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.



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.

Preliminary Concept (BA 51, 54, 55) Concept Development (BA 51, 55, 80, ESPC) DESIGN DEVELOPMENT

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

CONSTRUCTION DOCUMENTS

CD 65% (BA 51, 54, 55, 80, ESPC) **CD 95%** (BA 51, 54, 55, 80, ESPC)

CD Final (BA 51, 54, 55, 61, 80, ESPC)

END

Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB Per The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152): □ NARRATIVE (FOR EACH OPTION) Provide narrative entitled, "ACCESSIBILITY PLAN" to address 3 - DB Bridging key accessibility issues significantly impacting the concept design as follows: 4 - CMC ☐ SITE: Identify constraints/challenges due to site features (e.g. slope or wetlands) and vehicle circulation, building, orientation and surrounding transit infrastructure. **ABAAS Project Phase** ☐ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and Section 1 scoping of project. Reference both public and staff spaces and occupancies. Describe **Preliminary Concept** applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4) **Concept Development** ☐ Provide DRAWINGS FOR EACH OPTION that include graphics showing accessible routes Final Concept from site arrival points to building entrances and to all occupied spaces and elements DD - 100% BIM Execution plan (Template in 2024 GSA BIM CDX and COBie Standard). CD - 65% 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. BIM CD - 95% Document existing conditions Section 1 CD - Final □ Source models to coordinate geolocation/geocoding of site and model orientation Phasing plan Discipline **General Information** Community and Landscape Per the Disaster Resiliency Planning Act of 2022 (PL 117-220), Executive Order 13961 (2020), and **Building Enclosure Systems** National Security Memorandum-22 on Critical Infrastructure Security and Resilience: Provide a statement outlining proposed methods to manage the observed and expected Architecture / Interiors 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. **DISASTER RESILIENCY** Structural / Civil ☐ Identify project protection levels and include a simple phased adaptation plan. Section 1 Mechanical ☐ 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. **Plumbing** 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. Electrical **DESIGN COMMENTS** □ N/A Fire Protection Section 1 Cost Estimating ☐ Provide list of applicable codes **CODE AND SAFETY Specialty Spaces** Section 1 Historic Preservation Art in Architecture







Historic Preservation

Art in Architecture

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



ENERGY USAGE MODEL

Section 1

Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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

Section 1

□ Document how the project will achieve the 90% fossil fuel reduction required by <u>EISA 2007</u> section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.







Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB Demonstrate compliance with 40 USC § 3312(b), (c), and (d) with graphics and narrative to 2 - DB describing the community planning context (land use, economic development, urban design, relevant history, etc.). 3 - DB Bridging **COLLABORATIVE** ☐ In coordination with the GSA project team, submit a Community Stakeholder Analysis and 4 - CMC **DESIGN PROCESS** narrative summarizing consultation with local officials (stakeholders consulted, meeting Section 1 minutes), and plans for further consultation to show compliance with 40 U.S.C. § 3312(b) and (c). **Project Phase** ☐ Highlight relative merits or challenges presented by the various concepts, in compliance with **Preliminary Concept** 40 U.S.C. § 3312(b). **Concept Development** Provide brief zoning and design guideline analysis of site and surroundings to show **ZONING ANALYSIS** compliance with 40 U.S.C. § 3312(a) and (c). Final Concept Section 1 Discuss any uncertainties that the proposed concept would align with local requirements, in compliance with 40 U.S.C. § 3312(c). DD - 100% ☐ Demonstrate compliance with 40 USC 3306(b)(3) with narrative of site context (walkability, CD - 65% proximity to neighborhood amenities, access to transit, pedestrian linkages around and through **DESIGN FOR PUBLIC** the site) and how proposed design encourages public access to and around building and site CD - 95% **USE** and connecting to neighborhood amenities and infrastructure. Section 2 ☐ Identify potential areas inside and outside the building suitable for shared public use (incl. after CD - Final hours). Highlight significant challenges or opportunities to create such spaces, in compliance with 40 U.S.C. § 3306(b)(1) and (3). Description and diagrams of the basic intent for site development to demonstrate compliance SITE / LANDSCAPE Discipline with 40 USC § 3312(c) (e.g. program, preservation areas, circulation, and physical security) **STRATEGY** General Information Section 2 **Community and Landscape** Identify existing natural features that impact the spatial layout per NEPA and Clean Water Act NATURAL FEATURES requirements, including wetlands and streams, forest conservation, and sensitive habitats. **Building Enclosure Systems** Section 2 Architecture / Interiors Structural / Civil Various approaches to achieve compliance with EISA section 438 are identified for the project **STORMWATER** and site systems are diagrammed. Mechanical **MANAGEMENT** Section 2 **Plumbing** Electrical □ N/A **LANDSCAPE** Fire Protection **IRRIGATION** Section 2 Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture







Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc). **ENCLOSURE** 3 - DB Bridging Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing COMMISSIONING PLAN performance criteria; to ensure facility resilience throughout the intended service life. 4 - CMC Section 1 & 3 Follow ASTM E2813 Enhanced Cx as default. ASTM E2947. D7877 & D8231 **Project Phase Preliminary Concept** □ N/A **VISUAL & PERFORMANCE Concept Development MOCK-UPS** Final Concept Section 1 & 3 DD - 100% Proposed roofing and roof drainage systems function without extraordinary means and do not **ROOFING / ROOF** pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle CD - 65% durability. DRAINAGE SYSTEM Section 1 & 3 CD - 95% List any unique site-specific conditions that may impact proposed system. CD - Final □ N/A WHOLE BUILDING AIR **TIGHTNESS** Section 1 & 3 Discipline General Information □ N/A THERMAL BARRIERS (INSULATION) Community and Landscape Section 1 & 3 **Building Enclosure Systems** Proposed fenestration systems are appropriate to the climate. Architecture / Interiors Proposed designs are readily achievable and do not pose unusual risks in terms of **FENESTRATION** constructability, performance, ease of maintenance or life cycle durability. (GLAZING SYSTEMS) Structural / Civil ☐ List any unique site-specific conditions that may impact proposed system. Section 1 & 3 Mechanical **Plumbing** □ N/A **BELOW-GRADE** WATERPROOFING Electrical Section 1 & 3 Fire Protection □ N/A **OPERATIONS &** Cost Estimating **MAINTENANCE Specialty Spaces** Section 1 & 3 Historic Preservation Art in Architecture





Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ In compliance IBC Chapter 1, Section 107, and Appendix K, Section K104, All major spaces are **APPROVED PROGRAM &** identified with appropriate adjacencies and reasonable size related to the program by division 3 - DB Bridging or areas. **ADJACENCIES** 4 - CMC ☐ In compliance IBC Chapter 1, Section 107, and Appendix K, Section K104, Provide the project **Project Phase GENERAL** objectives relative to the scope. **Preliminary Concept INFORMATION** Sections 1 and 3 **Concept Development** Plans identifying support spaces with appropriate adjacencies and reasonable size related to Final Concept the program MECHANICAL SPACES DD - 100% Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment. CD - 65% CD - 95% □ N/A **BUILDING & SERVICE** CD - Final **SPACES** Discipline ☐ In compliance IBC Chapter 1, Section 107 - Short narrative on each design concept. Include **DESIGN NARRATIVE &** basic calculations showing all assumptions. General Information **CALCULATIONS** Community and Landscape Three (3) overall building concept designs for Design Excellence projects, or an overall building **Building Enclosure Systems DESIGN CONCEPTS** concept design for all other projects, including drawings, BIM, renderings & photos. **Architecture / Interiors** Sections 1 and 3 ☐ Compare net, usable and gross SF of design concepts to program. Structural / Civil □ N/A Mechanical **FINISHES Plumbing** Electrical □ N/A **MILLWORK** Fire Protection Cost Estimating □ N/A **FURNITURE, FIXTURES Specialty Spaces** & EQUIPMENT Historic Preservation Art in Architecture Section Continues (next page)





Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging 4 - CMC □ N/A **Project Phase INTERIOR CONDITIONS Preliminary Concept Concept Development** All support spaces identified with appropriate adjacencies and reasonable size related to the program INTERIOR FACILITIES Final Concept ☐ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate Sections 1 and 3 maximum occupant load. DD - 100% CD - 65% ☐ Show a reasonable vertical profile that will allow for systems integration. FLOOR-TO-FLOOR ☐ In compliance IBC Chapter 1, Section 107, and Appendix K, Section K104, Floor-to-floor heights CD - 95% **HEIGHTS** are sufficient to accommodate any utilities/cabling/above ceiling requirements. CD - Final • Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain. **EXTERIOR DESIGN** Discipline In compliance IBC Chapter 1, Section 107, and Appendix K, Section K104, Show a reasonable Sections 1 and 3 representation of all of the exterior planes to include materiality and fenestration; describe the General Information design intent for the enclosure system(s): (barrier wall, cavity wall, curtain wall, rain screen, etc.). Community and Landscape □ N/A **INTERIOR DESIGN: Building Enclosure Systems MAJOR PUBLIC SPACES Architecture / Interiors** Structural / Civil Provide an electronic massing model on a common base, for each design scheme. No fenestration. BUILDING MASSING Mechanical **Plumbing** In compliance IBC Chapter 1, Section 107, and Appendix K, Section K104: **ARCHITECTURAL CODE** Electrical Show that no major obvious deficiencies are present in the design & Document any **COMPLIANCE** Fire Protection deficiencies or waivers required, and Interior and exterior architectural features are code Section 1 compliant Cost Estimating **SIGNAGE & Specialty Spaces** WAYFINDING Historic Preservation Art in Architecture



Construction Type 1 - DBB	Concept Design: Preliminary Concept / First Design Review (BA 51, 55)	
2 - DB 3 - DB Bridging	DESIGN LOADS Section 4	☐ Prepare narrative that summarizes design loads.
4 - CMC Project Phase Preliminary Concept	FOUNDATIONS & GEOTECHNICAL Section 4	☐ Provide geotechnical investigation and approach report.
Concept Development Final Concept	VIBRATIONS Section 4	□ N/A
DD - 100% CD - 65% CD - 95%	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.
CD - Final	STRUCTURAL SYSTEMS Section 4	□ Narrative describing alternatives schemes/materials (including superstructure and foundations) to be considered.
Oiscipline General Information Community and Landscape	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.
Building Enclosure Systems Architecture / Interiors	QUALITY ASSURANCE & SPECIAL INSPECTIONS Section 4	□ N/A
Structural / Civil Mechanical	HISTORIC CONSIDERATIONS Section 4	□ Narrative that identifies historic status and related potential constraints.
Plumbing Electrical	PHYSICAL SECURITY Section 4	■ Narrative summarizing anticipated physical security requirements and standards. Include FSL information from FSC.
Fire Protection Cost Estimating Specialty Spaces	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. 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.
Art in Architecture	MISCELLANEOUS COMPONENTS Section 4 GSA CBS Submittal Matrix (2025) - Version 1.0	□ Narrative summarizing primary structural and facade attachments to the exterior of the building.

