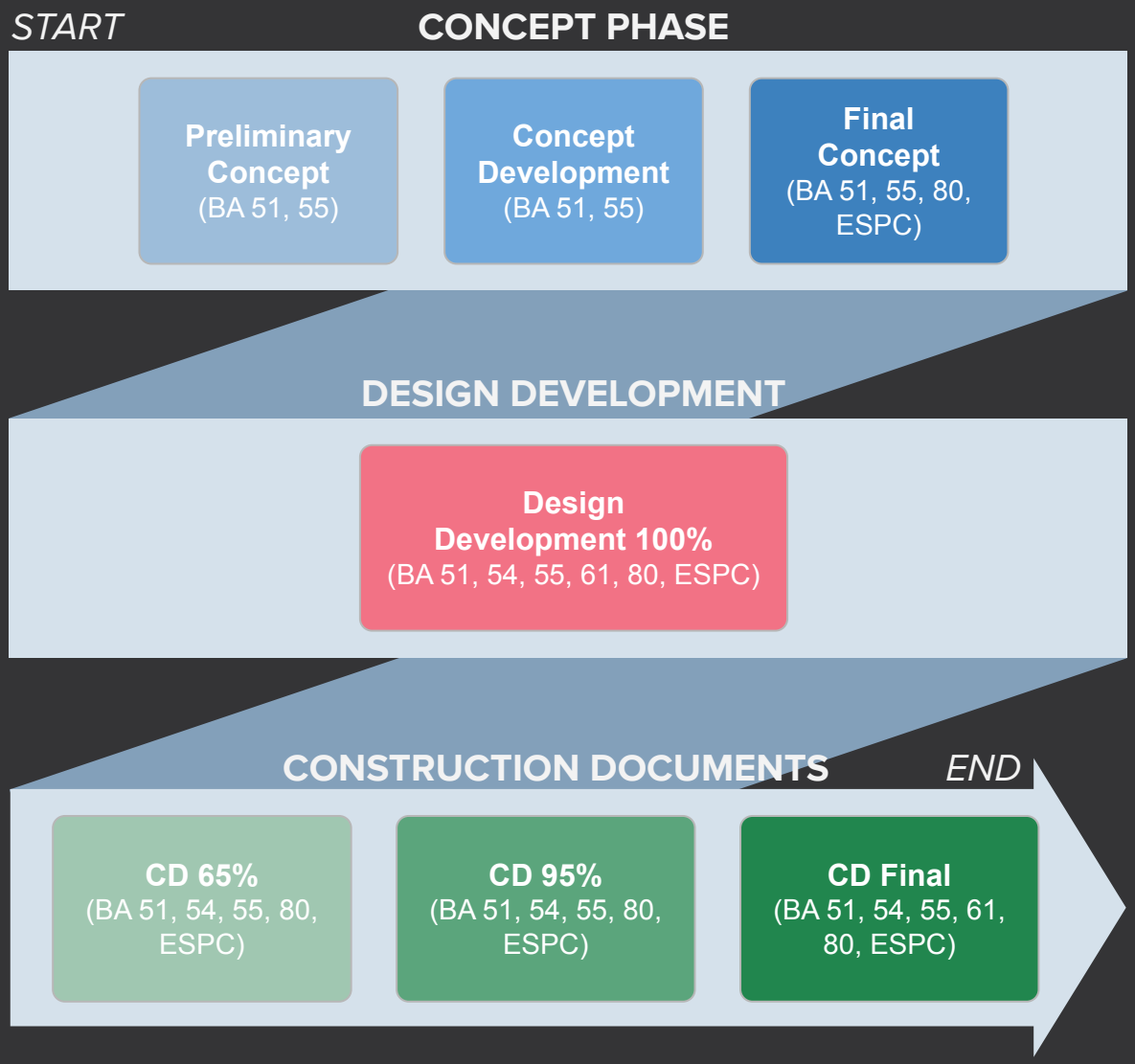
3 Design / Build / Bridging

**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 CBS. Additional submittal requirements may be included in the project contract.



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

| | |
|---|---|
| **ABAAS**<br>Section 1 | ❑ NARRATIVE (FOR EACH OPTION) Provide narrative entitled, “ACCESSIBILITY PLAN” to address key accessibility issues significantly impacting the concept design as follows:<br>❑ SITE: Identify constraints/challenges due to site features(ie slope, wetlands etc) and vehicle circulation, building, orientation and surrounding transit infrastructure<br>❑ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4)<br>❑ DRAWINGS (FOR EACH OPTION) Provide drawings that include graphics showing accessible routes from site arrival points to building entrances and to all occupied spaces and elements |
| **BIM**<br>Section 1 | ❑ BIM Execution plan (Template in 2024 GSA BIM CDX and COBie Standard)<br>❑ 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.)<br>❑ Source models to coordinate geolocation/geocoding of site and model orientation<br>❑ Document existing conditions<br>❑ Phasing plan |
| **DISASTER RESILIENCY**<br>Section 1 | Per the Disaster Resiliency Planning Act of 2022 (PL 117-220), Executive Order 13961 (2020), and National Security Memorandum-22 on Critical Infrastructure Security and Resilience:<br>❑ Provide a statement outlining proposed methods to manage the observed and expected changes in climatic loading (building and site) due to nonstationary weather and extremes, based on the criteria in the statement of work (SOW) and the GSA-provided profile.<br>❑ Identify project protection levels and include a simple phased adaptation plan.<br>❑ Include 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.<br>❑ A response template is available for use. The design team may use an alternate format but must include the content in the GSA template. Include outcomes in the project risk register. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ N/A |
| **CODE AND SAFETY**<br>Section 1 | ❑ Provide list of applicable codes |



Section Continues (next page)

Construction Type

- 1 - DBB
- 2 - DB
- 3 - DB Bridging
- **4 - CMC**

Project Phase

- **Preliminary Concept**
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- Final Concept
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Discipline

- **General Information**
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, update GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |

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

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Demonstrate compliance with 40 U.S.C. § 3312(b), (c), and (d) with graphics and narrative describing the community planning context (land use, economic development, urban design, relevant history, etc.) and the project's consistency with local and regional development goals.<br>❑ In coordination with the GSA project team, submit a Community Stakeholder Analysis and narrative summarizing consultation with local officials (stakeholders consulted, meeting minutes), and plans for further consultation to show compliance with 40 U.S.C. § 3312(b) and (c).<br>❑ Highlight relative merits or challenges presented by the various concepts, in compliance with 40 U.S.C. § 3312(b). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide brief zoning and design guideline analysis of site and surroundings to show compliance with 40 U.S.C. § 3312(a) and ©.<br>❑ Discuss any uncertainties that the proposed concept would align with local requirements in compliance with 40 U.S.C. § 3312(c). |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Demonstrate compliance with 40 USC 3306(b)(3) with narrative of site context (walkability, proximity to neighborhood amenities, access to transit, pedestrian linkages around and through the site) and how proposed design encourages public access to and around building and site and connecting to neighborhood amenities and infrastructure.<br>❑ Identify potential areas inside and outside the building suitable for shared public use (incl. after hours). Highlight significant challenges or opportunities to create such spaces, in compliance with 40 U.S.C. § 3306(b)(1) and (3). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Description and diagrams of the basic intent for site development to demonstrate compliance with 40 USC § 3312(c) (e.g. program, preservation areas, circulation, and physical security) |
| **NATURAL FEATURES**<br>Section 2 | ❑ Identify existing natural features that impact the spatial layout per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ N/A |

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

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|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc).<br>❑ Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing performance criteria; to ensure facility resilience throughout the intended service life.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ N/A |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 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.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ N/A |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ N/A |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❑ Proposed fenestration systems are appropriate to the specific site conditions.<br>❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ N/A |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ N/A |

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

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ All major spaces identified with appropriate adjacencies and reasonable size related to the program by division or areas |
| **GENERAL INFORMATION**<br>Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Project objectives and scope. Area of work plans. |
| **MECHANICAL SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Plans identifying support spaces with appropriate adjacencies and reasonable size related to the program<br>❑ 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** | ❑ N/A |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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**<br>Sections 1 and 3 | ❑ Three (3) overall building concept designs including drawings, BIM, renderings & photos<br>❑ Compare net, usable and gross SF of design concepts to program. |
| **FINISHES** | ❑ N/A |
| **MILLWORK** | ❑ N/A |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ N/A |

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

| | |
|---|---|
| **OFFICE AREAS** | ❑ N/A |
| **INTERIOR CONDITIONS** | ❑ N/A |
| **INTERIOR FACILITIES**<br>Sections 1 and 3 | ❑ All support spaces identified with appropriate adjacencies and reasonable size related to the program<br>❑ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load |
| **FLOOR-TO-FLOOR HEIGHTS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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**<br>Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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** | ❑ N/A |
| **BUILDING MASSING** | ❑ Provide an electronic massing model to give a sense of the design including materiality and fenestration. |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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** | ❑ N/A |

Section Continues (previous page)

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Project Phase

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Discipline

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

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Prepare narrative that summarizes design loads. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Provide geotechnical investigation and approach report. |
| **VIBRATIONS**<br>Section 4 | ❑ N/A |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Identify any alternative materials, design or construction methods that are planned or may be required, and include any associated peer review and approval processes. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Narrative describing alternatives schemes/materials (including superstructure and foundations) to be considered. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 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**<br>Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Narrative that identifies historic status and related potential constraints. |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Narrative summarizing anticipated physical security requirements and standards. Include FSL information from FSC. |
| **CIVIL SITE**<br>Section 4 | ❑ Narrative identifying project site characteristics and civil design challenges, including but not limited to: flood hazard assessment, improvement of roadway & pedestrian/vehicular traffic, stormwater & utility requirements, topography, staging, site setback and security requirements.<br>❑ Each design has considered the overall site water balance and how that will be preserved and/or enhanced through the various proposals. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS**<br>Section 4 | ❑ Narrative summarizing primary structural and facade attachments to the exterior of the building. |

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

| | |
|---|---|
| **NARRATIVE**<br>Section 5 | ❑ Provide at least two (2) HVAC design alternatives, consistent with the requirements of 10 CFR 433.100; where required by 10 CFR 433, Subpart A |
| **DRAWINGS**<br>Section 5 | ❑ Identify mechanical spaces and primary distribution pathways |
| **CALCULATIONS**<br>Section 5 | ❑ Develop base assumptions for each concept |
| **SPECIFICATIONS**<br>Section 5 | ❑ N/A |

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

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Per ASPE handbooks and the IPC, provide:<br>❏ Description of the basic intent for plumbing infrastructure (e.g. domestic water heater technology and arrangement)<br>❏ Description of the water reduction goals |
| **DRAWINGS**<br>Section 5 | ❏ Identify mechanical spaces and primary distribution pathways |
| **CALCULATIONS**<br>Section 5 | ❏ Develop all base assumptions |
| **SPECIFICATIONS**<br>Section 5 | ❏ N/A |

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

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Basis of design |
| **ONE LINE**<br>Section 6 | ❑ N/A |
| **DRAWINGS**<br>Section 6 | ❑ Show basic location of mechanical/electrical rooms. Where applicable, in accordance with NFPA 70, show generator, roll-up generator docking station and utility transformer locations. |
| **CALCULATIONS**<br>Section 6 | ❑ N/A |
| **SPECIFICATION**<br>Section 6 | ❑ N/A |

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

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ Design team fire protection engineer must provide a narrative regarding the applicable codes and standards, and special requirements that relate to the site and the proposed occupancy use.<br>❑ Design team fire protection engineer must address construction features, fire protection systems, 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. |
| **DRAWINGS**<br>Section 7 | ❑ N/A |
| **CALCULATIONS**<br>Section 7 | ❑ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❑ N/A |

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

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details |
| **COST PLAN** | ❑ Cost Plan |
| **COST ESTIMATE** | ❑ QC Review A-E Estimate |
| **COST ESTIMATE: DETAIL** | ❑ N/A |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ N/A |
| **VALUE ENGINEERING** | ❑ N/A |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ N/A |
| **QUALITY CONTROL REVIEW** | ❑ N/A |

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Section Continues (next page)

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

**LIFE CYCLE COSTING**
Section 1

- ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system.

AND

- ❑ LCCA for the BASELINE design including:
  - ❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135

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

| | |
|---|---|
| **COURTROOMS**<br>Section 8 | ❑ N/A |
| **SPECIALTY SPACES**<br>Section 8 | ❑ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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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## Concept Design: Preliminary Concept / First Design Review (BA 51, 55)

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❏ Narrative addressing:<br>  ❏ Treatment of historic property on sites acquired for new construction<br>  ❏ Visual impact of new construction on adjoining historic property<br>  ❏ Planned mitigation for affected archeological resources<br>  ❏ Treatment of preservation zones in GSA-controlled historic buildings.<br>❏ Consult Regional Historic Preservation Officer and *Building Preservation Plan*. |
| **DOCUMENT EXISTING CONDITIONS** | ❏ N/A |
| **ARCHEOLOGICAL CONDITIONS** | ❏ 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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## Concept Design: Preliminary Concept / First Design Review (BA 51, 55)

| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❑ N/A |
| **PROCESS DOCUMENTATION** | ❑ N/A |

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **ABAAS**<br>Section 1 | ❑ NARRATIVE: Further develop the ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows:<br>❑ SITE: Identify constraints and strategies to include ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility.<br>❑ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any areas intended to meet adaptability vs accessibility.<br>❑ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any mitigation measures to be taken to make facility as accessible as possible.<br>❑ DRAWINGS: Refine drawings of all required Path of Travel elements including site arrival points, accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. Indicate Pros and Cons for each option. |
| **BIM**<br>Section 1 | ❑ BIM Execution plan updated (per 2024 GSA BIM CDX and COBie Standard)<br>❑ 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.)<br>❑ Source models to coordinate geolocation/geocoding of site and model orientation |
| **DISASTER RESILIENCY**<br>Section 1 | ❑ At each subsequent phase of the design development, if the POR is updated, then update the statement to reflect relevant findings and changes.<br>❑ Identify strategies and elements in the drawings and reference in the statement.<br>❑ Update the project risk register. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ Highlight relevant responses to previous submission comments. |
| **CODE AND SAFETY**<br>Section 1 | ❑ N/A |
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❑ For prospectus new construction and major renovation projects, update GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |

# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Include graphics and narrative to provide additional detail for the site's community planning context, as appropriate, to identify design's alignment with local planning, design, and development goals, to show compliance with 40 U.S.C. § 3312(b), (c), and (d). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide additional details of zoning and design guideline analysis of site and surroundings to show compliance with 40 U.S.C. § 3312(a) and (c), as appropriate. |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Provide additional details for shared public use, as appropriate, in compliance with 40 U.S.C. § 3306(b)(1).<br>❑ Provide additional detail of site's context and pedestrian linkages to show compliance with 40 U.S.C. § 3306(b)(3), as appropriate. |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Refinement of concept, additional detail in narratives, and drawings to demonstrate compliance with 40 USC § 3312(c). |
| **NATURAL FEATURES**<br>Section 2 | ❑ For each of the schemes quantify all environmental disturbance and mitigation impacts to cost/ schedule per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Determine whether irrigation will be required and identify a water source. |

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
- Community and Landscape
- **Building Enclosure Systems**
- Architecture / Interiors
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc).<br>❑ Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing performance criteria; to ensure facility resilience throughout the intended service life.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ N/A |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 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.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ N/A |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ Proposed insulation types and considerations |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❑ Proposed fenestration systems are appropriate to the specific site conditions.<br>❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance. |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ Proposed enclosure systems are accessible for regular maintenance. |

Construction Type

- 1 - DBB
- 2 - DB
- 3 - DB Bridging
- **4 - CMC**

Project Phase

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- CD - 65%
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Discipline

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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).<br>❑ Dimensions for critical clearances, such as vehicle access, should be indicated.<br>❑ Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations. |
| **GENERAL INFORMATION**<br>Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Table of contents identifying specifications to be used on the project |
| **MECHANICAL SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Floorplans of all service spaces, including mailrooms and loading dock/access |
| **BUILDING & SERVICE SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Floorplans of all service spaces, including mailrooms and loading dock/access |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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**<br>Sections 1 and 3 | ❑ Refinement of selected concept, additional detail in drawings and BIM model<br>❑ Compare net, usable and gross SF of design concept to program. |
| **FINISHES** | ❑ N/A |
| **MILLWORK** | ❑ N/A |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ N/A |

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Section Continues (next page)

# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **OFFICE AREAS** | ❑ N/A |
| **INTERIOR CONDITIONS** | ❑ N/A |
| **INTERIOR FACILITIES**<br>Sections 1 and 3 | ❑ All support spaces identified with appropriate adjacencies and reasonable size related to the program<br>❑ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load |
| **FLOOR-TO-FLOOR HEIGHTS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Sections, floor-to-floor, indicating ALL critical dimensions |
| **EXTERIOR DESIGN**<br>Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Floor and Roof Elevations, Labeled |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Elevations of major public spaces- include materials and finishes<br>❑ Interior design for major public spaces aligns with building architectural requirements |
| **BUILDING MASSING** | ❑ Provide an electronic massing model on a common base, for each design scheme. No fenestration. |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | ❑ N/A |
| **SIGNAGE & WAYFINDING** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Identify public vs. private areas, identify paths of travel. |

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Section Continues (previous page)

Construction Type

- 1 - DBB
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- **4 - CMC**

Project Phase

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- Final Concept
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Discipline

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Update narrative.<br>❑ List design loads on schematic plans. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach. |
| **VIBRATIONS**<br>Section 4 | ❑ Narrative addressing potential vibration issues associated with selected structural scheme |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Update narrative.<br>❑ Provide schematic plans showing location of innovative materials and notes for special construction methods. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Update narrative identifying strengths and weaknesses of alternatives.<br>❑ Provide schematic plans showing recommended approach. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 4 | ❑ Update structural narrative. Provide schematic plans and preliminary calculations. |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS**<br>Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Update narrative. |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Update narrative, including FSL designation. Identify special requirements on schematic plans. |
| **CIVIL SITE**<br>Section 4 | ❑ Update civil narrative. Provide schematic site plans and preliminary calculations, including but not limited to stormwater management and flood resistant measures. EO 11988, ASCE 24-24.<br>❑ 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 PM and SMEs needs to begin in earnest. |
| **MISCELLANEOUS COMPONENTS**<br>Section 4 | ❑ Update narrative.<br>❑ Provide schematic drawings showing locations. |

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **NARRATIVE**<br>Section 5 | ❏ Provide at least two (2) HVAC design alternatives, consistent with the requirements of 10 CFR 433.100; where required by 10 CFR 433, Subpart A<br>❏ Refined Rough Order of Magnitude for each concept |
| **DRAWINGS**<br>Section 5 | ❏ Major mechanical equipment laid out in the mechanical spaces for each concept<br>❏ Preliminary Equipment Schedules |
| **CALCULATIONS**<br>Section 5 | ❏ Develop base assumptions for each concept for each concept<br>❏ Provide a dew point analysis |
| **SPECIFICATIONS**<br>Section 5 | ❏ Table of contents identifying specifications to be used on the project |

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Per ASPE handbooks and the IPC, update previous narrative to include:<br>❑ Domestic cold water<br>❑ Domestic hot water<br>❑ Sanitary systems<br>❑ Storm drainage<br>❑ Irrigation |
| **DRAWINGS**<br>Section 5 | ❑ Proposed building zoning and primary distribution pathways<br>❑ Locations of proposed plumbing fixtures and equipment |
| **CALCULATIONS**<br>Section 5 | ❑ Rough Order of Magnitude water consumption calculations |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Basis of design |
| **ONE LINE**<br>Section 6 | ❑ N/A |
| **DRAWINGS**<br>Section 6 | ❑ Stacking, basic room sizes, and locations of major equipment in accordance with NFPA 70 |
| **CALCULATIONS**<br>Section 6 | ❑ N/A |
| **SPECIFICATION**<br>Section 6 | ❑ N/A |

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## Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **SYSTEMS DESIGN** Section 7 | ❑ N/A |
| **DRAWINGS** Section 7 | ❑ N/A |
| **CALCULATIONS** Section 7 | ❑ N/A |
| **CODE ANALYSIS** Section 7 | ❑ N/A |

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## Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analyses (Market, LCC, Risk, Sensitivity) *See P120* For Details |
| **COST PLAN** | ❑ Cost Plan |
| **COST ESTIMATE** | ❑ QC Review A-E Estimate |
| **COST ESTIMATE: DETAIL** | ❑ N/A |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ N/A |
| **VALUE ENGINEERING** | ❑ N/A |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ N/A |
| **QUALITY CONTROL REVIEW** | ❑ N/A |

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Section Continues (next page)

# Concept Design: Concept Development / Second Design Review (BA 51, 55)

**LIFE CYCLE COSTING**
Section 1

- ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system.

AND

- ❑ LCCA for the BASELINE design including:
  - ❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135



Section Continues (previous page)

Construction Type

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- **4 - CMC**

Project Phase

- Preliminary Concept
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Discipline

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- **Specialty Spaces**
- Historic Preservation
- Art in Architecture

# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **COURTROOMS**<br>Section 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*<br>❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points |
| **SPECIALTY SPACES**<br>Section 8 | ❏ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 8 | ❏ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64.* |

# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❑ NHPA section 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** | ❑ Existing major site utilities |
| **ARCHEOLOGICAL CONDITIONS** | ❑ Archeological compliance submittals in accordance with 106 consultation terms for projects involving ground disturbance - coordinate with RHPO |

Construction Type

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Project Phase

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Discipline

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- **Art in Architecture**

# Concept Design: Concept Development / Second Design Review (BA 51, 55)

| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❏ Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values<br>❏ Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project. |
| **PROCESS DOCUMENTATION** | ❏ N/A |

Construction Type

- 1 - DBB
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Project Phase

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Discipline

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

| | |
|---|---|
| **ABAAS**<br>Section 1 | ❑ NARRATIVE: Finalize ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows:<br>❑ SITE: Identify constraints and strategies to include ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility.<br>❑ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any areas intended to meet adaptability vs accessibility.<br>❑ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any mitigation measures to be taken to make facility as accessible as possible.<br>❑ DRAWINGS: Refine drawings of all required Path of Travel elements including accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. |
| **BIM**<br>Section 1 | ❑ Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program. Final Concept model contains all spatial validation data for all spaces/rooms per SDM section of GSA BIM , CDX and COBie Standard.<br>❑ IFC 2x3 or 4x3 File export from Design BIM<br>❑ BIM Execution plan updated, Initial COBie Spreadsheet (per 2024 GSA BIM CDX and COBie Standard)<br>❑ BIM QC Checklist: Identifies what is currently contained in Design BIM<br>❑ Conceptual Energy BIM Model files (if required) |
| **CLIMATE ADAPTATION / RESILIENCE**<br>Section 1 | ❑ Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes.<br>❑ Identify strategies and elements in the drawings and reference in the statement. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ Highlight relevant responses to previous submission comments.<br>❑ Provide a list of any outstanding substantive comments that have not been resolved. |
| **CODE AND SAFETY**<br>Section 1 | ❑ Provide narrative statement that the proposed design will comply with the applicable codes.<br>❑ Safety narrative including hazardous materials, fall protection, and arc flash requirements. |