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





NARRATIVE

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

Section 5

☐ Identify mechanical spaces and primary distribution pathways

CALCULATIONS

Section 5

☐ Develop base assumptions for each concept

SPECIFICATIONS

Section 5











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

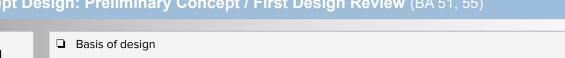
Section 5







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





BASIS OF DESIGN

Section 6

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





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





SYSTEMS DESIGN

Section 7

DRAWINGS

Section 7

□ N/A

CALCULATIONS

Section 7

CODE ANALYSIS

Section 7

☐ Design team fire protection engineer must:

□ N/A

- Address applicable codes and standards, special requirements that relate to the site, and the proposed occupancy use.
- 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.
- Must be completed by the design team fire protection engineer.







Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB Cost Estimate COST VIABILITY Project is viable from a cost standpoint 3 - DB Bridging 4 - CMC **SUPPORTING COST** ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details Project Phase **ANALYSIS Preliminary Concept** Concept Development Cost Plan **COST PLAN Final Concept** DD - 100% QC Review A-E Estimate **COST ESTIMATE** CD - 65% CD - 95% CD - Final ☐ 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: Building enclosure assemblies; Discipline Lighting and lighting control system; HVAC system; and General Information Service water-heating system. Community and Landscape AND **Building Enclosure Systems** ☐ LCCA for the BASELINE design including: Architecture / Interiors One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. LIFE CYCLE COSTING The model must include, at minimum: Structural / Civil Section 1 Building enclosure assemblies; Lighting and lighting control system; Mechanical HVAC system; Service water-heating system. **Plumbing** Electrical 10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135 Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture







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



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







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

COURTROOMS

Section 8

□ N/A

SPECIALTY SPACES

Section 8

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Section 8

☐ List any exceptions or deviations from Customer Agency Design Guides such as US Courts

Design Guides and USMS Publication 64







Concept Design: Preliminary Concept / First Design Review (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

□ 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.







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

ARCHITECTURAL DESIGN VALUES

□ N/A

PROCESS DOCUMENTATION

□ N/A









Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB Per The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152): □ NARRATIVE: Further develop the ACCESSIBILITY PLAN to address key accessibility issues 3 - DB Bridging significantly impacting the concept design as follows: 4 - CMC □ 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 **Project Phase** main entrance identification and visibility. BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and **Preliminary Concept** scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel **Concept Development** obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any **ABAAS** areas intended to meet adaptability vs accessibility. **Final Concept** Section 1 ☐ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any DD - 100% mitigation measures to be taken to make facility as accessible as possible. DRAWINGS: Refine drawings of all required Path of Travel elements including site arrival points, CD - 65% accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. Indicate Pros and Cons for each option. CD - 95% CD - Final Discipline **General Information** ☐ BIM Execution plan updated (per 2024 GSA BIM CDX and COBie Standard). Reality Capture documentation (for an existing building, or historic site, and if required by **BIM** Community and Landscape scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.) Section 1 **Building Enclosure Systems** Source models to coordinate geolocation/geocoding of site and model orientation Architecture / Interiors If the POR is updated, then update the statement to reflect relevant findings and changes. DISASTER RESILIENCY Identify strategies and elements in the drawings and reference in the statement. Structural / Civil Section 1 Update project risk register. Mechanical ☐ Highlight relevant responses to previous submission comments. **DESIGN COMMENTS Plumbing** Section 1 Electrical ☐ Provide list of applicable codes. **CODE AND SAFETY** Fire Protection Section 1 ☐ Provide assessment of hazardous materials Cost Estimating Specialty Spaces Historic Preservation



Art in Architecture

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** Architecture / Interiors

Community and Landscape

Building Enclosure Systems

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)



ENERGY USAGE MODEL

Section 1

Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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

Section 1

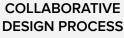
Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(l) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.











Section 1

ZONING ANALYSIS

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.

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).

DESIGN FOR PUBLIC USE

Section 2

☐ Provide additional details for shared public use, as appropriate, in compliance with 40 U.S.C. § 3306(b)(1).

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**

Section 2

Refinement of concept, additional detail in narratives, and drawings to demonstrate compliance with 40 USC § 3312(c).

NATURAL FEATURES

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

Section 2

Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed.

LANDSCAPE IRRIGATION

Section 2

Determine whether irrigation will be required and identify a water source.







Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc). **ENCLOSURE** 3 - DB Bridging Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing **COMMISSIONING PLAN** performance criteria; to ensure facility resilience throughout the intended service life. 4 - CMC Section 1 & 3 Follow ASTM E2813 Enhanced Cx as default. ASTM E2947. D7877 & D8231 **Project Phase Preliminary Concept** □ N/A **VISUAL & Concept Development** PERFORMANCE **MOCK-UPS** Final Concept Section 1 & 3 DD - 100% CD - 65% 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 **ROOFING / ROOF** CD - 95% durability. **DRAINAGE SYSTEM** List any unique site-specific conditions that may impact proposed system. Section 1 & 3 CD - Final □ N/A WHOLE BUILDING AIR Discipline **TIGHTNESS** General Information Section 1 & 3 Community and Landscape Proposed insulation types and considerations THERMAL BARRIERS **Building Enclosure Systems** (INSULATION) Section 1 & 3 Architecture / Interiors Structural / Civil 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 Mechanical **FENESTRATION** maintenance or life cycle durability. (GLAZING SYSTEMS) **Plumbing** List any unique site-specific conditions that may impact proposed system. Section 1 & 3 Electrical Fire Protection Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE** cycle performance. Cost Estimating WATERPROOFING Section 1 & 3 **Specialty Spaces** Historic Preservation Proposed enclosure systems are accessible for regular maintenance. **OPERATIONS & MAINTENANCE** Art in Architecture Section 1 & 3

GSA CBS Submittal Matrix (2025) - Version 1.0







Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB 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 **APPROVED PROGRAM &** 3 - DB Bridging spaces (with the principal spaces labeled). **ADJACENCIES** Dimensions for critical clearances, such as vehicle access, should be indicated. 4 - CMC (IBC Chapter 1, Section 107, and Appendix K, Section K104) ☐ Building elevations and sections labeling most important spaces and showing floor-to-floor **Project Phase** heights and other critical dimensions and elevations. **Preliminary Concept** ☐ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104, Table of contents **GENERAL Concept Development** identifying specifications to be used on the project **INFORMATION** Sections 1 and 3 Final Concept DD - 100% ☐ Floorplans of all service spaces, including mailrooms and loading dock/access **MECHANICAL SPACES** CD - 65% CD - 95% ☐ Floorplans of all service spaces, including mailrooms and loading dock/access CD - Final **BUILDING & SERVICE SPACES** Discipline In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104, Extended **DESIGN NARRATIVE &** General Information narrative and further developed calculations. Calculations must refer to code, paragraph of CALCULATIONS code used, standards, and text books used for specific portion of calculation. Sections 1 and 3 Community and Landscape **Building Enclosure Systems** Refinement of selected concept, additional detail in drawings and BIM model **DESIGN CONCEPTS** ☐ Compare net, usable and gross SF of design concept to program. **Architecture / Interiors** Sections 1 and 3 Structural / Civil □ N/A Mechanical **FINISHES Plumbing** Electrical □ N/A **MILLWORK** Fire Protection Cost Estimating □ N/A **Specialty Spaces FURNITURE, FIXTURES** & EQUIPMENT Historic Preservation Art in Architecture Section Continues (next page)



Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging 4 - CMC □ N/A **Project Phase** INTERIOR CONDITIONS **Preliminary Concept Concept Development** All support spaces identified with appropriate adjacencies and reasonable size related to the Final Concept **INTERIOR FACILITIES** program DD - 100% Sections 1 and 3 ☐ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load CD - 65% ☐ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104, Sections, CD - 95% FLOOR-TO-FLOOR floor-to-floor, indicating ALL critical dimensions **HEIGHTS** CD - Final ☐ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104, Floor and Roof Discipline **EXTERIOR DESIGN** Elevations, Labeled Sections 1 and 3 General Information Community and Landscape In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **INTERIOR DESIGN: Building Enclosure Systems** ☐ Elevations of major public spaces- include materials and finishes **MAJOR PUBLIC SPACES** ☐ Interior design for major public spaces aligns with building architectural requirements **Architecture / Interiors** Structural / Civil Provide an electronic massing model to give a sense of the design including materiality and fenestration. **BUILDING MASSING** Mechanical **Plumbing** □ N/A Electrical ARCHITECTURAL CODE **COMPLIANCE** Fire Protection Section 1 Cost Estimating ☐ Identify public vs. private areas, identify paths of travel. **Specialty Spaces** SIGNAGE & WAYFINDING Historic Preservation Art in Architecture Section Continues (previous page)



Construction Type 1 - DBB	Concept Design: Concept Development / Second Design Review (BA 51, 55)	
2 - DB 3 - DB Bridging	DESIGN LOADS Section 4	Update narrative. List design loads on schematic plans.
4 - CMC Project Phase Preliminary Concept	FOUNDATIONS & GEOTECHNICAL Section 4	Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach.
Concept Development Final Concept	VIBRATIONS Section 4	□ Narrative addressing potential vibration issues associated with selected structural scheme
DD - 100% CD - 65% CD - 95%	INNOVATIVE METHODS & MATERIALS Section 4	Update narrative. Provide schematic plans showing location of innovative materials and notes for special construction methods.
CD - Final	STRUCTURAL SYSTEMS Section 4	Update narrative identifying strengths and weaknesses of alternatives. Provide schematic plans showing recommended approach.
Discipline General Information	STRUCTURAL ANALYSIS & CALCULATIONS Section 4	☐ Update structural narrative. Provide schematic plans and preliminary calculations.
Building Enclosure Systems Architecture / Interiors	QUALITY ASSURANCE & SPECIAL INSPECTIONS Section 4	□ N/A
Structural / Civil Mechanical	HISTORIC CONSIDERATIONS Section 4	☐ Update historic narrative.
Plumbing Electrical	PHYSICAL SECURITY Section 4	Update narrative, including FSL designation. Identify special requirements on schematic plans.
Fire Protection Cost Estimating	CIVIL SITE 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. 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
Specialty Spaces Historic Preservation	MISCELLANEOUS	the full client team at this time and consultation with PM and SMEs needs to begin in earnest. Provide schematic drawings showing locations. Update narrative and schematic drawings. Existing structures - identify concealed structural
Art in Architecture COMPONENTS Section 4 GSA CBS Submittal Matrix (2025) - Version 1		conditions that require probes or non-destructive testing, anchor pull test, steel coupon tests, concrete cores, etc,