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Section Continues (next page)

Construction Type

- 1 - DBB
- 2 - DB
- 3 - DB Bridging
- **4 - CMC**

Project Phase

- Preliminary Concept
- Concept Development
- **Final Concept**
- DD - 100%
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- CD - 95%
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Discipline

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

| | |
|---|---|
| **ENERGY USAGE MODEL**<br>Section 1 | ❏ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **DESIGN COMPLIANCE**<br>Section 1 | ❏ For prospectus new construction and major renovation projects, update GSA's 2025 Sustainable Design Checklist indicating how sustainable design principles are being applied per EISA 2007 section 433(a)(D)(i). |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❏ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |

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Section Continues (previous page)

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

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals, to show compliance with 40 U.S.C. § 3312(a) and (d).<br>❑ Highlight any outstanding uncertainties or opportunities that require further consultation or analysis, in compliance with 40 U.S.C. § 3312(b) and (c). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Provide final zoning analysis to show compliance with 40 U.S.C. § 3312(a) and (c). Describe status of local review and comment. |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Provide additional details as appropriate to evaluate the concept.<br>❑ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.<br>❑ Provide final analysis of concept regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages, to show compliance with 40 U.S.C. § 3306(b)(3).<br>❑ For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities, in compliance with 40 U.S.C. § 3306(b)(1). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Site plans, site sections, and color renderings to convey landscape architectural intent and demonstrate compliance with 40 USC § 3312(c)<br>❑ All second peer review commentary responded to.<br>❑ Provide a non-invasive proposed plant palette showing range of species for trees, shrubs, herbaceous, vines, and/ or grasses for compliance with EO 13112. |
| **NATURAL FEATURES**<br>Section 2 | ❑ Document all environmental disturbance and mitigation methods per NEPA and Clean Water Act requirements, including wetlands and streams, forest conservation, and sensitive habitats. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Approach to achieve compliance with EISA section 438 is identified for the project and site systems are shown in drawings.<br>❑ Document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per the Clean Water Act. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Determine extents of irrigated area and whether a permanent or temporary system is required to establish and maintain the plantings.. |

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

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc).<br>❑ Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing performance criteria; to ensure facility resilience throughout the intended service life.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ Describe quantity, type(s), size(s), and complexity of proposed mock-ups. |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 3 | ❑ Describe roofing type. Indicate roof slopes and drain locations.<br>❑ Indicate type and extents of fall protection. Indicate means of safe suspended access. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ Describe air barrier types. |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ Proposed insulation types and considerations<br>❑ Compare design performance model to design EUI. |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❑ Proposed fenestration systems are appropriate to the specific site conditions<br>❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability.<br>❑ List any unique site-specific conditions that may impact proposed system. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ Proposed enclosure systems are accessible for regular maintenance |

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

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** (IBC Chapter 1, Section 107, and Appendix K, Section K104) | ❑ Continued development of selected concept.<br>❑ Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, stairways, elevators, special spaces, and service spaces (with the principal spaces labeled).<br>❑ Dimensions for critical clearances, such as vehicle access, should be indicated.<br>❑ Office areas must show proposed layouts down to the office level of detail.<br>❑ Verify the integration between the approved program and the building concept is achievable, in tabular form, including net, usable and gross SF |
| **GENERAL INFORMATION** Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Table of contents identifying specifications to be used on the project |
| **MECHANICAL SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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** | ❑ Floorplans of all service spaces, including mailrooms loading dock<br>❑ Provide analysis of loading dock in narrative format, along with any pertinent calculations. |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104”<br>❑ Further refinement of narrative and calculations. Include 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** Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ 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<br>❑ Color renderings, physical model to convey the architectural intent of the design<br>❑ Compare net, usable and gross SF of design concepts to program. |
| **FINISHES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Description of interior finish materials, with detailed explanation for public spaces |
| **MILLWORK** | ❑ Identify millwork locations on plan and in elevation. Indicate type of materials, ie solid surface, p-lam or other. |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ Show proposed furniture locations on plan.<br>❑ Indicate ALL critical dimensions for ABAAS and egress. |

Section Continues (next page)

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
- Community and Landscape
- Building Enclosure Systems
- **Architecture / Interiors**
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

| | |
|---|---|
| **OFFICE AREAS**<br>❑ (IBC Chapter 1, Section 107, and Appendix K, Section K104) | ❑ Floorplan of open office and enclosed office area/layout & typical workstation layout.<br>❑ 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)<br>❑ Show reflected ceiling plans including ceiling material and lighting fixtures. |
| **INTERIOR CONDITIONS** | ❑ Interior conditions (lighting, noise, temperature, etc.) will contribute to occupant comfort.<br>❑ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.<br>❑ Identify interior llghting strategy |
| **INTERIOR FACILITIES**<br>**Sections 1 and 3** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104 & UPC:<br>❑ Toilet fixture count analysis |
| **FLOOR-TO-FLOOR HEIGHTS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Sections, floor-to-floor, indicating ALL critical dimensions |
| **EXTERIOR DESIGN**<br>**Sections 1 and 3** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Elevations of major building facades.<br>❑ List of exterior materials proposed (provide samples upon request) |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | ❑ Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points |
| **BUILDING MASSING** | ❑ Electronic model of final concept |
| **ARCHITECTURAL CODE COMPLIANCE**<br>**Section 1** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Code analysis |
| **SIGNAGE & WAYFINDING** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Identify public vs. private areas, identify paths of travel |

Section Continues (previous page)

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

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Finalize narrative and update schematic plans. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Finalize narrative with recommended preferred foundation approach with supporting information.<br>❑ Show foundations on schematic plans. |
| **VIBRATIONS**<br>Section 4 | ❑ Finalize narrative, prepare preliminary calculations and include information on schematic plans. |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Finalize narrative and update schematic plans. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Update narrative and schematic plans.<br>❑ Provide preliminary calculations verifying major member depths. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 4 | ❑ Final narrative |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS**<br>Section 4 | ❑ N/A |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Final narrative |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Update narrative and schematic plans, including FSL designation.<br>❑ Provide preliminary calculations verifying size of forced protection structural elements. |
| **CIVIL SITE**<br>Section 4 | ❑ Update civil narrative, schematic plans and calculations, including but not limited to stormwater management and flood resistant measures. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS**<br>Section 4 | ❑ Update narrative and schematic drawings. |

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

| | |
|---|---|
| **NARRATIVE**<br>Section 5 | Concept narrative to include:<br>❑ Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Equipment capacities, weights, sizes, and power requirements<br>❑ Description of heating, cooling, ventilating, and dehumidification systems for each major functional space<br>❑ Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions<br>❑ Fuel and utility requirements |
| **DRAWINGS**<br>Section 5 | Proposed system showing:<br>❑ Extent of existing HVAC to be removed if applicable<br>❑ Identification of spaces for mechanical equipment<br>❑ Air flow riser diagrams representing supply, return, outside air, and exhaust systems<br>❑ Water flow riser diagrams of the main mechanical systems |
| **CALCULATIONS**<br>Section 5 | ❑ Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries-<br>❑ Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions<br>❑ Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)<br>❑ Fuel consumption estimates |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Update previous narrative to include:<br>❑ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery), per EISA 2007 § 523. |
| **DRAWINGS**<br>Section 5 | Per ASPE handbooks and the IPC, update previous drawings to include:<br>❑ Systems schematics and flow diagrams<br>❑ Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building |
| **CALCULATIONS**<br>Section 5 | ❑ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water |
| **SPECIFICATIONS**<br>Section 5 | ❑ Table of contents identifying specifications to be used on the project |

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

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Basis of design |
| **ONE LINE**<br>Section 6 | ❑ Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution in accordance with NFPA 70 |
| **DRAWINGS**<br>Section 6 | ❑ Further development of stacking, electric room sizes, electric room quantity, equipment loading paths and locations of major equipment in accordance with NFPA 70 |
| **CALCULATIONS**<br>Section 6 | ❑ Approximate service size calculation + generators + onsite generation in accordance with NFPA 70 |
| **SPECIFICATION**<br>Section 6 | ❑ Specifications Table of Contents (TOC) |

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

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❏ Design team fire protection engineer must provide a 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**<br>Section 7 | Drawings Floor plans showing:<br>❏ Equipment spaces for fire protection systems (fire pump, fire command center, etc.)<br>❏ Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes |
| **CALCULATIONS**<br>Section 7 | ❏ N/A |
| **CODE ANALYSIS**<br>Section 7 | ❏ Code Analysis |

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

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate- Executive Summary |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the *P-120* |
| **COST PLAN** | ❑ Cost Plan Update- *GSA Reports 3473, 3474* |
| **COST ESTIMATE** | ❑ Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable) |
| **COST ESTIMATE: DETAIL** | ❑ Cost Estimate- Detail line item cost reports |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ Code Analysis |
| **VALUE ENGINEERING** | ❑ Cost Estimate- Provide separate estimates for phased work, or bid alternates/options |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ Demonstrate that the project is developing on-budget.<br>❑ VM- List of cost-saving items that would collectively reduce the project cost to approximately 10% below budget |
| **QUALITY CONTROL REVIEW** | ❑ QC Review- Verify that the final concept can be constructed within the project budget. |

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Section Continues (next page)

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

**LIFE CYCLE COSTING**
Section 1

- ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system.

AND

- ❑ LCCA for the BASELINE design including:
  - ❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135

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

| | |
|---|---|
| **COURTROOMS**<br>Section 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*<br>❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points |
| **SPECIALTY SPACES**<br>Section 8 | ❏ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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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# Concept Design: Final Concept (BA 51, 55, 80, ESPC)

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❏ NHPA section 106 Compliance Preservation Report (iterative, as design develops-due with each submission) |
| **DOCUMENT EXISTING CONDITIONS** | ❏ Report, Narrative, Photographs and Drawings detailing building size, location, materials, design, condition, and preservation design concepts.<br>❏ See *Design Guidelines* for detailed information and more information on requirements. |
| **ARCHEOLOGICAL CONDITIONS** | ❏ N/A |

Construction Type

- 1 - DBB
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- **4 - CMC**

Project Phase

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Discipline

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

| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❑ N/A |
| **PROCESS DOCUMENTATION** | ❑ N/A |

# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

**ABAAS**
Section 1

NARRATIVE (BA 54 PROJECTS) ALTERATIONS/RENOVATIONS/ADDITIONS

- ❑ ACCESSIBILITY PLAN:-Identify project components subject to accessibility compliance including:
  - ❑ CODE COMPLIANCE: ABAAS is statutory (42 U.S.C. § 4152):. Identify any codes or standards used or considered that exceed ABAAS.
  - ❑ SITE: Identify constraints/challenges due to site features (ie slope wetlands etc), vehicle circulation, building orientation as applicable. Describe number and type of accessible routes from site arrival points to building entrance.
  - ❑ BUILDING: Identify constraints/challenges due to building type, scoping of project and historic nature. Determine whether Path of Travel elements (accessible routes, bathrooms, drinking fountains, signage) from building entrance to alteration/renovation/addition are compliant
  - ❑ ALTERATIONS: Reference both public and staff spaces and occupancies. Describe accessibility issues specific to the alteration ( ie public facing counter heights, reasonable accommodations, mission critical exemptions, or ABAAS exceptions employed for qualified historic facilities, Technical infeasibility etc). Include documentation of technical assistance and approvals used to justify exceptions or determinations of technically infeasible alterations.

NARRATIVE (ALL OTHER PROJECTS)

- ❑ ACCESSIBILITY PLAN: State all accessibility issues brought up in the Final Concept have been addressed in either the narrative or documents. Reference drawings where access issues brought up in the narrative have been addressed or persist.
- ❑ CALCULATIONS
  - ❑ Accessible parking spaces as required per ABAAS F208
  - ❑ Required accessible toilet/plumbing fixture counts per IBC and UPC
  - ❑ Accessible elements based on percent of overall element (service counters, storage etc)

DRAWINGS

- ❑ CODE COMPLIANCE/TYPICAL ACCESSIBILITY DETAILS SHEET:
  - ❑ Access Codes: Reference applicable CODES specific to the project under consideration. Reference statutory sections implementing the ABAAS (§102-76.60 to §102-76.95).
  - ❑ General Accessibility Details: Include as they pertain to the specific project and reference all details to the appropriate code section and illustration.
- ❑ SITE: graphically indicate accessible elements to include:
  - ❑ Accessible routes from site arrival points to building entrances highlighting grades, slopes and accessible elements (ie ramps or lifts, parking, signage)
- ❑ PLANS/DETAILS/ELEVATIONS graphically indicate accessible elements to include:
  - ❑ All elements of Accessible Path of Travel to primary function areas (ie accessible routes, accessible bathrooms, drinking fountains, signage)
  - ❑ Door Maneuvering Clearances as described in ABAAS CH 4
  - ❑ Clear Floor Areas and turning areas as described in ABAAS CH 3 & CH 6 at accessible elements and positioning spaces
  - ❑ Elevations: Specific elements as they pertain to accessibility-(bathroom, kitchenettes/break rooms, service counters etc)

Section Continues (next page)

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Project Phase

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# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **BIM**<br>Section 1 | ❑ BIM Execution plan updated (per GSA BIM , CDX and COBie Standard)<br>❑ Native Design BIM - compliant with LOD and LOI (per GSA BIM, CDX and COBie Standard)<br>❑ IFC 2x3 or 4x3 file exported from native Design BIM<br>❑ Updated COBie Spreadsheet (not final)<br>❑ BIM QC Checklist: Identifies what is currently contained in Design BIM<br>❑ BIM Interoperability Tool Model Check Report- showing compliance with all attributes required by GSA BIM , CDX and COBie Standard<br>❑ 3D Design Coordination Report<br>❑ Initial Detailed Energy BIM Model files (if required)<br>❑ Updated spatial validation per SDM section of GSA BIM , CDX and COBie Standard |
| **CLIMATE ADAPTATION / RESILIENCE**<br>Section 1 | ❑ Submit revised statement to reflect development of design. If the POR is updated, then update the statement to reflect relevant findings and changes.<br>❑ Identify strategies and elements in the drawings and reference in the statement. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ Highlight relevant responses to previous submission comments. |
| **CODE AND SAFETY**<br>Section 1 | ❑ Update safety narrative including hazardous materials, fall protection, and arc flash requirements. Show safety aspects in drawings.<br>❑ List of permits and reports |
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |
| **FOSSIL FUEL REDUCTION**<br>Section 1 | ❑ Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects. |

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Section Continues (previous page)

DBB
DB
DB Br
CMc

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# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 2 | ❑ Document results of local review and comment on design concepts compatibility with local plans, zoning, and design guidelines in compliance with 40 U.S.C. § 3312(b), (c), and (d)..<br>❑ Narrative should reflect any needed coordination with local officials regarding relevant sidewalk, property edge, curb cuts, and related elements to demonstrate compliance with 40 U.S.C. § 3312(c).<br>❑ For new construction projects, intention to replace public sidewalks should be clear to show compliance with 40 U.S.C. § 3312(c). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Document results of local review and comment on design concepts' compatibility with local plans, zoning, and design guidelines, to show compliance with 40 U.S.C. § 3312(c). |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Site plan and drawings must reflect pedestrian access and outdoor space usage strategy described in the design concept and narrative, to show compliance with 40 U.S.C. § 3306(b)(3).<br>❑ Drawings must include pathway dimensions and materials intentions to demonstrate compliance with 40 U.S.C. § 3306(b)(1).<br>❑ 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, in compliance with 40 U.S.C. § 3306(b)(1). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Detailed project narrative and full technical site/ landscape plans with enlargements that clearly show the proposed site, including protection of existing critical site features, to demonstrate compliance with 40 USC § 3312(c).<br>❑ Provide a non-invasive proposed plant palette showing selected species for trees, shrubs, herbaceous, vines, and/ or grasses for compliance with EO 13112. |
| **NATURAL FEATURES**<br>Section 2 | ❑ Update narrative and reference site technical drawings, as needed, to meet NEPA and Clean Water Act requirements. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Updated site technical drawings that maintain compliance with EISA section 438 and document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per Clean Water Act. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Updated narrative and site diagram to show the extent of the irrigation system. |



DBB
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DB Br
CMc

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- Historic Preservation
- Art in Architecture

# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Draft PRELIMINARY Building Enclosure Commissioning (BECx) Plan.<br>❑ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231<br>❑ Identify any testing required to address risk inherent in the design intent. |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ Describe mockup type(s) required to develop consensus for the design intent and/or prove system performance. |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 3 | ❑ Describe roofing type(s).<br>❑ Indicate roof slopes and drain locations. Indicate type and extents of fall protection. Indicate means of safe suspended access. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ Indicate air barrier type(s).<br>❑ In drawings, demonstrate that air barrier continuity and integrity can be achieved. |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ Indicate insulation type(s). In drawings, demonstrate that thermal barrier continuity can be achieved.<br>❑ Submit analyses demonstrating thermal performance and the control of moisture migration to mitigate the risk of condensation. |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❑ Describe fenestration type(s). Identify products and systems to be specified.<br>❑ Confirm compatibility of adjacent systems.<br>❑ Evaluate the differential durability of materials and products to help extend the assembly life cycle.<br>❑ Submit analyses demonstrating thermal performance and the control of moisture migration to mitigate the risk of condensation. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ Describe approach to below-grade waterproofing.<br>❑ In drawings, demonstrate that below-grade waterproofing continuity can be achieved. |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ Describe approaches to fall protection and safe suspended access. |



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Project Phase

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- CD - 65%
- CD - 95%
- CD - Final

Discipline

- General Information
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- Mechanical
- Plumbing
- Electrical
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## 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** | ❑ N/A |
| **GENERAL INFORMATION** Sections 1 and 3 | ❑ N/A |
| **MECHANICAL SPACES** | ❑ N/A |
| **BUILDING & SERVICE SPACES** | ❑ Room data sheets |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Detailed project narrative explaining the building design |
| **DRAWINGS** Section 1 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Plans with color coded circulation including room names, numbers, and area per work unit. Designate wall types. Plans with door swings and types, include door schedule with hardware, finishes, and keying |
| **FINISHES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Description of interior finishes, with detailed explanation for public spaces (samples provided upon request). Provide preliminary finish schedule |
| **MILLWORK** | ❑ Interior elevations showing millwork, provide millwork sections and details<br>❑ Materials and finishes<br>❑ Hardware |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ 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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Section Continues (next page)

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# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **OFFICE AREAS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Lighting and acoustic strategies<br>❑ Partial reflected ceiling plan showing overall lighting and acoustic plan |
| **INTERIOR CONDITIONS** | ❑ Acoustical calculations indicating noise transmission through the building envelope, interior walls/floors (including raised floor)/ceilings, and mechanical/electrical equipment<br>❑ Narrative discussing overall building floor efficiency |
| **INTERIOR FACILITIES**<br>Sections 1 and 3 | ❑ Toilet fixture count analysis |
| **FLOOR-TO-FLOOR HEIGHTS** | ❑ N/A |
| **EXTERIOR DESIGN**<br>Sections 1 and 3 | ❑ N/A |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | ❑ Lighting and acoustic strategies<br>❑ Partial reflected ceiling plan showing overall lighting and acoustic plan |
| **BUILDING MASSING** | ❑ Provide reason for building massing. |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Code analysis |
| **SIGNAGE & WAYFINDING** | ❑ Wayfinding signage plan |

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# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **DESIGN LOADS**<br>Section 4 | ❑ Update drawings.<br>❑ Include special area load diagrams where appropriate. |
| **FOUNDATIONS & GEOTECHNICAL**<br>Section 4 | ❑ Update drawings.<br>❑ Provide preliminary foundation design calculations.<br>❑ Update geotech report, including recommendations. |
| **VIBRATIONS**<br>Section 4 | ❑ Update calculations, analysis and drawings. |
| **INNOVATIVE METHODS & MATERIALS**<br>Section 4 | ❑ Update drawings. |
| **STRUCTURAL SYSTEMS**<br>Section 4 | ❑ Update drawings. |
| **STRUCTURAL ANALYSIS & CALCULATIONS**<br>Section 4 | ❑ Update narrative and calculations. |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS**<br>Section 4 | ❑ Identify probable special inspection requirements. |
| **HISTORIC CONSIDERATIONS**<br>Section 4 | ❑ Final narrative. |
| **PHYSICAL SECURITY**<br>Section 4 | ❑ Update drawings. |
| **CIVIL SITE**<br>Section 4 | ❑ Update civil narrative, calculations and drawings, including but not limited to stormwater management and flood resistant measures. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS**<br>Section 4 | ❑ Update drawings. Existing structures - identify concealed structural conditions that require probes or testing, and any test results received to date. |



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# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

## NARRATIVE
Section 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

## DRAWINGS
Section 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
- ❑ HVAC equipment tags for equipment located within portions of the drawing that are identified as enlarged areas
- ❑ ASHRAE Standard 15 refrigerant safety natural ventilation permanent openings including location, height, width, minimum free area, height above floor, and ductwork connections between permanent wall openings. Permanent opening air device schedules must include the minimum free area requirements.

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Section Continues (next page)

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## CALCULATIONS
Section 5

- ❑ Update previous calculations
- ❑ ASHRAE 62.1 Ventilation Rate Procedure (VRP) ventilation schedule in PDF and MS Excel file format. Schedule must include room #, room name and use, floor area, ceiling height, # occupants, supply, return, outside and exhaust airflow, and all 62.1 VRP calculation factors.
- ❑ Building pressurization schedule.
- ❑ US Marshals Service Publication 64 section A10 ventilation calculations in PDF and MS Excel
- ❑ Heating, cooling and refrigerant pipe sizing calculations in PDF format when pipe sizing software is used and PDF and MS Excel format when MS Excel is used for pipe sizing
- ❑ Ductwork sizing and pressure loss calculations in PDF format when ductwork sizing software is used and PDF and MS Excel format when MS Excel is used for ductwork sizing and pressure loss calculations.
- ❑ Calculations and analysis of HVAC refrigerant piping and equipment per IMC Section 11 and ASHRAE Standards 15 & 34 in PDF and MS Excel formats. All MS Excel formulas and variables must be defined and identified with references to the IMC or ASHRAE Standard 15 & 34.
    - ❑ Identify refrigerant system components and piping in the conditioned space
    - ❑ State system classification: high-probability system or low-probability system
    - ❑ State safety classification (e.g. A1, A2) and refrigeration concentration limit (RCL)
    - ❑ State the occupancy type in which equipment and/or piping will be located
    - ❑ State the total volume of refrigerant that could be leaked into each space
    - ❑ State the maximum allowable quantity of refrigerant based on the type of refrigerant, system classification and occupancy for each space
    - ❑ Show the geometry and volume of each space and each connected space
    - ❑ State the leaked RCL of each space
    - ❑ Comparison of leaked RCL for each space to the maximum allowable RCL
    - ❑ Provide permanent opening dimensions and locations to connecting spaces. State the air movement needed to achieve RCL compliance.
        - ❑ For systems designed using ASHRAE Standard 15-2019(i) or earlier, provide a study or modeling for each space with the size and location of permanent openings that will safely dissipate the leaked refrigerant below the maximum allowable RCL at the breathing zone.
        - ❑ For systems designed using ASHRAE Standard 15-2022(ii), provide effective dispersal volume charge (EDVC) calculations.