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





NARRATIVE

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
- ☐ Refined Rough Order of Magnitude for each concept

DRAWINGS

Section 5

- Major mechanical equipment laid out in the mechanical spaces for each concept
- □ Preliminary Equipment Schedules

CALCULATIONS

Section 5

- Develop base assumptions for each concept
- ☐ Provide a dew point analysis

SPECIFICATIONS

Section 5

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







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



SYSTEMS & EQUIPMENT

Section 5

- Per ASPE handbooks and the IPC, update previous narrative to include:
- Domestic cold water
- Domestic hot water
- Sanitary systems
- Storm drainage
- □ Irrigation

DRAWINGS

Section 5

- ☐ Proposed building zoning and primary distribution pathways
- ☐ Locations of proposed plumbing fixtures and equipment

CALCULATIONS

Section 5

☐ Rough Order of Magnitude water consumption calculations

SPECIFICATIONS

Section 5

 $\hfill \Box$ Table of contents identifying specifications to be used on the project







Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB Basis of design **BASIS OF DESIGN** 3 - DB Bridging Section 6 4 - CMC **Project Phase** □ N/A **Preliminary Concept** ONE LINE Section 6 **Concept Development** Final Concept ☐ Stacking, basic room sizes, and locations of major equipment in accordance with NFPA 70 DD - 100% **DRAWINGS** Section 6 CD - 65% CD - 95% □ N/A CD - Final **CALCULATIONS** Section 6 Discipline **General Information** ☐ Specifications Table of Contents (TOC) **SPECIFICATION** Community and Landscape Section 6 **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)





SYSTEMS DESIGN

Section 7

DRAWINGS

Section 7

□ N/A

CALCULATIONS

Section 7

□ N/A

CODE ANALYSIS

Section 7







Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** ☐ Project is viable from a cost standpoint 3 - DB Bridging 4 - CMC Project Phase ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details **SUPPORTING COST Preliminary Concept ANALYSIS Concept Development Final Concept** Cost Plan **COST PLAN** DD - 100% CD - 65% CD - 95% QC Review A-E Estimate **COST ESTIMATE** CD - Final Discipline □ N/A **COST ESTIMATE:** General Information **DETAIL** Community and Landscape **Building Enclosure Systems** □ N/A **COST ESTIMATE:** Architecture / Interiors CORE/SHELL, TI Structural / Civil Mechanical □ N/A **VALUE ENGINEERING Plumbing** Electrical Fire Protection □ N/A PROJECT DEVELOPING **Cost Estimating ON-BUDGET Specialty Spaces** Historic Preservation □ N/A **QUALITY CONTROL REVIEW** Art in Architecture Section Continues (next page) GSA CBS Submittal Matrix (2025) - Version 1.0

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



 $\hfill \Box$ 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

LIFE CYCLE COSTING

Section 1

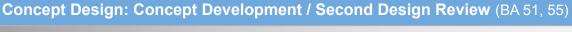
- ☐ LCCA for the BASELINE design including:
 - One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:
 - Architectural design scheme;
 - Building enclosure assemblies;
 - Lighting and lighting control system;
 - ☐ HVAC system; and
 - Service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

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









COURTROOMS

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
- ☐ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points
- □ N/A

SPECIALTY SPACES Section 8

Section 8

CUSTOMER DESIGN GUIDE DEVIATIONS

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











□ 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.



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





PROCESS

DOCUMENTATION

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







Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Per The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152): □ NARRATIVE: Finalize ACCESSIBILITY PLAN to address key accessibility issues significantly 3 - DB Bridging impacting the concept design as follows: 4 - CMC □ 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 **Project Phase** main entrance identification and visibility. BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and **Preliminary Concept** scoping of project. Reference both public and staff spaces and occupancies. Describe **ABAAS** applicable accessibility codes to be enforced. Describe accessible path of travel **Concept Development** Section 1 obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any areas intended to meet adaptability vs accessibility. Final Concept ☐ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any DD - 100% mitigation measures to be taken to make facility as accessible as possible. □ DRAWINGS: Refine drawings of all required Path of Travel elements including accessible routes, CD - 65% accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. CD - 95% CD - Final Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program. Discipline All spatial validation data per SDM section of GSA BIM, CDX and COBie Standard. **General Information** ☐ IFC 2x3 or 4x3 File export from Design BIM **BIM** ☐ BIM Execution plan updated, Initial COBie Spreadsheet (per 2024 GSA BIM CDX and COBie Section 1 Community and Landscape Standard) ☐ BIM QC Checklist: Identifies what is currently contained in Design BIM **Building Enclosure Systems** Conceptual Energy BIM Model files (if required) Architecture / Interiors Structural / Civil Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes. Mechanical Identify strategies and elements in the drawings and reference in the statement. DISASTER RESILIENCY Update project risk register. **Plumbing** Section 1 Electrical Fire Protection Highlight relevant responses to previous submission comments. Provide a list of any **DESIGN COMMENTS** outstanding substantive comments that have not been resolved. Cost Estimating Section 1 **Specialty Spaces** Provide narrative statement that the proposed design will comply with the applicable codes. Historic Preservation **CODE AND SAFETY** Safety narrative including hazardous materials, fall protection, and arc flash requirements. Section 1 Art in Architecture 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)



ENERGY USAGE MODEL

Section 1

Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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

Section 1

Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(l) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.







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

Historic Preservation

Art in Architecture

Fire Protection Cost Estimating **Specialty Spaces**

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



COLLABORATIVE DESIGN PROCESS

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).
- ☐ 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

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

Section 2

- Provide additional details as appropriate to evaluate the concept.
- ☐ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.
- 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).
- ☐ 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**

Section 2

- ☐ Site plans, site sections, and color renderings to convey landscape architectural intent and demonstrate compliance with 40 USC § 3312(c)
- ☐ All second peer review commentary responded to.
- ☐ 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

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

Section 2

- Approach to achieve compliance with EISA section 438 is identified for the project and site systems are shown in drawings.
- Document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per the Clean Water Act.

LANDSCAPE IRRIGATION

Section 2

Determine extents of irrigated area and whether a permanent or temporary system is required to establish and maintain the plantings..







Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc). 3 - DB Bridging **ENCLOSURE** Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing COMMISSIONING PLAN performance criteria; to ensure facility resilience throughout the intended service life. 4 - CMC Section 1 & 3 Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 **Project Phase Preliminary Concept** Describe quantity, type(s), size(s), and complexity of proposed mock-ups. **VISUAL &** Concept Development **PERFORMANCE** Final Concept **MOCK-UPS** Section 1 & 3 DD - 100% CD - 65% Describe roofing type. Indicate roof slopes and drain locations. Indicate type and extents of fall **ROOFING / ROOF** protection. Indicate means of safe suspended access. CD - 95% **DRAINAGE SYSTEM** Section 1 & 3 CD - Final Describe air barrier types. WHOLE BUILDING AIR **TIGHTNESS** Discipline Section 1 & 3 General Information Proposed insulation types and considerations. Compare design performance model to design THERMAL BARRIERS Community and Landscape EUI. (INSULATION) **Building Enclosure Systems** Section 1 & 3 Architecture / Interiors Proposed fenestration systems are appropriate to the specific site conditions. Structural / Civil **FENESTRATION** Proposed designs are readily achievable and do not pose unusual risks in terms of (GLAZING SYSTEMS) constructability, performance, ease of maintenance or life cycle durability. Mechanical Section 1 & 3 List any unique site-specific conditions that may impact proposed system. **Plumbing** Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life Electrical **BELOW-GRADE** cycle performance. Fire Protection WATERPROOFING Section 1 & 3 Cost Estimating **Specialty Spaces** ☐ Proposed enclosure systems are accessible for regular maintenance. Historic Preservation **OPERATIONS & MAINTENANCE** Art in Architecture Section 1 & 3

GSA CBS Submittal Matrix (2025) - Version 1.0



Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Continued development of selected concept. Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, restrooms, stairways, elevators, special spaces, and **APPROVED PROGRAM &** 3 - DB Bridging service spaces (with the principal spaces labeled). **ADJACENCIES** Dimensions for critical clearances, such as vehicle access, should be indicated. Office areas 4 - CMC (IBC Chapter 1, Section 107, must show proposed layouts down to the office level of detail. and Appendix K, Section K104) **Project Phase** Verify the integration between the approved program and the building concept is achievable, in tabular form, including net, usable and gross SF **Preliminary Concept GENERAL** ☐ Table of contents identifying specifications to be used on the project Concept Development INFORMATION Final Concept Sections 1 and 3 DD - 100% Drawing and narrative indicating plan for accessing and maintaining equipment, including clearance requirements for maintenance, operation, and removal **MECHANICAL SPACES** CD - 65% Indicate distance and travel path from/to freight elevators and loading dock; include size & weight of equipment. CD - 95% ☐ Floorplans of all service spaces, including mailrooms loading dock. CD - Final **BUILDING & SERVICE** Provide analysis of loading dock in narrative format, along with any pertinent calculations. SPACES Discipline In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: General Information **DESIGN NARRATIVE &** Further refinement of narrative & calculations, including acoustical calculations for envelope, interior walls/floors/ceilings, mechanical & electrical equipment. Heat transfer in building **CALCULATIONS** Community and Landscape envelope, toilet fixture count, illumination/daylighting/glare, elevator, loading dock analysis **Building Enclosure Systems** ☐ Further refinement of selected concept **Architecture / Interiors** Floor plans, ceiling plans, elevations showing fenestration, exterior materials, cast shadows **DESIGN CONCEPTS** Interior elevations of major spaces, building sections showing adequate space for all systems Structural / Civil Sections 1 and 3 Color renderings, physical model to convey the architectural intent of the design Mechanical Compare net, usable and gross SF of design concepts to program. **Plumbing** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **FINISHES** Electrical Description and location of interior finish materials, with detailed explanation for public spaces. Fire Protection Identify millwork locations on plan and in elevation. Indicate type of materials, ie solid surface, **MILLWORK** p-lam or other. Cost Estimating **Specialty Spaces** Show proposed furniture locations on plan. **FURNITURE, FIXTURES** Historic Preservation Indicate ALL critical dimensions for ABAAS and egress. & EQUIPMENT Art in Architecture Section Continues (next page)



Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Floorplan of open office and enclosed office area/layout & typical workstation layout. Office areas comply with GSA's Space Utilization Benchmark and that the integration between 3 - DB Bridging **OFFICE AREAS** the approved program and the building concept is achievable (this is also dependent on the tenant) 4 - CMC ☐ Show reflected ceiling plans including ceiling material and lighting fixtures. **Project Phase** Interior conditions (lighting, noise, temperature, etc.) will contribute to occupant comfort. **Preliminary Concept** Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound INTERIOR CONDITIONS Concept Development masking, ceiling treatments, and wall treatments. ☐ Identify interior lighting strategy Final Concept DD - 100% ☐ Toilet fixture count analysis **INTERIOR FACILITIES** CD - 65% Sections 1 and 3 CD - 95% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104, CD - Final FLOOR-TO-FLOOR ☐ Sections, floor-to-floor, indicating ALL critical dimensions **HEIGHTS** Discipline In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104, General Information **EXTERIOR DESIGN** ■ Elevations of major building facades Sections 1 and 3 ☐ List of exterior materials proposed (provide samples upon request) Community and Landscape **Building Enclosure Systems** Color renderings showing major public spaces (as defined by PM at the start of the project) **INTERIOR DESIGN:** from different vantage points **Architecture / Interiors MAJOR PUBLIC SPACES** Structural / Civil ■ Realistic electronic model of final concept Mechanical **BUILDING MASSING Plumbing** Electrical In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ARCHITECTURAL CODE Fire Protection Code analysis **COMPLIANCE** Section 1 Cost Estimating **Specialty Spaces** ☐ Identify public vs. private areas, identify paths of travel **SIGNAGE &** Historic Preservation WAYFINDING Art in Architecture Section Continues (previous page)



Construction Type 1 - DBB	Concept Design: Final Concept (BA 51, 55, 80, ESPC)		
2 - DB 3 - DB Bridging	DESIGN LOADS Section 4	☐ Finalize narrative and update schematic plans.	u
4 - CMC Project Phase Preliminary Concept	FOUNDATIONS & GEOTECHNICAL Section 4	 Finalize narrative with recommended preferred foundation approach with supporting information. Show foundations on schematic plans. 	
Concept Development Final Concept	VIBRATIONS Section 4	☐ Finalize narrative, prepare preliminary calculations and include information on schematic plans.	
DD - 100% CD - 65% CD - 95%	INNOVATIVE METHODS & MATERIALS Section 4	☐ Finalize narrative and update schematic plans.	
CD - Final	STRUCTURAL SYSTEMS Section 4	☐ Update narrative and schematic plans. Provide preliminary calculations verifying major member depths.	\bigcirc
Discipline General Information Community and Landscape	STRUCTURAL ANALYSIS & CALCULATIONS Section 4	☐ Final analysis and calculations narrative	Page 41
Building Enclosure Systems Architecture / Interiors	QUALITY ASSURANCE & SPECIAL INSPECTIONS Section 4	□ N/A	
Structural / Civil Mechanical	HISTORIC CONSIDERATIONS Section 4	☐ Final historic narrative	
Plumbing Electrical Fire Protection	PHYSICAL SECURITY Section 4	Update narrative and schematic plans, including FSL designation. Provide preliminary calculations verifying size of forced protection structural elements.	
Cost Estimating Specialty Spaces	CIVIL SITE 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.	
Historic Preservation Art in Architecture	MISCELLANEOUS COMPONENTS Section 4 GSA CBS Submittal Matrix (2025) - Version 1.0	Final narrative and schematic drawings. Existing structures - identify concealed structural conditions that require probes or non-destructive testing, anchor pull test, steel coupon tests, concrete cores, etc.	



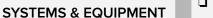
Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Concept narrative to include: ☐ Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied 3 - DB Bridging conditions 4 - CMC Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions **Project Phase** ☐ Equipment capacities, weights, sizes, and power requirements NARRATIVE Preliminary Concept Description of heating, cooling, ventilating, and dehumidification systems for each major Section 5 functional space Concept Development Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions Final Concept ☐ Fuel and utility requirements DD - 100% CD - 65% CD - 95% Proposed system showing: Extent of existing HVAC to be removed (if applicable) CD - Final ☐ Identification of spaces for mechanical equipment **DRAWINGS** Air flow riser diagrams representing supply, return, outside air, and exhaust systems Section 5 Discipline ☐ Water flow riser diagrams of the main mechanical systems General Information Community and Landscape **Building Enclosure Systems** Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries Architecture / Interiors ☐ Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions Structural / Civil Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions Mechanical CALCULATIONS Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% **Plumbing** Section 5 and 25%, and unoccupied periods) ☐ Fuel consumption estimates Electrical Fire Protection Cost Estimating **Specialty Spaces** ☐ Table of contents identifying specifications to be used on the project Historic Preservation **SPECIFICATIONS** Section 5 Art in Architecture

GSA CBS Submittal Matrix (2025) - Version 1.0



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





Section 5

Per ASPE handbooks and the IPC, update previous narrative to include:

☐ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery), per EISA 2007 § 523.

DRAWINGS

Section 5

Update previous drawings to include:

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

CALCULATIONS

Section 5

☐ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water

SPECIFICATIONS

Section 5

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











Section 6

lacksquare Basis of design

ONE LINE

Section 6

☐ Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution in accordance with NFPA 70

DRAWINGS

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

Section 6

Approximate service size calculation + generators + onsite generation in accordance with NFPA 70

SPECIFICATION

Section 6

☐ Specifications Table of Contents (TOC)







Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB □ N/A SYSTEMS DESIGN 3 - DB Bridging Section 7 4 - CMC □ N/A **Project Phase Preliminary Concept DRAWINGS** Section 7 Concept Development **Final Concept** DD - 100% □ N/A **CALCULATIONS** CD - 65% Section 7 CD - 95% CD - Final ☐ Design team fire protection engineer must: Address applicable codes and standards, special requirements that relate to the site, and the proposed occupancy use. Discipline Address construction type, protection from hazards, means of egress, and occupancy features General Information necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases. Community and Landscape ☐ Design team fire protection engineer must provide a narrative description of: **Building Enclosure Systems** The building's proposed construction features **CODE ANALYSIS** Means of egress system Architecture / Interiors Section 7 Water-based fire extinguishing systems Structural / Civil Non water-based fire extinguishing systems Smoke control systems Mechanical Fire alarm and emergency communication system **Plumbing** Fire service access elevators (if applicable) Occupant evacuation elevators (if applicable) Electrical ☐ Must be completed by the design team fire protection engineer. **Fire Protection** Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type 1 - DBB	Concept Design: Final Concept (BA 51, 55, 80, ESPC)	
2 - DB		☐ Cost Estimate- Executive Summary
3 - DB Bridging	COST VIABILITY	☐ Project is viable from a cost standpoint
4 - CMC		
roject Phase Preliminary Concept	SUPPORTING COST ANALYSIS	□ Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the <i>P-120</i>
Concept Development		
Final Concept		☐ Cost Plan Update- GSA Reports 3473, 3474
DD - 100%	COST PLAN	
CD - 65%		
CD - 95%		☐ Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as
CD - Final	COST ESTIMATE	applicable)
viscipline	COCT ECTIMATE	☐ Cost Estimate- Detail line item cost reports
General Information	COST ESTIMATE: DETAIL	
Community and Landscape		
Building Enclosure Systems	COST ESTIMATE:	☐ Cost Estimate- Detail line item cost reports
Architecture / Interiors	COST ESTIMATE: CORE/SHELL, TI	
tructural / Civil		
Mechanical		☐ Cost Estimate- Provide separate estimates for phased work, or bid alternates/options.
lumbing	VALUE ENGINEERING	
Electrical		
Fire Protection	PROJECT DEVELOPING	☐ Demonstrate that the project is developing on-budget.
Cost Estimating	ON-BUDGET	☐ VM- List of cost-saving items that would collectively reduce the project cost to approximately 10% below budget
Specialty Spaces		.c.s 25.5.11 Sudget
Historic Preservation	QUALITY CONTROL	QC Review- Verify that the final concept can be constructed within the project budget.
Art in Architecture	REVIEW	
		Section Continues (next page)
	GSA CRS Submittal Matrix (2025) - Version 1.0	



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



☐ 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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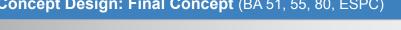


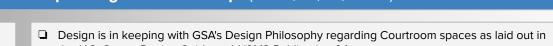


LIFE CYCLE COSTING

Section 1

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







the U.S. Courts Design Guide and USMS Publication 64 **COURTROOMS**

☐ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

SPECIALTY SPACES

Section 8

Section 8

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Section 8

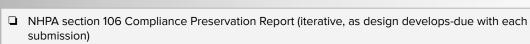
☐ List any exceptions or deviations from customer agency design guides such as *US Courts* Design Guides and USMS Publication 64







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





SITE PRESERVATION **REQUIREMENTS**

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







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.

START CONCEPT PHASE

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

DESIGN DEVELOPMENT

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

CONSTRUCTION DOCUMENTS

END

CD 65% BA 51, 54, 55, 80, ESPC) **CD 95%** (BA 51, 54, 55, 80, ESPC)

CD Final (BA 51, 54, 55, 61, 80, ESPC)

Construction Type Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55) 1 - DBB 2 - DB Per The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152): ☐ NARRATIVE (FOR EACH OPTION) Provide narrative entitled, "ACCESSIBILITY PLAN" to address 3 - DB Bridging key accessibility issues significantly impacting the concept design as follows: 4 - CMC □ SITE: Identify constraints/challenges due to site features(ie slope, wetlands etc) and vehicle circulation, building, orientation and surrounding transit infrastructure **ABAAS Project Phase** □ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and Section 1 **Pre-Award Concept** 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) **Post-Award Concept** ☐ DRAWINGS (FOR EACH OPTION) Provide drawings that include graphics showing accessible Final Concept routes from site arrival points to building entrances and to all occupied spaces and elements DD - 100% ■ Source models for concept validation BIM CD - 65% Phasing plan Section 1 CD - 95% CD - Final 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: Provide a statement outlining proposed methods to manage the observed and expected Discipline 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. **General Information DISASTER RESILIENCY** ☐ Identify project protection levels and include a simple phased adaptation plan. Section 1 Include proposed method of documentation for each project design milestone to track that the Community and Landscape design is able to adapt to changing conditions and include the thresholds to monitor the asset. **Building Enclosure Systems** 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. Architecture / Interiors Structural / Civil □ N/A **DESIGN COMMENTS** Section 1 Mechanical ☐ Provide list of applicable codes and compliance narrative. **CODE AND SAFETY Plumbing** Section 1 Provide assessment of hazardous materials. Electrical **PERFORMANCE** ☐ Provide Performance Matrix per contract obligations. **COMPLIANCE** Fire Protection Section 1 Cost Estimating Specialty Spaces Historic Preservation



Art in Architecture

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

Art in Architecture

Historic Preservation

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



ENERGY USAGE MODEL

Section 1

Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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

Section 1

□ Document how the project will achieve the 90% fossil fuel reduction required by <u>EISA 2007</u> section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.