## SPECIFICATIONS
Section 5

- ❑ Specifications with non relevant text shown as struck-through, but not removed

Section Continues (previous page)

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Project Phase

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Discipline

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# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | Per ASPE handbooks and the IPC, update previous narrative to include:<br>❏ Preliminary fixture type selections and GPF and GPM efficiencies proposed |
| **DRAWINGS**<br>Section 5 | ❏ Update previous drawings. |
| **CALCULATIONS**<br>Section 5 | ❏ Update water consumption calculations and analysis. |
| **SPECIFICATIONS**<br>Section 5 | ❏ Specifications with non relevant text shown as struck-through, but not removed |



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# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

## BASIS OF DESIGN
Section 6

- ❑ Final Basis of Design in accordance with applicable NFPA codes and standards, BICSI TDMM, IES Standards, tenant requirements & ASHRAE 90.1.
  - ❑ Description of alternative power distribution schemes with advantages and disadvantages of each approach
  - ❑ Proposed power distribution scheme with detailed description and justification including requirements and backup power
  - ❑ Proposed lighting systems
    - ❑ typical interior lighting system features, including controls
    - ❑ exterior lighting scheme and control
    - ❑ daylighting and daylight harvesting
    - ❑ energy usage of the lighting
  - ❑ Interface with BAS including energy conservation and integration
  - ❑ Telecommunications Infrastructure system and cabling
  - ❑ Security and A/V systems infrastructure, where applicable
  - ❑ Security systems, where applicable

## ONE LINE
Section 6

- ❑ Riser or one line diagram for the entire building distribution system in accordance with NFPA 70

## DRAWINGS
Section 6

- ❑ Final MEP Space Allocations in accordance with NFPA 70
- ❑ Site plan with proposed service entrance and location of transformers and generator in accordance with NFPA 70
- ❑ Floor plans with electrical and communication rooms, layouts for major equipment, and lighting fixture layout in accordance with NFPA 70, ASHRAE 90.1 & BICSI TDMM
- ❑ Lightning protection and building grounding in accordance with NFPA 70 & 780
- ❑ Demolition plans if required

## CALCULATIONS
Section 6

- ❑ Updated service size calculation + generators + onsite generation in accordance with NFPA 70

## SPECIFICATION
Section 6

- ❑ Specifications Table of Contents (TOC)



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# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

## SYSTEMS DESIGN
Section 7

- ❑ N/A

## DRAWINGS
Section 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
- ❑ Riser diagram for sprinkler system
- ❑ Riser diagram for fire alarm and emergency communication system
- ❑ Location of special fire protection requirements (e.g., kitchens, computer rooms, storage)
- ❑ Life safety drawings including the following, at a minimum:
  - ❑ Means of egress showing width, capacity and number of exits
  - ❑ Identification of occupancy type for every room and space
  - ❑ Identification of calculated occupant load for every room and space
  - ❑ Remoteness of exits
  - ❑ Locations of fire walls, fire barriers, fire partitions, smoke barriers or smoke partitions
  - ❑ Exit signage
  - ❑ Travel distance, common path of travel, dead end corridors
  - ❑ Special locking arrangements

## CALCULATIONS
Section 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
Section 7

- ❑ Design team fire protection engineer must:
  - ❑ Address applicable codes and standards, special requirements that relate to the site, and the proposed occupancy use.
  - ❑ Address construction type, protection from hazards, means of egress, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases.
- ❑ Design team fire protection engineer must provide:
  - ❑ 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)

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## 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate<br>❑ Project is viable from a cost standpoint |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analysis (Market, LCC, Risk, Sensitivity) |
| **COST PLAN** | ❑ Cost Plan Update |
| **COST ESTIMATE** | ❑ Third Party Estimate |
| **COST ESTIMATE: DETAIL** | ❑ VM Report Implementation Validation |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ Reconcile AE/Third Party Estimate. |
| **VALUE ENGINEERING** | ❑ QC Review of Estimates |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ N/A |
| **QUALITY CONTROL REVIEW** | ❑ N/A |

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# 100% Design Development (BA 51, 54, 55, 61, 80, ESPC)

## LIFE CYCLE COSTING
Section 1

- ❑ Life cycle cost analysis (LCCA) for the PROPOSED design including:
  - ❑ One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system.

AND

- ❑ LCCA for the BASELINE design including:
  - ❑ One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
    - ❑ Architectural design scheme;
    - ❑ Building enclosure assemblies;
    - ❑ Lighting and lighting control system;
    - ❑ HVAC system; and
    - ❑ Service water-heating system

10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135



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| | |
|---|---|
| **COURTROOMS**<br>Section 8 | ❏ N/A |
| **SPECIALTY SPACES**<br>Section 8 | ❏ Specialty spaces with fixed seating, multi-level spaces, areas with sloped floors, and other specialty spaces can be easily maintained<br>❏ Describe cleaning, lamp replacement, and general care and maintenance of specialty spaces (courtrooms, dining facilities, auditoriums, etc.). |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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** | ❏ NHPA 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.<br>❏ 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.<br>❏ 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** | ❏ 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** | ❏ Archeological compliance details-testing, discoveries, mitigation terms, as applicable |



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| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❑ Inclusion of details related to support of incorporation of AiA commission or Fine Art installation, structural supports, lighting, etc. |
| **PROCESS DOCUMENTATION** | ❑ N/A |



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# 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **ABAAS**<br>Section 1 | ❑ Refine and revise submittal from DD phase as necessary. Note any revisions affecting accessibility features and/or ABAAS compliance.<br>❑ Where necessary, include state or local codes references where these exceed the ABAAS.<br>❑ 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. |
| **BIM**<br>Section 1 | ❑ BIM Execution plan updated (per GSA BIM , CDX and COBie Standard)<br>❑ Native Design BIM - compliant with LOD and LOI (per GSA BIM, CDX and COBie Standard)<br>❑ IFC 2x3 or 4x3 file exported from native Design BIM<br>❑ Updated COBie Spreadsheet<br>❑ BIM QC Checklist: Identifies what is currently contained in Design BIM<br>❑ BIM Interoperability Tool Model Check Report- showing compliance with all attributes required by GSA BIM , CDX and COBie Standard<br>❑ 3D Design Coordination Report<br>❑ Updated Detailed Energy BIM Model files (if required)<br>❑ Updated spatial validation per SDM section of GSA BIM , CDX and COBie Standard<br>❑ Division 1 Specifications Sections on BIM tailored to project needs in construction phase |
| **CLIMATE ADAPTATION / RESILIENCE**<br>Section 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.<br>❑ Identify strategies and elements in the drawings and reference in the statement. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ Highlight relevant responses to previous submission comments. |
| **CODE AND SAFETY**<br>Section 1 | ❑ N/A |
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100. |



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# 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ Update consultation summary with local officials to reflect latest engagement or pending resolutions, in compliance with 40 U.S.C. § 3312(b), (c), and (d). |
| **ZONING ANALYSIS**<br>Section 1 | ❑ Update narrative and/or site diagram, paying special attention to any commitments or outstanding issues related to local consultation, to show compliance with 40 U.S.C. § 3312(c). |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ Update narrative and/or diagram to confirm design intent related to public access and shared use areas, in compliance with 40 U.S.C. § 3306(b)(1) and (3). |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Site Plans (hardscape, layout, grading, planting, soils, lighting, and irrigation, if applicable)<br>❑ Sections and Elevations<br>❑ Details<br>❑ Schedules (pavement, planting, furnishings, lighting)<br>❑ Specifications, as required (with mockups, maintenance periods, and warranties) |
| **NATURAL FEATURES**<br>Section 2 | ❑ Updated site technical drawings, as needed, to meet NEPA and Clean Water Act requirements. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Updated site technical drawings that maintain compliance with EISA section 438 and document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per Clean Water Act. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Refinement of irrigation system. |



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## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN** Section 1 & 3 | ❑ Develop FINAL Building Enclosure Commissioning (BECx) Plan. Establish the types and quantities of tests to be executed. |
| **VISUAL & PERFORMANCE MOCK-UPS** Section 1 & 3 | ❑ Describe mockup type(s) required to develop consensus for the design intent and/or prove system performance. |
| **ROOFING / ROOF DRAINAGE SYSTEM** Section 1 & 3 | ❑ Illustrate roofing assembly type(s). |
| **WHOLE BUILDING AIR TIGHTNESS** Section 1 & 3 | ❑ In the wall sections and detail drawings that illustrate enclosure system assemblies, graphically delineate air barrier continuity |
| **THERMAL BARRIERS (INSULATION)** Section 1 & 3 | ❑ Illustrate thermal barrier continuity. |
| **FENESTRATION (GLAZING SYSTEMS)** Section 1 & 3 | ❑ Provide wall sections and detail drawings demonstrating the technical resolution of the design intent. |
| **BELOW-GRADE WATERPROOFING** Section 1 & 3 | ❑ In the wall sections and detail drawings that illustrate enclosure system assemblies, graphically delineate below-grade waterproofing continuity |
| **OPERATIONS & MAINTENANCE** Section 1 & 3 | ❑ Illustrate approaches to fall protection and safe suspended access. Coordinate with other disciplines including mechanical (equipment location) and structural as required. |

Construction Type

- 1 - DBB
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- 4 - CMC

Project Phase

- Concept Design (all types)
- DD - 100%
- **CD - 65%**
- CD - 95%
- CD - Final

Discipline

- General Information
- Community and Landscape
- Building Enclosure Systems
- **Architecture / Interiors**
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Demolition plan (if applicable); Floor plans; planning grids and raised access floor grid (if applicable); reflected ceiling plans |
| **GENERAL INFORMATION**<br>Sections 1 and 3 | ❑ N/A |
| **MECHANICAL SPACES** | ❑ N/A |
| **BUILDING & SERVICE SPACES** | ❑ N/A |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Development of project calculations |
| **DRAWINGS**<br>Section 1 | ❑ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Plans (ceiling, enlarged, partition and partial). Sections and Elevations<br>❑ Details |
| **FINISHES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Finish Plans (enlarged and partial). Provide finish samples and wall and floor finish schedules.<br>❑ Elevations including finishes and materials |
| **MILLWORK** | ❑ Provide millwork finish samples.<br>❑ Elevation and details showing material and finishes |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ Furniture and fixture plan. |

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Section Continues (next page)

DBB
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## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **OFFICE AREAS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Lighting strategies in open office area, private offices and meeting rooms |
| **INTERIOR CONDITIONS** | ❑ Final acoustical calculations, including noise transmission through envelope, interior walls, floors and ceilings; mechanical and electrical equipment |
| **INTERIOR FACILITIES**<br>Sections 1 and 3 | ❑ Final toilet fixture count |
| **FLOOR-TO-FLOOR HEIGHTS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Show building sections with vertical zoning for electrical and mechanical utilities. |
| **EXTERIOR DESIGN**<br>Sections 1 and 3 | ❑ N/A |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Sections, Elevations, Details and finish plans floor plans and lighting strategies |
| **BUILDING MASSING** | ❑ N/A |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | ❑ N/A |
| **SIGNAGE & WAYFINDING** | ❑ Locations on floor plans and details.<br>❑ Samples |

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Section Continues (previous page)

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## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **DESIGN LOADS** Section 4 | ❑ Update drawings, calculations, analysis files & models.<br>❑ Include loading diagram on drawings where appropriate. |
| **FOUNDATIONS & GEOTECHNICAL** Section 4 | ❑ Update drawings.<br>❑ Provide foundation details and construction notes.<br>❑ Finalize foundation design calculations. |
| **VIBRATIONS** Section 4 | ❑ Update drawings, calculations, analysis files & models, specifications and any supporting documents. |
| **INNOVATIVE METHODS & MATERIALS** Section 4 | ❑ Update drawings, calculations or analysis. |
| **STRUCTURAL SYSTEMS** Section 4 | ❑ Update drawings, calculations, analysis files & models, specifications and any supporting documents. |
| **STRUCTURAL ANALYSIS & CALCULATIONS** Section 4 | ❑ Update drawings, calculations, analysis files & models.<br>❑ Include loading diagram on drawings where appropriate. |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS** Section 4 | ❑ Update drawings, calculations, analysis files & models.<br>❑ Include Special Inspection Program on drawings. |
| **HISTORIC CONSIDERATIONS** Section 4 | ❑ Update drawings |
| **PHYSICAL SECURITY** Section 4 | ❑ Update calculations and drawings. |
| **CIVIL SITE** Section 4 | ❑ Update drawings, calculations, analysis files & models, specifications and any supporting documents. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS** Section 4 | ❑ Update calculations and drawings.<br>❑ Existing structures - identify concealed structural conditions that require probes or testing, and any test results received to date. |



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# 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

## NARRATIVE
Section 5

Update previous narrative to include:

- ❑ Final psychrometrics of HVAC systems
- ❑ Cut sheets of selected equipment

## DRAWINGS
Section 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 floor plan and mechanical room piping, ductwork, dampers, piping and ductwork for terminal units, and air terminal device tags and airflow quantity.
- ❑ Location of automatic control sensors (e.g., temperature, relative humidity, CO2, 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 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.
- ❑ Update ASHRAE Standard 15 refrigerant safety natural ventilation permanent openings

## CALCULATIONS
Section 5

Update previous calculations and include the following additional items:

- ❑ 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
Section 5

- ❑ Update edited specifications

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# 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | ❑ Update previous narrative |
| **DRAWINGS**<br>Section 5 | Per ASPE handbooks and the IPC, update previous drawings to include:<br>❑ Plumbing layout and fixtures, equipment and piping<br>❑ Points of connection to existing, if required, and points of connection to new civil underground utilities<br>❑ Systems schematics and flow diagrams<br>❑ Riser diagrams for waste and vent lines<br>❑ Riser diagrams for domestic cold and hot water lines<br>❑ Plumbing fixture schedule<br>❑ Demolition plans showing points of disconnection, if required |
| **CALCULATIONS**<br>Section 5 | Update consumption calculations and analysis to include:<br>❑ Water consumption calculations and analysis<br>❑ Water supply calculations, including pressure<br>❑ Roof drainage calculations<br>❑ Sanitary waste sizing calculations |
| **SPECIFICATIONS**<br>Section 5 | ❑ Update edited specifications |



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## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Final Basis of Design |
| **ONE LINE**<br>Section 6 | ❑ Updated riser or one line diagram in accordance with NFPA 70. |
| **DRAWINGS**<br>Section 6 | ❑ Floor plan with normal power, emergency power, and UPS in accordance with NFPA 70<br>❑ Single-line diagram of telecommunications system in accordance with the BICSI TDMM<br>❑ Circuit layout of lighting control system in accordance with ASHRAE 90.1 and NFPA 70<br>❑ Details of underfloor distribution system in accordance with NFPA 70<br>❑ Site plan with transformer and generator service locations, manholes, ductbanks, and site lighting in accordance with the NFPA 70, IES Standards, and ASHRAE 90.1.<br>❑ Layout, including dimensions of electrical equipment spaces in accordance with NFPA 70<br>❑ Schedules for switchgear, switchboards, motor control centers, panelboards, and unit substations in accordance with NFPA 70<br>❑ Major routing of electrical feeder runs, bus duct, communication backbone systems, and security systems in accordance with NFPA 70 & BICSI TDMM<br>❑ Grounding diagram in accordance with NFPA 70<br>❑ Security system site plan<br>  ❑ Proposed locations for CCTV, duress alarm sensors, and access controls for parking lots. If the system is not extensive, these locations may be shown on the electrical site plan in accordance with tenant requirements.<br>  ❑ Security system floor plans in accordance with tenant requirements<br>  ❑ Proposed locations for access controls, intrusion detection devices, CCTV, and local panels in accordance with tenant requirements |
| **CALCULATIONS**<br>Section 6 | ❑ Updated Normal and Emergency Electrical Service Sizes, point-by-point lighting calculations, voltage drop, lightning protection analysis, manufacture software generator (including starter loads) calculations, and lighting power density in accordance with NFPA 70, 780, and ASHRAE 90.1 |
| **SPECIFICATION**<br>Section 6 | ❑ Specifications with preliminary editing |



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# 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

## SYSTEMS DESIGN
Section 7

- ❑ Preliminary Design

## DRAWINGS
Section 7

All of the requirements of the 100% DD submittal, plus the following:

- ❑ Fire sprinkler system
  - ❑ Occupancy hazard, by room
  - ❑ Riser details (wet and dry)
  - ❑ Details, including fire service main lead-in
  - ❑ Fire pump layout, showing all major equipment and piping
  - ❑ Standpipe riser elevation, including elevation of hose valves, floor control valve assemblies and pressure regulating valves
  - ❑ Location and design criteria for non-water based fire protection systems
- ❑ Fire alarm system
  - ❑ Location of all initiating devices
  - ❑ Location of all notification appliances, including candela rating
  - ❑ Riser diagram showing all devices and all floors
  - ❑ Sequence of operation in matrix format
  - ❑ Fire suppression releasing system initiating and notification appliance locations
- ❑ Fire service access elevators (if applicable)
- ❑ Occupant evacuation elevators (if applicable)

## CALCULATIONS
Section 7

Calculations

- ❑ Updated occupant load and egress calculations
- ❑ Updated fire protection water supply calculations, including water supply flow testing data (if applicable)
- ❑ Updated fire pump calculations (where applicable)
- ❑ Updated 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)

## SPECIFICATIONS
Section 7

- ❑ Preliminary edited (in track changes) fire protection and life safety specifications



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## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate<br>❑ Project is viable from a cost standpoint |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analysis(Market, LCC, Risk, Sensitivity) |
| **COST PLAN** | ❑ Cost Plan Update |
| **COST ESTIMATE** | ❑ QC Review AE Estimate |
| **COST ESTIMATE: DETAIL** | ❑ CMc Guaranteed Maximum Price |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ N/A |
| **VALUE ENGINEERING** | ❑ N/A |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ N/A |
| **QUALITY CONTROL REVIEW** | ❑ N/A |
| **LIFE CYCLE COSTING**<br>Section 1 | ❑ Update the LCCA as needed |



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## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **COURTROOMS**<br>Section 8 | ❑ Assembly of visual and performance mock-ups |
| **SPECIALTY SPACES**<br>Section 8 | ❑ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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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## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❑ Substantially complete contract documents adhering to NHPA section 106 report and agreement terms including<br>❑ Pre Award submittal requirements for compliance with competency of restoration specialist requirements<br>❑ Technical specifications for treatment of historic materials<br>❑ Specialized materials and procedures for repair and restoration<br>❑ Procedures for protecting historic materials in areas being altered<br>❑ Sample submittal requirements for replacement materials and new installations in preservation zones<br>❑ Sample review of repair and restoration procedures |
| **DOCUMENT EXISTING CONDITIONS** | ❑ 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** | ❑ N/A |



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## 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❏ Inclusion of details related to support of incorporation of AiA commission or Fine Art installation, structural supports, lighting, etc. |
| **PROCESS DOCUMENTATION** | ❏ N/A |



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# 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **ABAAS**<br>Section 1 | ❑ Revise and refine previous submittals as necessary to account for all accessibility goals and ABAAS requirements. |
| **BIM**<br>Section 1 | ❑ BIM Execution plan updated (per GSA BIM , CDX and COBie Standard)<br>❑ Native Design BIM - compliant with LOD and LOI (per GSA BIM, CDX and COBie Standard)<br>❑ IFC 2x3 or 4x3 file exported from native Design BIM<br>❑ Updated COBie Spreadsheet - Contains all required components plus attribute data that is generated during design<br>❑ BIM QC Checklist: Identifies what is currently contained in Design BIM<br>❑ BIM Interoperability Tool Model Check Report - showing compliance with all attributes required by GSA BIM , CDX and COBie Standard<br>❑ 3D Design Coordination Report showing that all required systems to be coordinated have been coordinated and do not interfere with each other<br>❑ Updated spatial validation data/spaces per SDM section of GSA BIM , CDX and COBie Standard<br>❑ Updated Detailed Energy BIM Model files (if required)<br>❑ Updated Division 1 Specifications Sections on BIM |
| **CLIMATE ADAPTATION / RESILIENCE**<br>Section 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.<br>❑ Identify strategies and elements in the drawings and reference in the statement. |
| **DESIGN COMMENTS**<br>Section 1 | ❑ Highlight relevant responses to previous submission comments. |
| **CODE AND SAFETY**<br>Section 1 | ❑ Certification statement in drawings that the design meets applicable codes<br>❑ Finalize safety aspects in drawings and specifications including OSHA construction safety plan |
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Link to Energy Modeling Requirements |



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# 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS**<br>Section 1 | ❑ N/A |
| **ZONING ANALYSIS**<br>Section 1 | ❑ N/A |
| **DESIGN FOR PUBLIC USE**<br>Section 2 | ❑ N/A |
| **SITE / LANDSCAPE STRATEGY**<br>Section 2 | ❑ Site Plans (hardscape, layout, grading, planting, soils, lighting, and irrigation, if applicable)<br>❑ Sections and Elevations<br>❑ Details<br>❑ Schedules (pavement, planting, furnishings, lighting)<br>❑ Specifications, as required (with mockups, maintenance periods, and warranties) |
| **NATURAL FEATURES**<br>Section 2 | ❑ Updated site technical drawings, as needed, to meet NEPA and Clean Water Act requirements. |
| **STORMWATER MANAGEMENT**<br>Section 2 | ❑ Updated site technical drawings that maintain compliance with EISA section 438 and document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per Clean Water Act. |
| **LANDSCAPE IRRIGATION**<br>Section 2 | ❑ Refinement of irrigation system. |