Construction Type Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55) 1 - DBB Demonstrate compliance with 40 U.S.C. § 3312(b), (c), and (d) with graphics and narrative 2 - DB 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. 3 - DB Bridging **COLLABORATIVE** In coordination with the GSA project team, submit a Community Stakeholder Analysis and 4 - CMC **DESIGN PROCESS** narrative summarizing consultation with local officials (stakeholders consulted, meeting Section 1 minutes), and plans for further consultation to show compliance with 40 U.S.C. § 3312(b) and (c). **Project Phase** ☐ Highlight relative merits or challenges presented by the various concepts, in compliance with **Pre-Award Concept** 40 U.S.C. § 3312(b). Post-Award Concept Provide brief zoning and design guideline analysis of site and surroundings to show Final Concept **ZONING ANALYSIS** compliance with 40 U.S.C. § 3312(a) and (c). Section 1 Discuss any uncertainties that the proposed concept would align with local requirements in DD - 100% compliance with 40 U.S.C. § 3312(c). CD - 65% ☐ 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 CD - 95% **DESIGN FOR PUBLIC** the site) and how proposed design encourages public access to and around building and site and connecting to neighborhood amenities and infrastructure. USE CD - Final Section 2 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). Discipline Description and diagrams of the basic intent for site development to demonstrate compliance SITE / LANDSCAPE General Information with 40 USC § 3312(c) (e.g. program, preservation areas, circulation, and physical security) **STRATEGY** Section 2 **Community and Landscape** Identify existing natural features that impact the spatial layout per NEPA and Clean Water Act **Building Enclosure Systems** NATURAL FEATURES requirements, including wetlands and streams, forest conservation, and sensitive habitats. Section 2 Architecture / Interiors Structural / Civil ☐ Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed. **STORMWATER** Mechanical MANAGEMENT **Plumbing** Section 2 Electrical □ N/A **LANDSCAPE** Fire Protection **IRRIGATION** Section 2 Cost Estimating **Specialty Spaces** Historic Preservation





Page 54





Art in Architecture

Construction Type Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55) 1 - DBB 2 - DB ☐ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc). **ENCLOSURE** 3 - DB Bridging Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing COMMISSIONING PLAN performance criteria; to ensure facility resilience throughout the intended service life. 4 - CMC Section 1 & 3 Follow ASTM E2813 Enhanced Cx as default. ASTM E2947. D7877 & D8231 **Project Phase Pre-Award Concept** □ N/A **VISUAL &** Post-Award Concept PERFORMANCE **MOCK-UPS** Final Concept Section 1 & 3 DD - 100% Proposed roofing and roof drainage systems function without extraordinary means and do not CD - 65% pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle **ROOFING / ROOF** durability **DRAINAGE SYSTEM** CD - 95% ☐ List any unique site-specific conditions that may impact proposed system. Section 1 & 3 CD - Final □ N/A WHOLE BUILDING AIR Discipline **TIGHTNESS** Section 1 & 3 General Information Community and Landscape □ N/A THERMAL BARRIERS (INSULATION) **Building Enclosure Systems** Section 1 & 3 Architecture / Interiors ☐ Proposed fenestration systems are appropriate to the specific site conditions Structural / Civil Proposed designs are readily achievable and do not pose unusual risks in terms of **FENESTRATION** constructability, performance, ease of maintenance or life cycle durability Mechanical (GLAZING SYSTEMS) ☐ List any unique site-specific conditions that may impact proposed system. **Plumbing** Section 1 & 3 Electrical Fire Protection Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE** cycle performance Cost Estimating WATERPROOFING Section 1 & 3 **Specialty Spaces** Historic Preservation Proposed enclosure systems are accessible for regular maintenance **OPERATIONS &** Art in Architecture **MAINTENANCE** Section 1 & 3 GSA CBS Submittal Matrix (2025) - Version 1.0

Construction Type Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55) 1 - DBB 2 - DB In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **APPROVED PROGRAM &** All major spaces identified with appropriate adjacencies and reasonable size related to the 3 - DB Bridging **ADJACENCIES** program by division or areas 4 - CMC In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **Project Phase GENERAL** ☐ Project objectives and scope. Area of work plans. **Pre-Award Concept** INFORMATION Sections 1 and 3 Post-Award Concept Plans identifying support spaces with appropriate adjacencies and reasonable size related to **Final Concept** the program **MECHANICAL SPACES** DD - 100% Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment. CD - 65% □ N/A CD - 95% **BUILDING & SERVICE** CD - Final **SPACES** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Discipline **DESIGN NARRATIVE &** Short narrative on design concept. Include summary sheet of calculations showing all General Information CALCULATIONS assumptions, applicable codes and standards referenced, and conclusions. (Calculations should include engineering sketches.) Community and Landscape ☐ An overall building concept design including drawings, BIM, renderings & photos. **Building Enclosure Systems DESIGN CONCEPTS** ☐ Compare net, usable and gross SF of design concepts to program. Sections 1 and 3 **Architecture / Interiors** Structural / Civil ☐ Indicate overall type and location of finishes Mechanical **FINISHES Plumbing** Electrical ☐ Indicate millwork location and type of material Fire Protection **MILLWORK** Cost Estimating **Specialty Spaces** □ N/A **FURNITURE, FIXTURES** Historic Preservation & EQUIPMENT Art in Architecture Section Continues (next page)



Construction Type Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging 4 - CMC □ N/A **Project Phase** INTERIOR CONDITIONS **Pre-Award Concept Post-Award Concept** All support spaces identified with appropriate adjacencies and reasonable size related to the program INTERIOR FACILITIES Final Concept ☐ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate Sections 1 and 3 maximum occupant load DD - 100% CD - 65% ☐ Show a reasonable vertical profile/section that will allow for systems integration FLOOR-TO-FLOOR ☐ Floor-to-floor heights are sufficient to accommodate any utilities/cabling/above ceiling CD - 95% **HEIGHTS** requirements CD - Final 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, **EXTERIOR DESIGN** Discipline curtain wall, rain screen, etc.). Sections 1 and 3 • Overall exterior design is in keeping with specific program requirements by project; exterior is General Information easy to maintain Community and Landscape ■ Show overall finishes and materials **INTERIOR DESIGN: Building Enclosure Systems** ■ Show Elevations including finishes and materials MAJOR PUBLIC SPACES ☐ Show reflected ceiling plan including lighting and acoustic strategies **Architecture / Interiors** Structural / Civil Provide an electronic massing model to give a sense of the design including materiality and fenestration. **BUILDING MASSING** Mechanical **Plumbing** Electrical In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ARCHITECTURAL CODE ☐ Show that no major obvious deficiencies are present in the design. Document any deficiencies **COMPLIANCE** Fire Protection or waivers required. Show that iInterior and exterior architectural features are code compliant Section 1 Cost Estimating □ N/A **Specialty Spaces SIGNAGE &** WAYFINDING Historic Preservation Art in Architecture







Construction Type 1 - DBB	Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)				
2 - DB 3 - DB Bridging	DESIGN LOADS Section 4	Prepare narrative that summarizes design loads.			
4 - CMC Project Phase Pre-Award Concept	FOUNDATIONS & GEOTECHNICAL Section 4	☐ Provide geotechnical investigation and approach report.			
Post-Award Concept Final Concept	VIBRATIONS Section 4	□ N/A			
DD - 100% CD - 65% CD - 95%	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.			
CD - Final	STRUCTURAL SYSTEMS Section 4	□ Narrative describing alternatives schemes/materials (including superstructure and foundations) to be considered.			
Oiscipline General Information Community and Landscape	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			
Building Enclosure Systems Architecture / Interiors	QUALITY ASSURANCE & SPECIAL INSPECTIONS Section 4	□ N/A			
Structural / Civil Mechanical	HISTORIC CONSIDERATIONS Section 4	☐ Narrative that identifies historic status and related potential constraints.			
Plumbing Electrical	PHYSICAL SECURITY Section 4	 Narrative summarizing anticipated physical security requirements and standards. Include FSL information from FSC. 			
Fire Protection Cost Estimating Specialty Spaces	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. 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. 			
Art in Architecture	MISCELLANEOUS COMPONENTS Section 4 GSA CBS Submittal Matrix (2025) - Version 1.0	□ Narrative summarizing primary structural and facade attachments to the exterior of the building.			







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



NARRATIVE

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

Section 5

☐ Identify mechanical spaces

CALCULATIONS

Section 5

Develop base assumptions for each concept

SPECIFICATIONS

Section 5

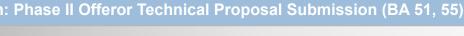
lacksquare Table of contents identifying specifications to be used on the project

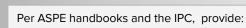






Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)





- Description of the basic intent for plumbing infrastructure (e.g. domestic water heater technology and arrangement)
- Description of the water reduction goals
- ☐ Identify mechanical spaces and primary distribution pathways

CALCULATIONS

Section 5

SYSTEMS & EQUIPMENT

Section 5

DRAWINGS Section 5

□ N/A

SPECIFICATIONS Section 5

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







Construction Type Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55) 1 - DBB 2 - DB Basis of design **BASIS OF DESIGN** 3 - DB Bridging Section 6 4 - CMC Project Phase □ N/A **Pre-Award Concept ONE LINE** Section 6 Post-Award Concept Final Concept ☐ Show basic location of mechanical/electrical rooms. Where applicable, in accordance with DD - 100% NFPA 70, show generator, roll-up generator docking station and utility transformer locations. **DRAWINGS** Section 6 CD - 65% CD - 95% □ N/A CD - Final **CALCULATIONS** Section 6 Discipline **General Information** □ N/A **SPECIFICATION** Community and Landscape Section 6 **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)



SYSTEMS DESIGN

Section 7

□ N/A

DRAWINGS

Section 7

□ N/A

CALCULATIONS

Section 7

□ N/A

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.