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## 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN** Section 1 & 3 | ❑ Specify BECx requirements. |
| **VISUAL & PERFORMANCE MOCK-UPS** Section 1 & 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** Section 1 & 3 | ❑ Detail and specify roofing assemblies. |
| **WHOLE BUILDING AIR TIGHTNESS** Section 1 & 3 | ❑ Detail and specify air barriers. |
| **THERMAL BARRIERS (INSULATION)** Section 1 & 3 | ❑ Detail and specify thermal barriers. |
| **FENESTRATION (GLAZING SYSTEMS)** Section 1 & 3 | ❑ Detail and specify fenestration systems. Resolve interfaces between different materials, products, and assemblies. |
| **BELOW-GRADE WATERPROOFING** Section 1 & 3 | ❑ Detail and specify below-grade waterproofing. |
| **OPERATIONS & MAINTENANCE** Section 1 & 3 | ❑ Detail and specify fall protection systems and provisions for safe suspended access. |



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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
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural / Civil
- 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)

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** | ❑ N/A |
| **GENERAL INFORMATION** Sections 1 and 3 | ❑ N/A |
| **MECHANICAL SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Diagrams illustrating proper clearance for servicing and replacement of equipment |
| **BUILDING & SERVICE SPACES** | ❑ N/A |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Final detailed set of project calculations |
| **DRAWINGS** Section 1 | ❑ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104”<br>❑ Plans (ceiling, enlarged, partition and partial). Sections and Elevations<br>❑ Details |
| **FINISHES** | ❑ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Finish Plans (enlarged and partial). Provide finish samples and wall and floor finish schedules.<br>❑ Elevations including finishes and materials |
| **MILLWORK** | ❑ Provide millwork finish samples.<br>❑ Elevation and details showing material and finishes |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ Furniture and fixture plan. |

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Section Continues (next page)

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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
- Community and Landscape
- Building Enclosure Systems
- **Architecture / Interiors**
- Structural / Civil
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## 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **OFFICE AREAS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Lighting strategies in open office area, private offices and meeting rooms |
| **INTERIOR CONDITIONS** | ❑ Final acoustical calculations, including noise transmission through envelope, interior walls, floors and ceilings; mechanical and electrical equipment |
| **INTERIOR FACILITIES**<br>Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104 & UPC:<br>❑ Final toilet fixture count |
| **FLOOR-TO-FLOOR HEIGHTS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Show building sections with vertical zoning for electrical and mechanical utilities |
| **EXTERIOR DESIGN**<br>Sections 1 and 3 | ❑ N/A |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Sections, Elevations, Details and finish plans floor plans and lighting strategies |
| **BUILDING MASSING** | ❑ N/A |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | ❑ N/A |
| **SIGNAGE & WAYFINDING** | ❑ Locations on floor plans and details.<br>❑ Samples |

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Section Continues (previous page)

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Construction Type

- 1 - DBB
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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)

| | |
|---|---|
| **DESIGN LOADS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents |
| **FOUNDATIONS & GEOTECHNICAL** Section 4 | ❑ Final drawings. Provide statement/review by project geotechnical engineer that design conforms to geotechnical report recommendations. |
| **VIBRATIONS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents |
| **INNOVATIVE METHODS & MATERIALS** Section 4 | ❑ Final drawings, calculations or analysis |
| **STRUCTURAL SYSTEMS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents |
| **STRUCTURAL ANALYSIS & CALCULATIONS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents. |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents |
| **HISTORIC CONSIDERATIONS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents |
| **PHYSICAL SECURITY** Section 4 | ❑ Final calculations and drawings |
| **CIVIL SITE** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS** Section 4 | ❑ Final calculations and drawings |



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# 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **NARRATIVE**<br>Section 5 | Finalize previous narrative to include:<br>❑ Final psychrometrics of HVAC systems<br>❑ Cut sheets of selected equipment |
| **DRAWINGS**<br>Section 5 | Finalize previous system to include:<br>❑ Scope statement, concise but detailed, in General Notes & Legends sheet<br>❑ Equipment access in enlarged plans, elevations, and cross-sections<br>❑ Show all valves. Indicate locations where temperature, pressure, flow, contaminant/combustion gases, or vibration gauges are required, and if remote sensing is required.<br>❑ Double line drawings showing floor plan and mechanical room piping, ductwork, dampers, piping and ductwork for terminal units, and air terminal device tags and airflow quantity.<br>❑ Location of automatic control sensors (e.g., temperature, relative humidity, CO2, room pressurization)<br>❑ 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<br>❑ Automatic control diagrams:<br>  ❑ Control flow diagrams with sensors, valves, and controllers (analog and digital inputs for controllers, front end equipment, and system architecture)<br>  ❑ Show control signal interfaces, complete with sequence of operation of all heating, ventilating, and cooling systems during occupied, 24-hour, and unoccupied conditions<br>❑ Bill of Material Schedules:<br>  ❑ 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.<br>  ❑ Air terminal devices<br>  ❑ For major R&A project's show existing equipment schedules or note as existing within new schedules. |
| **CALCULATIONS**<br>Section 5 | ❑ Update previous calculations |
| **SPECIFICATIONS**<br>Section 5 | ❑ Final edited specifications |



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Project Phase

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Discipline

- General Information
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# 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | ❑ Finalize previous narrative |
| **DRAWINGS**<br>Section 5 | Per ASPE handbooks and the IPC, finalize previous drawings to include:<br>❑ Plumbing layout and fixtures, equipment and piping<br>❑ Points of connection to existing, if required, and points of connection to new civil underground utilities<br>❑ Systems schematics and flow diagrams<br>❑ Riser diagrams for waste and vent lines<br>❑ Riser diagrams for domestic cold and hot water lines<br>❑ Plumbing fixture schedule<br>❑ Demolition plans showing points of disconnection, if required |
| **CALCULATIONS**<br>Section 5 | Finalize consumption calculations and analysis to include:<br>❑ Water consumption calculations and analysis<br>❑ Water supply calculations, including pressure<br>❑ Roof drainage calculations<br>❑ Sanitary waste sizing calculations |
| **SPECIFICATIONS**<br>Section 5 | ❑ Final edited specifications |



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Project Phase

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Discipline

- General Information
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# 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Final basis of design |
| **ONE LINE**<br>Section 6 | ❑ Final riser or one line diagram in accordance with NFPA 70 |
| **DRAWINGS**<br>Section 6 | ❑ Final lighting, receptacle & electrical equipment layout along with associated circuitry in accordance with NFPA 70 & ASHRAE 90.1<br>❑ Final site plan with transformer and generator service locations, manholes, ductbanks, and site lighting in accordance with NFPA 70 & ASHRAE 90.1<br>❑ Security system site & floor plans including final locations and layout of all security systems<br>❑ Storage areas for electrical equipment/spare parts |
| **CALCULATIONS**<br>Section 6 | ❑ Final normal/emergency electrical service sizes, short circuit overcurrent/coordination study (Normal, Emergency & Standby), Arc-Flash Analysis in accordance with IEEE 1584 and NFPA 70E along with power quality including Harmonic/Power Factor Analysis |
| **SPECIFICATION**<br>Section 6 | ❑ Fully edited specifications |



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Discipline

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- Electrical
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## 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ Final Design |
| **DRAWINGS**<br>Section 7 | ❑ All information required by the 65% submittal, updated to a 100% complete level. |
| **CALCULATIONS**<br>Section 7 | ❑ All information required by the 65% submittal, updated to a 100% complete level. |
| **SPECIFICATIONS**<br>Section 7 | ❑ Final edited fire protection and life safety specifications |



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- CD - 95%
- CD - Final

Discipline

- General Information
- Community and Landscape
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- Structural / Civil
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- Fire Protection
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## 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate<br>❑ Project is viable from a cost standpoint |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analysis(Market, LCC, Risk, Sensitivity) |
| **COST PLAN** | ❑ Cost Plan Update |
| **COST ESTIMATE** | ❑ Third Party Estimate |
| **COST ESTIMATE: DETAIL** | ❑ VM Report Implementation Validation |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ Reconcile AE/IGE Estimates |
| **VALUE ENGINEERING** | ❑ QC Review AE Estimate |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ N/A |
| **QUALITY CONTROL REVIEW** | ❑ N/A |
| **LIFE CYCLE COSTING**<br>Section 1 | ❑ Update the LCCA as needed |



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- CD - 95%
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Discipline

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## 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **COURTROOMS**<br>Section 8 | ❑ N/A |
| **SPECIALTY SPACES**<br>Section 8 | ❑ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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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Discipline

- General Information
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- Specialty Spaces
- **Historic Preservation**
- Art in Architecture

# 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | ❏ Complete contract documents adhering to NHPA section 106 report and agreement terms.<br>❏ Detail drawings aligned with 106 compliance documents<br>❏ Completed historic material specifications and contractor qualification requirements and as shown for 65% |
| **DOCUMENT EXISTING CONDITIONS** | ❏ 106 Compliance Preservation Report (iterative, as design develops, with each submission)<br>❏ Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable. |
| **ARCHEOLOGICAL CONDITIONS** | ❏ Archeological compliance requirements update reflecting results of design-phase testing, if applicable |



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Project Phase

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Discipline

- General Information
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## 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❑ Inclusion of details related to support of incorporation of AiA commission or Fine Art installation, structural supports, lighting, etc. |
| **PROCESS DOCUMENTATION** | ❑ N/A |



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Project Phase

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Discipline

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# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **ABAAS**<br>Section 1 | ❑ N/A |
| **BIM**<br>Section 1 | ❑ Final CD Native Design BIM to be archived and distributed to Contractor<br>❑ Bidding model for procurement purposes / bidding release<br>❑ IFC 2x3 or 4x3 file exported from native Design BIM<br>❑ Final CD COBie Spreadsheet to be distributed to Contractor<br>❑ BIM QC Checklist: Identifies what is currently contained in Design BIM and confirms that it is compliant with GSA BIM , CDX and COBie Standard for the Design BIM<br>❑ BIM Interoperability Tool Model Check Report validating Model contains all attributes and appropriate design data required by GSA BIM , CDX and COBie Standard<br>❑ Final 3D Design Coordination Report<br>❑ Final validated CD spatial validation per SDM section of GSA BIM , CDX and COBie Standard<br>❑ Final Division 1 Specifications Sections on BIM |
| **CLIMATE ADAPTATION / RESILIENCE**<br>Section 1 | ❑ Certification statement signed and sealed by all applicable disciplines |
| **DESIGN COMMENTS**<br>Section 1 | ❑ N/A |
| **CODE AND SAFETY**<br>Section 1 | ❑ Certification statement signed and sealed by all applicable disciplines |
| **ENERGY USAGE MODEL**<br>Section 1 | ❑ Link to Energy Modeling Requirements |



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# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **COLLABORATIVE DESIGN PROCESS** Section 1 | ❑ N/A |
| **ZONING ANALYSIS** Section 1 | ❑ N/A |
| **DESIGN FOR PUBLIC USE** Section 2 | ❑ N/A |
| **SITE / LANDSCAPE STRATEGY** Section 2 | ❑ Final detailed set of drawings and specifications |
| **NATURAL FEATURES** Section 2 | ❑ Final detailed set of drawings, as needed, to meet NEPA and Clean Water Act requirements |
| **STORMWATER MANAGEMENT** Section 2 | ❑ Final detailed set of drawings and specifications that maintain compliance with EISA section 438 and environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per Clean Water Act. |
| **LANDSCAPE IRRIGATION** Section 2 | ❑ Final detailed set of drawings and specifications |



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## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **ENCLOSURE COMMISSIONING PLAN**<br>Section 1 & 3 | ❑ Specify BECx requirements. |
| **VISUAL & PERFORMANCE MOCK-UPS**<br>Section 1 & 3 | ❑ In the drawings and specifications, establish requirements for the types, sizes, and complexity of mock-ups.<br>❑ Coordinate requirements with the BECx Plan. |
| **ROOFING / ROOF DRAINAGE SYSTEM**<br>Section 1 & 3 | ❑ Detail and specify roofing assemblies. |
| **WHOLE BUILDING AIR TIGHTNESS**<br>Section 1 & 3 | ❑ Detail and specify air barriers. |
| **THERMAL BARRIERS (INSULATION)**<br>Section 1 & 3 | ❑ Detail and specify thermal barriers. |
| **FENESTRATION (GLAZING SYSTEMS)**<br>Section 1 & 3 | ❑ Detail and specify fenestration systems.<br>❑ Resolve interfaces between different materials, products, and assemblies. |
| **BELOW-GRADE WATERPROOFING**<br>Section 1 & 3 | ❑ Detail and specify below-grade waterproofing. |
| **OPERATIONS & MAINTENANCE**<br>Section 1 & 3 | ❑ Detail and specify fall protection systems and provisions for safe suspended access. |



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# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **APPROVED PROGRAM & ADJACENCIES** | ❑ N/A |
| **GENERAL INFORMATION** Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ All plans, elevations, sections, details, schedules, and specifications as required for plan review. |
| **MECHANICAL SPACES** | ❑ N/A |
| **BUILDING & SERVICE SPACES** | ❑ N/A |
| **DESIGN NARRATIVE & CALCULATIONS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Final calculations and compliance reports (acoustical, heat transfer, toilet fixture count, illumination/daylighting/glare analysis) |
| **DRAWINGS** Section 1 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Final construction documents to be stamped and sealed by architects and engineers licensed in the state of the project. |
| **FINISHES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Final finish selections to be identified on plan, elevation drawings, finish schedule, and finish key. |
| **MILLWORK** | ❑ Final millwork plans, sections, details and elevations finishes |
| **FURNITURE, FIXTURES & EQUIPMENT** | ❑ Final furniture package furniture typicals and specifications (if in A/E's scope) |

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Section Continues (next page)

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# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **OFFICE AREAS** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Final lighting strategies including reflected ceiling plan |
| **INTERIOR CONDITIONS** | ❑ Final acoustical calculations, including noise transmission through envelope, interior walls, floors and ceilings; mechanical and electrical equipment |
| **INTERIOR FACILITIES**<br>Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104 & UPC:<br>❑ Final toilet fixture count |
| **FLOOR-TO-FLOOR HEIGHTS** | ❑ N/A |
| **EXTERIOR DESIGN**<br>Sections 1 and 3 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Narrative as required on how design meets Executive Order, as applicable. |
| **INTERIOR DESIGN: MAJOR PUBLIC SPACES** | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Final Sections, Elevations, Details and finish plans floor plans and lighting strategies |
| **BUILDING MASSING** | ❑ N/A |
| **ARCHITECTURAL CODE COMPLIANCE**<br>Section 1 | In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104:<br>❑ Code Compliance Sheet(s) to be included in construction documents. |
| **SIGNAGE & WAYFINDING** | ❑ Final Signage schedules to be included in construction documents. |

Section Continues (previous page)

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Project Phase

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Discipline

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# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **DESIGN LOADS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents |
| **FOUNDATIONS & GEOTECHNICAL** Section 4 | ❑ Final drawings. Provide statement/review by project geotechnical engineer that design conforms to geotechnical report recommendations. |
| **VIBRATIONS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents |
| **INNOVATIVE METHODS & MATERIALS** Section 4 | ❑ Final drawings, calculations or analysis |
| **STRUCTURAL SYSTEMS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents |
| **STRUCTURAL ANALYSIS & CALCULATIONS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents |
| **QUALITY ASSURANCE & SPECIAL INSPECTIONS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents |
| **HISTORIC CONSIDERATIONS** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents |
| **PHYSICAL SECURITY** Section 4 | ❑ Final calculations and drawings |
| **CIVIL SITE** Section 4 | ❑ Final drawings, calculations, analysis files & models, specifications and any supporting documents. EO 11988 and ASCE 24-24. |
| **MISCELLANEOUS COMPONENTS** Section 4 | ❑ Final calculations and drawings |



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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
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **NARRATIVE**<br>Section 5 | ❑ Final narrative |
| **DRAWINGS**<br>Section 5 | ❑ Final drawings |
| **CALCULATIONS**<br>Section 5 | ❑ Final version of previously identified calculations and analysis |
| **SPECIFICATIONS**<br>Section 5 | ❑ Final edited specifications |



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## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **SYSTEMS & EQUIPMENT**<br>Section 5 | ❑ Final narrative |
| **DRAWINGS**<br>Section 5 | ❑ Final drawings |
| **CALCULATIONS**<br>Section 5 | ❑ Final calculations and analysis |
| **SPECIFICATIONS**<br>Section 5 | ❑ Final edited specifications |



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## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **BASIS OF DESIGN**<br>Section 6 | ❑ Final basis of design |
| **ONE LINE**<br>Section 6 | ❑ Final riser or one line diagram in accordance with NFPA 70 |
| **DRAWINGS**<br>Section 6 | ❑ Final lighting, receptacle & electrical equipment layout along with associated circuitry in accordance with ASHRAE 90.1 and the applicable NFPA codes and standards |
| **CALCULATIONS**<br>Section 6 | ❑ Final normal/emergency electrical service sizes and point-by-point lighting calculations in accordance with NFPA 70 and IES Standards |
| **SPECIFICATION**<br>Section 6 | ❑ Fully edited specifications |



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- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **SYSTEMS DESIGN**<br>Section 7 | ❑ Final Design |
| **DRAWINGS**<br>Section 7 | ❑ All information required by the 95% submittal, updated to incorporate final comments. |
| **CALCULATIONS**<br>Section 7 | ❑ All information required by the 95% submittal, updated to incorporate final comments. |
| **SPECIFICATIONS**<br>Section 7 | ❑ Final fully edited fire protection and life safety specifications |



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- CD - 65%
- CD - 95%
- CD - Final

Discipline

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- Building Enclosure Systems
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- Mechanical
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- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
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## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **COST VIABILITY** | ❑ Cost Estimate<br>❑ Project is viable from a cost standpoint |
| **SUPPORTING COST ANALYSIS** | ❑ Supporting Analysis(Market, LCC, Risk, Sensitivity) |
| **COST PLAN** | ❑ Cost Plan Update |
| **COST ESTIMATE** | ❑ Reconcile AE/IGE Estimates |
| **COST ESTIMATE: DETAIL** | ❑ QC Review of Estimate |
| **COST ESTIMATE: CORE/SHELL, TI** | ❑ N/A |
| **VALUE ENGINEERING** | ❑ N/A |
| **PROJECT DEVELOPING ON-BUDGET** | ❑ N/A |
| **QUALITY CONTROL REVIEW** | ❑ N/A |



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## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **COURTROOMS**<br>Section 8 | ❑ N/A |
| **SPECIALTY SPACES**<br>Section 8 | ❑ N/A |
| **CUSTOMER DESIGN GUIDE DEVIATIONS**<br>Section 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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# Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **SITE PRESERVATION REQUIREMENTS** | Complete contract documents adhering to NHPA section 106 report and agreement terms including:<br>❑ Pre Award submittal requirements for compliance with competency of restoration specialist requirements<br>❑ Technical specifications for treatment of historic materials<br>❑ Specialized materials and procedures for repair and restoration<br>❑ Procedures for protecting historic materials in areas being altered<br>❑ Sample submittal requirements for replacement materials and new installations in preservation zones<br>❑ Sample review of repair and restoration procedures |
| **DOCUMENT EXISTING CONDITIONS** | ❑ Final 106 Compliance Preservation Report (iterative, as design develops, with each submission)<br>❑ Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable. |
| **ARCHEOLOGICAL CONDITIONS** | ❑ Archeological compliance requirements, including required monitoring or mitigation |



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Project Phase

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- CD - 65%
- CD - 95%
- CD - Final

Discipline

- General Information
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural / Civil
- Mechanical
- Plumbing
- Electrical
- Fire Protection
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- Specialty Spaces
- Historic Preservation
- Art in Architecture

## Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

| | |
|---|---|
| **ARCHITECTURAL DESIGN VALUES** | ❑ Final details related to support of incorporation of AiA commission or Fine Art installation, structural supports, lighting, etc. |
| **PROCESS DOCUMENTATION** | ❑ Summary of meetings with the Art in Architecture Panel |



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2 - DB

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4 - CMC

Project Phase

Concept Design (all types)

DD - 100%

CD - 65%

CD - 95%

CD - Final

Discipline

Energy Modeling

## Concept Design (all phases)

**ENERGY USAGE MODEL**
Section 1

Separate appendix of energy modeling documentation, collated and labeled by design alternatives, proposed systems and ASHRAE baseline systems. Include:

- ❑ Energy Usage Narrative with federal energy performance requirements.
- ❑ ASHRAE 90.1 Appendix G Performance Rating Method energy modeling for design alternatives, proposed systems and ASHRAE baseline systems identified in this Submittal Matrix within the Life Cycle Costing section.
- ❑ Energy modeling input and output documentation in accordance with ASHRAE 90.1 section G.1.3.2 Application Documentation items a through q.
- ❑ Summary table of the annual energy use by type and total energy use for each design alternative, proposed system and ASHRAE baseline system.
- ❑ ASHRAE Standard 90.1 Performance Based Compliance Form and Lighting Import Workbook. Provide a separate compliance form and Summary Compliance Report for each design alternative and proposed system.
    - ❑ Checked, signed and dated Compliance Form Inspection Reports, Mandatory Requirements Reports, and Summary Compliance Report. Include the printed reviewer name, position/discipline, firm name and contact information on the reports.
        - ❑ Follow Instructions tab steps 1,2,3,4,5 and 7 to generate all reports.
- ❑ Provide the energy modeling program Simulation Reports to be Submitted identified in the latest version of DOE Building Energy Codes Program, ASHRAE 90.1 Energy Cost Budget and Performance Rating Method Submittal Review Manual Section 7 Simulation Reports for each design alternative, proposed system and ASHRAE baseline system.
- ❑ Energy modeler compliance per Recommended Minimum Qualifications of Energy Modelers Completing ASHRAE Standard 90.1 Energy Simulations. Identify the modeler responsibilities, experience, project information and certifications,

## DD and CD (all phases)

**ENERGY USAGE MODEL**
Section 1

Energy Modeling Appendix

- ❑ Update energy modeling appendix.

BA54 and BA61

- ❑ Provide Energy Modeling Appendix as identified in Concept Design above

Specification to include:

- ❑ ASHRAE Standard 90.1 Performance Based Compliance Form Field Inspection Reports included in All Inspection Reports and Mandatory Requirements Reports.

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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.



DBB
DB
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# 2025 Interim Core Building Standards (CBS) Submittal Matrix
# REFERENCES

This document is provided to guide project teams on submittal requirements that demonstrate compliance with the Core Building Standards for the GSA Public Buildings Service. Contract language and the Core Building Standards take precedence in the event of any conflict or inconsistency with this Submittal Matrix. The most recent version of this document can be found at:

http://www.gsa.gov/cbs

Version Number: 1.0

Published: June 2025

If you have any comments or feedback on this document, please send them to: cbs@gsa.gov

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