Construction Type 1 - DBB	Pre-Award Concept	Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)	
2 - DB		□ Cost Estimate	W
3 - DB Bridging	COST VIABILITY		
4 - CMC			
Project Phase	SUPPORTING COST	☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See <i>P120</i> For Details	
Pre-Award Concept	ANALYSIS		
Post-Award Concept			
Final Concept		☐ Cost Plan	
DD - 100%	COST PLAN		
CD - 65%			
CD - 95%		☐ QC Review A-E Estimate	
CD - Final	COST ESTIMATE		
Discipline	COST ESTIMATE:	□ N/A	Page
General Information	DETAIL		63
Community and Landscape			\otimes
Building Enclosure Systems	COST ESTIMATE	□ N/A	
Architecture / Interiors	COST ESTIMATE: CORE/SHELL, TI		
Structural / Civil			
Mechanical		□ N/A	
Plumbing	VALUE ENGINEERING		
Electrical			
Fire Protection	PROJECT DEVELOPING	□ N/A	
Cost Estimating	ON-BUDGET		
Specialty Spaces			
Historic Preservation	QUALITY CONTROL	□ N/A	
Art in Architecture	REVIEW		
		Section Continues (next page)	
	GSA CBS Submittal Matrix (2025) - Version 1.0		

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



- ☐ 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

LIFE CYCLE COSTING

Section 1

- ☐ 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







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

COURTROOMS
Section 8

□ N/A

SPECIALTY SPACES

Section 8

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

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
- ☐ 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 NHPA section 106 compliance requirements.







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







Construction Type Post-Award Concept Design: Design Review (BA 51, 55) 1 - DBB 2 - DB □ NARRATIVE: Further develop the ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows: 3 - DB Bridging □ 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 4 - CMC main entrance identification and visibility. **Project Phase** BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe **Pre-Award Concept** applicable accessibility codes to be enforced. Describe accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any **Post-Award Concept** areas intended to meet adaptability vs accessibility. ☐ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any Final Concept **ABAAS** mitigation measures to be taken to make facility as accessible as possible. Section 1 DD - 100% 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. CD - 65% Highlight areas of special access consideration. Indicate Pros and Cons for each option. CD - 95% CD - Final Discipline **General Information** Community and Landscape BIM Execution plan (Template per 2024 GSA BIM CDX and COBie Standard) **Building Enclosure Systems** ☐ Source Models and IFC 2x3 or 4x3 model translations BIM Updated spatial validation per SDM section of GSA BIM , CDX and COBie Standard Architecture / Interiors Section 1 Updated COBie Spreadsheet (Concept information) Structural / Civil Updated Energy BIM Model files (if required) Document existing conditions Mechanical **Plumbing** Provide finalized Concept statement. If the POR is updated, then update the statement to **DISASTER RESILIENCY** reflect relevant findings and changes. Identify strategies and elements in the drawings and Section 1 Electrical reference in the statement. Update project risk register. Fire Protection ☐ Highlight relevant responses to previous submission comments. **DESIGN COMMENTS** Section 1 Cost Estimating ☐ Provide list of applicable codes and compliance narrative. Specialty Spaces **CODE AND SAFETY** Section 1 Safety narrative including hazardous materials, fall protection, and arc flash requirements. Historic Preservation Art in Architecture



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)



ENERGY USAGE MODEL

Section 1

Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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).

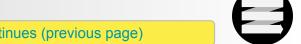
FOSSIL FUEL REDUCTION

Section 1

Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(l) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.







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

COLLABORATIVE DESIGN PROCESS

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).



- ☐ Provide additional details for shared public use, as appropriate, in compliance with 40 U.S.C. § 3306(b)(1).
- Provide additional detail of site's context and pedestrian linkages, as appropriate to show compliance with 40 U.S.C. § 3306(b)(3).
- Refinement of concept, additional detail in narratives, and drawings to demonstrate compliance with 40 USC § 3312(c).
- ☐ 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. Section 2
 - Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed.







ZONING ANALYSIS

Section 1

DESIGN FOR PUBLIC USE

Section 2

SITE / LANDSCAPE STRATEGY

Section 2

NATURAL FEATURES

STORMWATER MANAGEMENT

Section 2

LANDSCAPE IRRIGATION

Section 2

☐ Determine whether irrigation will be required and identify a water source.

Construction Type Post-Award Concept Design: Design Review (BA 51, 55) 1 - DBB 2 - DB Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc). 3 - DB Bridging **ENCLOSURE** Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing COMMISSIONING PLAN performance criteria; to ensure facility resilience throughout the intended service life. 4 - CMC Section 1 & 3 Follow ASTM E2813 Enhanced Cx as default. ASTM E2947. D7877 & D8231 **Project Phase Pre-Award Concept** □ N/A **Post-Award Concept VISUAL & PERFORMANCE Final Concept MOCK-UPS** Section 1 & 3 DD - 100% CD - 65% Proposed roofing and roof drainage systems function without extraordinary means and do not **ROOFING / ROOF** pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle CD - 95% **DRAINAGE SYSTEM** durability. Section 1 & 3 ☐ List any unique environmental/climate conditions that may impact proposed system. CD - Final □ N/A WHOLE BUILDING AIR Discipline **TIGHTNESS** General Information Section 1 & 3 Community and Landscape Proposed insulation types and considerations **Building Enclosure Systems** THERMAL BARRIERS (INSULATION) Architecture / Interiors Section 1 & 3 Structural / Civil Proposed fenestration systems are appropriate to the specific site conditions. Mechanical Proposed designs are readily achievable and do not pose unusual risks in terms of **FENESTRATION Plumbing** constructability, performance, ease of maintenance or life cycle durability. (GLAZING SYSTEMS) ☐ List any unique site-specific conditions that may impact proposed system. Section 1 & 3 Electrical Fire Protection Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE** Cost Estimating cycle performance. WATERPROOFING **Specialty Spaces** Section 1 & 3 Historic Preservation ☐ Proposed enclosure systems are accessible for regular maintenance. **OPERATIONS &** Art in Architecture **MAINTENANCE** Section 1 & 3

GSA CBS Submittal Matrix (2025) - Version 1.0





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Construction Type Post-Award Concept Design: Design Review (BA 51, 55) 1 - DBB 2 - DB In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104,: Drawings should include at a minimum: entrances, lobbies, corridors, stairways, restrooms, 3 - DB Bridging elevators, work areas, special spaces, mechanical rooms for major equipment and air handlers, **APPROVED PROGRAM &** and service spaces (with the principal spaces labeled). 4 - CMC **ADJACENCIES** Dimensions for critical clearances, such as vehicle access, should be indicated. **Project Phase** Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations. **Pre-Award Concept Post-Award Concept** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **GENERAL** ☐ Table of contents identifying specifications to be used on the project Final Concept INFORMATION Sections 1 and 3 DD - 100% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: CD - 65% **MECHANICAL SPACES** ☐ Floorplans of mechanical rooms for major equipment and air handlers CD - 95% CD - Final In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **BUILDING & SERVICE** ☐ Floorplans of all service spaces, including mailrooms and loading dock/access **SPACES** Discipline General Information In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **DESIGN NARRATIVE &** Extended narrative and further developed calculations. Calculations must refer to code, CALCULATIONS Community and Landscape paragraph of code used, standards, and text books used for specific portion of calculation. **Building Enclosure Systems** Refinement of selected concept, additional detail in drawings and BIM model. Compare net, **DESIGN CONCEPTS Architecture / Interiors** usable and gross SF of design concept to program. Sections 1 and 3 Structural / Civil □ N/A Mechanical **FINISHES Plumbing** Electrical □ N/A Fire Protection **MILLWORK** Cost Estimating **Specialty Spaces** □ N/A **FURNITURE, FIXTURES** & EQUIPMENT Historic Preservation Art in Architecture Section Continues (next page)







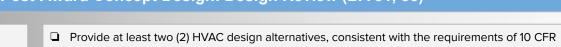


Construction Type Post-Award Concept Design: Design Review (BA 51, 55) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging 4 - CMC □ N/A **Project Phase** INTERIOR CONDITIONS **Pre-Award Concept Post-Award Concept** □ N/A **Final Concept** INTERIOR FACILITIES DD - 100% Sections 1 and 3 CD - 65% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: CD - 95% FLOOR-TO-FLOOR ☐ Sections, floor-to-floor, indicating ALL critical dimensions **HEIGHTS** CD - Final In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Discipline **EXTERIOR DESIGN** ☐ Floor and Roof Elevations, Labeled General Information Sections 1 and 3 Community and Landscape In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **INTERIOR DESIGN: Building Enclosure Systems** ■ Elevations of major public spaces **MAJOR PUBLIC SPACES** ☐ Interior design for major public spaces aligns with building architectural requirements **Architecture / Interiors** Structural / Civil Provide an electronic massing model on a common base, for each design scheme. No fenestration. **BUILDING MASSING** Mechanical **Plumbing** Electrical □ N/A ARCHITECTURAL CODE **COMPLIANCE** Fire Protection Section 1 Cost Estimating In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **Specialty Spaces SIGNAGE &** ☐ Identify public vs. private areas, identify paths of travel. WAYFINDING Historic Preservation Art in Architecture Section Continues (previous page)



Construction Type 1 - DBB	Post	:-Award Concept Design: Design Review (BA 51, 55)
2 - DB 3 - DB Bridging	DESIGN LOADS Section 4	☐ Update narrative. List design loads on schematic plans.
4 - CMC Project Phase Pre-Award Concept	FOUNDATIONS & GEOTECHNICAL Section 4	☐ Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach.
Post-Award Concept Final Concept	VIBRATIONS Section 4	□ Narrative addressing potential vibration issues associated with selected structural scheme.
DD - 100% CD - 65% CD - 95%	INNOVATIVE METHODS & MATERIALS Section 4	Update narrative. Provide schematic plans showing location of innovative materials and notes for special construction methods.
CD - Final	STRUCTURAL SYSTEMS Section 4	☐ Update narrative identifying strengths and weaknesses of alternatives. Provide schematic plans showing recommended approach.
Discipline General Information Community and Landscape	STRUCTURAL ANALYSIS & CALCULATIONS Section 4	☐ Update structural narrative. Provide schematic plans and preliminary calculations.
Building Enclosure Systems Architecture / Interiors	QUALITY ASSURANCE & SPECIAL INSPECTIONS Section 4	□ N/A
Structural / Civil Mechanical	HISTORIC CONSIDERATIONS Section 4	□ Update narrative.
Plumbing Electrical	PHYSICAL SECURITY Section 4	☐ Update narrative, including FSL designation. Identify special requirements on schematic plans.
Fire Protection	CIVIL SITE Section 4	Update civil narrative. Provide schematic site plans and preliminary calculations, including but
Cost Estimating Specialty Spaces		not limited to stormwater management and flood resistant measures. EO 11988, ASCE 24-24. 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.
Art in Architecture	MISCELLANEOUS COMPONENTS Section 4 GSA CBS Submittal Matrix (2025) - Version 1.0	☐ Update narrative. Provide schematic drawings showing locations.







NARRATIVE

Section 5

- 433.100; where required by 10 CFR 433, Subpart A
- ☐ Refined Rough Order of Magnitude for each concept

DRAWINGS

Section 5

- ☐ Major mechanical equipment laid out in the mechanical spaces for each concept
- ☐ Preliminary Equipment Schedules

CALCULATIONS

Section 5

- $\hfill \Box$ Develop base assumptions for each concept
- ☐ Provide a dew point analysis

SPECIFICATIONS

Section 5

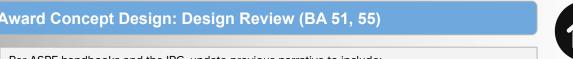
 $\hfill \Box$ Table of contents identifying specifications to be used on the project







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





SYSTEMS & EQUIPMENT

Section 5

- Per ASPE handbooks and the IPC, update previous narrative to include:
- Domestic cold water
- Domestic hot water
- Sanitary systems
- Storm drainage
- ☐ Irrigation

DRAWINGS

Section 5

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

CALCULATIONS

Section 5

☐ Rough Order of Magnitude water consumption calculations

SPECIFICATIONS

Section 5

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







Construction Type Post-Award Concept Design: Design Review (BA 51, 55) 1 - DBB 2 - DB Basis of design **BASIS OF DESIGN** 3 - DB Bridging Section 6 4 - CMC **Project Phase** □ N/A **Pre-Award Concept ONE LINE** Section 6 **Post-Award Concept** Final Concept ☐ Stacking, basic room sizes, and locations of major equipment in accordance with NFPA 70 DD - 100% **DRAWINGS** Section 6 CD - 65% CD - 95% □ N/A CD - Final **CALCULATIONS** Section 6 Discipline **General Information** □ N/A **SPECIFICATION** Community and Landscape Section 6 **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) □ N/A SYSTEMS DESIGN □ N/A





Section 7

DRAWINGS Section 7

CALCULATIONS

Section 7

CODE ANALYSIS Section 7

□ N/A

□ N/A

Construction Type Post-Award Concept Design: Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** 3 - DB Bridging 4 - CMC **Project Phase** ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details **SUPPORTING COST Pre-Award Concept ANALYSIS Post-Award Concept** Final Concept QC Review A-E Estimate **COST PLAN** DD - 100% CD - 65% CD - 95% □ N/A **COST ESTIMATE** CD - Final Discipline □ N/A **COST ESTIMATE: General Information DETAIL** Community and Landscape **Building Enclosure Systems** □ N/A **COST ESTIMATE:** Architecture / Interiors CORE/SHELL, TI Structural / Civil Mechanical □ N/A **VALUE ENGINEERING Plumbing** Electrical Fire Protection □ N/A PROJECT DEVELOPING **ON-BUDGET Cost Estimating Specialty Spaces** Historic Preservation □ N/A **QUALITY CONTROL REVIEW** Art in Architecture Section Continues (next page) GSA CBS Submittal Matrix (2025) - Version 1.0

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



 $\hfill \Box$ 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

LIFE CYCLE COSTING

Section 1

- ☐ 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 8

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

□ N/A

SPECIALTY SPACES
Section 8

CUSTOMER DESIGN GUIDE DEVIATIONS

Section 8

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











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.



■ 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

PROCESS

DOCUMENTATION

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

_

□ N/A







Construction Type Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB □ NARRATIVE: Finalize ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows: 3 - DB Bridging ☐ 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 4 - CMC main entrance identification and visibility. **Project Phase** □ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe **Pre-Award Concept ABAAS** applicable accessibility codes to be enforced. Describe accessible path of travel Section 1 obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any Post-Award Concept areas intended to meet adaptability vs accessibility. ☐ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any Final Concept mitigation measures to be taken to make facility as accessible as possible. DD - 100% ☐ 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 CD - 65% access consideration. CD - 95% Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with CD - Final the building program All spatial validation data per SDM section of GSA BIM , CDX and COBie Standard. ☐ IFC 2x3 or 4x3 File export from Design BIM BIM Discipline ☐ BIM Execution plan updated, Initial COBie Spreadsheet (per 2024 GSA BIM CDX and COBie Section 1 Standard) **General Information** ☐ BIM QC Checklist: Identifies what is currently contained in Design BIM Community and Landscape ☐ Updated Energy BIM Model files (if required) **Building Enclosure Systems** Submit revised statement to reflect development of design. If the POR is updated, then update Architecture / Interiors **CLIMATE ADAPTATION /** the statement to reflect relevant findings and changes. **RESILIENCE** Identify strategies and elements in the drawings and reference in the statement. Structural / Civil Section 1 Mechanical Highlight relevant responses to previous submission comments. **Plumbing DESIGN COMMENTS** Provide a list of any outstanding substantive comments that have not been resolved. Section 1 Electrical Fire Protection ☐ Provide list of applicable codes and compliance narrative. **CODE AND SAFETY** ☐ Safety narrative including hazardous materials, fall protection, and arc flash requirements. Cost Estimating Section 1 **Specialty Spaces** Historic Preservation Art in Architecture



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



ENERGY USAGE MODEL

Section 1

Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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

Section 1

Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 section 433(a)(D)(i)(l) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.







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

Art in Architecture

Historic Preservation

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



COLLABORATIVE DESIGN PROCESS

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).
- ☐ 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

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

Section 2

- Provide additional details as appropriate to evaluate the concept.
- For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.
- 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).
- ☐ 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**

Section 2

- ☐ Site plans, site sections, and color renderings to convey landscape architectural intent and demonstrate compliance with 40 USC § 3312(c)
- ☐ All second peer review commentary responded to.
- ☐ 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

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**

Section 2

- Approach to achieve compliance with EISA section 438 is identified for the project and site systems are shown in drawings.
- Document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per the Clean Water Act.

LANDSCAPE **IRRIGATION**

Section 2

Determine extents of irrigated area and whether a permanent or temporary system is required to establish and maintain the plantings..







Construction Type Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc). 3 - DB Bridging 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. 4 - CMC **ENCLOSURE** Follow ASTM E2813 Enhanced Cx as default. ASTM E2947. D7877 & D8231 **COMMISSIONING PLAN Project Phase** Section 1 & 3 ☐ Draft PRELIMINARY Building Enclosure Commissioning (BECx) Plan. **Pre-Award Concept** Identify any testing required to address risk inherent in the design intent. Describe mockup types required to develop consensus for the design intent and/or prove Post-Award Concept system performance. **Final Concept** Describe quantity, type(s), size(s), and complexity of proposed mock-ups. **VISUAL &** DD - 100% **PERFORMANCE** CD - 65% **MOCK-UPS** Section 1 & 3 CD - 95% CD - Final Describe roofing type. **ROOFING / ROOF** Indicate roof slopes and drain locations. DRAINAGE SYSTEM Indicate type and extents of fall protection. Section 1 & 3 Discipline Indicate means of safe suspended access. General Information Describe air barrier types. WHOLE BUILDING AIR Community and Landscape **TIGHTNESS Building Enclosure Systems** Section 1 & 3 Architecture / Interiors Proposed insulation types and considerations THERMAL BARRIERS Structural / Civil Compare design performance model to design EUI. (INSULATION) Section 1 & 3 Mechanical **Plumbing** Describe fenestration types. **FENESTRATION** (GLAZING SYSTEMS) Electrical Section 1 & 3 Fire Protection Describe approach to below-grade waterproofing. **BELOW-GRADE** Cost Estimating WATERPROOFING **Specialty Spaces** Section 1 & 3 Historic Preservation Describe approaches to fall protection and safe suspended access. **OPERATIONS &** Art in Architecture **MAINTENANCE** Section 1 & 3 GSA CBS Submittal Matrix (2025) - Version 1.0

Construction Type Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB In Compliance with IBC Chapter 1, Section 107: Continued development of selected concept. ☐ Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, 3 - DB Bridging stairways, elevators, special spaces, and service spaces (with the principal spaces labeled). **APPROVED PROGRAM &** 4 - CMC Dimensions for critical clearances, such as vehicle access, should be indicated. Office areas **ADJACENCIES** must show proposed layouts down to the office level of detail. **Project Phase** ☐ Verify the integration between the approved program and the building concept is achievable, in tabular form, including net, usable and gross SF **Pre-Award Concept GENERAL** ☐ Table of contents identifying specifications to be used on the project Post-Award Concept **INFORMATION Final Concept** Sections 1 and 3 DD - 100% Drawing and narrative indicating plan for accessing and maintaining equipment, including clearance requirements for maintenance, operation, and removal **MECHANICAL SPACES** CD - 65% ☐ Indicate distance and travel path from/to freight elevators and loading dock; include size & weight of equipment. CD - 95% CD - Final ☐ Floorplans of all service spaces, including mailrooms loading dock **BUILDING & SERVICE** Provide analysis of loading dock in narrative format, along with any pertinent calculations. **SPACES** Discipline ☐ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Further General Information **DESIGN NARRATIVE &** refinement of narrative and calculations, including acoustical calculations for envelope, interior walls/floors/ceilings, mechanical and electrical equipment. Heat transfer in building envelope, **CALCULATIONS** Community and Landscape toilet fixture count, illumination/daylighting/glare, elevator analysis, loading dock analysis. Calculations must meet or exceed code. **Building Enclosure Systems** ☐ Further refinement of selected concept **Architecture / Interiors** ☐ Floor plans, ceiling plans, elevations showing fenestration, exterior materials, cast shadows **DESIGN CONCEPTS** Interior elevations of major spaces, building sections showing adequate space for all systems Structural / Civil Sections 1 and 3 Color renderings, physical model to convey the architectural intent of the design Mechanical Compare net, usable and gross SF of design concepts to program. **Plumbing** Description of interior finish materials, with detailed explanation for public spaces **FINISHES** Electrical Fire Protection Identify millwork locations on plan and in elevation. Indicate type of materials, ie solid surface, **MILLWORK** p-lam or other. Cost Estimating **Specialty Spaces** ☐ Show proposed furniture locations on plan. **FURNITURE, FIXTURES** Historic Preservation ☐ Indicate ALL critical dimensions for ABAAS and egress. **& EQUIPMENT** Art in Architecture Section Continues (next page)











Construction Type Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Floorplan of open office and enclosed office area/layout & typical workstation layout. • Office areas comply with GSA's Space Utilization Benchmark and that the integration between 3 - DB Bridging **OFFICE AREAS** the approved program and the building concept is achievable (this is also dependent on the tenant) 4 - CMC ☐ Show reflected ceiling plans including ceiling material and lighting fixtures **Project Phase** Interior conditions (lighting, noise, temperature, etc.) will contribute to occupant comfort. **Pre-Award Concept** Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound INTERIOR CONDITIONS Post-Award Concept masking, ceiling treatments, and wall treatments. ☐ Identify interior lighting strategy Final Concept ☐ Toilet fixture count analysis DD - 100% INTERIOR FACILITIES CD - 65% Sections 1 and 3 CD - 95% ☐ Sections, floor-to-floor, indicating ALL critical dimensions FLOOR-TO-FLOOR CD - Final **HEIGHTS** Discipline ■ Elevations of major building facades General Information **EXTERIOR DESIGN** ☐ List of exterior materials proposed (provide samples upon request) Sections 1 and 3 Community and Landscape **Building Enclosure Systems** Color renderings showing major public spaces (as defined by PM at the start of the project) **INTERIOR DESIGN:** from different vantage points **Architecture / Interiors MAJOR PUBLIC SPACES** Structural / Civil ■ Realistic electronic model of final concept Mechanical **BUILDING MASSING Plumbing** Electrical In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ARCHITECTURAL CODE Code analysis Fire Protection **COMPLIANCE** Section 1 Cost Estimating ☐ Identify public vs. private areas, identify paths of travel **Specialty Spaces SIGNAGE &** WAYFINDING Historic Preservation Art in Architecture Section Continues (previous page)



Construction Type Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Finalize narrative and update schematic plans. **DESIGN LOADS** Section 4 3 - DB Bridging 4 - CMC ☐ Finalize narrative with recommended preferred foundation approach with supporting **FOUNDATIONS & Project Phase** information. **GEOTECHNICAL** ☐ Show foundations on schematic plans. Section 4 **Pre-Award Concept** Post-Award Concept ☐ Finalize narrative, prepare preliminary calculations and include information on schematic plans. **VIBRATIONS** Section 4 **Final Concept** DD - 100% ☐ Finalize narrative and update schematic plans. **INNOVATIVE METHODS** CD - 65% & MATERIALS Section 4 CD - 95% Update narrative and schematic plans. CD - Final STRUCTURAL SYSTEMS Provide preliminary calculations verifying major member depths. Section 4 Discipline ■ Final narrative STRUCTURAL ANALYSIS General Information & CALCULATIONS Section 4 Community and Landscape **QUALITY ASSURANCE &** □ N/A **Building Enclosure Systems** SPECIAL INSPECTIONS Section 4 Architecture / Interiors ☐ Final narrative Structural / Civil **HISTORIC CONSIDERATIONS** Mechanical Section 4 **Plumbing** ☐ Update narrative and schematic plans, including FSL designation. PHYSICAL SECURITY Electrical Provide preliminary calculations verifying size of forced protection structural elements. Section 4 Fire Protection Update civil narrative, schematic plans and calculations, including but not limited to stormwater Cost Estimating **CIVIL SITE** management and flood resistant measures. EO 11988 and ASCE 24-24. Section 4 **Specialty Spaces** Historic Preservation Update narrative and schematic drawings. **MISCELLANEOUS COMPONENTS** Art in Architecture Section 4

GSA CBS Submittal Matrix (2025) - Version 1.0







Construction Type 1 - DBB	Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)		
2 - DB		Concept narrative to include:	
3 - DB Bridging		Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions	
4 - CMC		☐ Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions	
Project Phase	NARRATIVE	☐ Equipment capacities, weights, sizes, and power requirements	
Pre-Award Concept	Section 5	 Description of heating, cooling, ventilating, and dehumidification systems for each major functional space 	
Post-Award Concept		 Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions 	
Final Concept		☐ Fuel and utility requirements	
DD - 100%			
CD - 65%		Proposed system showing:	
CD - 95%		☐ Extent of existing HVAC to be removed if applicable	
CD - Final	DRAWINGS	☐ Identification of spaces for mechanical equipment	
CD - Filial	Section 5	Air flow riser diagrams representing supply, return, outside air, and exhaust systems	
		☐ Water flow riser diagrams of the main mechanical systems	
Discipline			
General Information		 Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries 	
Community and Landscape		Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions	
Building Enclosure Systems Architecture / Interiors	CALCULATIONS Section 5	 Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions 	
Structural / Civil		 Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods) 	
Mechanical		☐ Fuel consumption estimates	
Plumbing			
Electrical			
Fire Protection	SPECIFICATIONS Continue F	☐ Table of contents identifying specifications to be used on the project	
Cost Estimating	Section 5		
Specialty Spaces			





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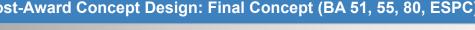


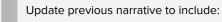


Historic Preservation

Art in Architecture

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





☐ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery), per EISA 2007 § 523.

DRAWINGS

SYSTEMS & EQUIPMENT

Section 5

Section 5

Per ASPE handbooks and the IPC, update previous drawings to include:

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

CALCULATIONS

Section 5

☐ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water

SPECIFICATIONS

Section 5

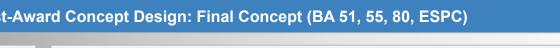
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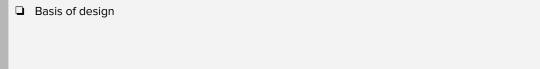




Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)







ONE LINE Section 6

BASIS OF DESIGN

Section 6

Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution in accordance with NFPA 70

DRAWINGS 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

Section 6

Approximate service size calculation + generators + onsite generation in accordance with NFPA 70

SPECIFICATION

Section 6

■ Specifications Table of Contents (TOC)







Construction Type Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB □ N/A SYSTEMS DESIGN 3 - DB Bridging Section 7 4 - CMC **Project Phase Pre-Award Concept** □ N/A **DRAWINGS** Post-Award Concept Section 7 **Final Concept** DD - 100% □ N/A **CALCULATIONS** CD - 65% Section 7 CD - 95% CD - Final ☐ Design team fire protection engineer must: Address applicable codes and standards, special requirements that relate to the site, and the proposed occupancy use. Discipline address construction type, protection from hazards, means of egress, and occupancy features necessary to minimize danger to life, property, and mission General Information continuity from the effects of fire, including smoke, heat, and toxic gases. Design team fire protection engineer must provide a narrative description of: Community and Landscape **CODE ANALYSIS** The building's proposed construction features Section 7 Means of egress system **Building Enclosure Systems** Water-based fire extinguishing systems Architecture / Interiors Non water-based fire extinguishing systems Smoke control systems Structural / Civil Fire alarm and emergency communication system Fire service access elevators (if applicable) Mechanical Occupant evacuation elevators (if applicable) **Plumbing** Electrical **Fire Protection** Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB □ Cost Estimate- Executive Summary COST VIABILITY 3 - DB Bridging 4 - CMC Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required **Project Phase** SUPPORTING COST in the *P-120* **Pre-Award Concept ANALYSIS** Post-Award Concept **Final Concept** ☐ Cost Plan Update- GSA Reports 3473, 3474 **COST PLAN** DD - 100% CD - 65% ☐ Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as CD - 95% **COST ESTIMATE** applicable) CD - Final ☐ Cost Estimate- Detail line item cost reports Discipline **COST ESTIMATE:** General Information **DETAIL** Community and Landscape Code Analysis **Building Enclosure Systems COST ESTIMATE:** CORE/SHELL, TI Architecture / Interiors Structural / Civil ☐ Cost Estimate- Provide separate estimates for phased work, or bid alternates/options. Mechanical **VALUE ENGINEERING Plumbing** Electrical ☐ Demonstrate that the project is developing on-budget. PROJECT DEVELOPING Fire Protection VM- List of cost-saving items that would collectively reduce the project cost to approximately **ON-BUDGET** 10% below budget **Cost Estimating Specialty Spaces** QC Review- Verify that the final concept can be constructed within the project budget. **QUALITY CONTROL** Historic Preservation **REVIEW** Art in Architecture Section Continues (next page)



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



 $\hfill \Box$ 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

LIFE CYCLE COSTING
Section 1

☐ 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

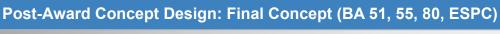
Service water-heating system

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











COURTROOMS

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
- ☐ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

SPECIALTY SPACES

Section 8

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Section 8

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











□ 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







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

ARCHITECTURAL

□ N/A

□ N/A

PROCESS DOCUMENTATION

DESIGN VALUES







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.

START

CONCEPT PHASE

Preliminary Concept (BA 51, 55) Concept Development (BA 51, 55) Final Concept (BA 51, 55, 80, ESPC) Offeror's Tech Proposal (BA 51, 55, 80, ESPC)

DESIGN DEVELOPMENT

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

CONSTRUCTION DOCUMENTS

END

CD 65% (BA 51, 54, 55, 80, ESPC) **CD 95%** (BA 51, 54, 55, 80, ESPC)

CD Final (BA 51, 54, 55, 61, 80, ESPC)

Construction Type **Concept Design Bridging Set: Preliminary Concept** (BA 51, 55) 1 - DBB 2 - DB □ NARRATIVE (FOR EACH OPTION) Provide narrative entitled, "ACCESSIBILITY PLAN" to address key accessibility issues significantly impacting the concept design as follows: 3 - DB Bridging □ SITE: Identify constraints/challenges due to site features(ie slope, wetlands etc) and vehicle circulation, building, orientation and surrounding transit infrastructure 4 - CMC **ABAAS** BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and **Project Phase** scoping of project. Reference both public and staff spaces and occupancies. Describe Section 1 applicable accessibility codes to be enforced. Describe accessible path of travel obligations **Preliminary Concept** resulting from changes to primary function areas (ABAAS F202.4) □ DRAWINGS (FOR EACH OPTION) Provide drawings that include graphics showing accessible **Concept Development** routes from site arrival points to building entrances and to all occupied spaces and elements Final Concept Offeror's Tech Proposal BIM Execution Plan (Template in 2024 GSA BIM CDX and COBie Standard) Reality Capture documentation (for an existing building, or historic site, and if required by DD - 100% scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.) BIM ☐ Source models to coordinate geolocation/geocoding of site and model orientation CD - 65% Section 1 Document existing conditions CD - 95% Phasing plan CD - Final Per the Disaster Resiliency Planning Act of 2022 (PL 117-220), Executive Order 13961 (2020), and Discipline National Security Memorandum-22 on Critical Infrastructure Security and Resilience: **General Information** 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. Community and Landscape **DISASTER RESILIENCY** ☐ Identify project protection levels and include a simple phased adaptation plan. Section 1 **Building Enclosure Systems** 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. Architecture / Interiors A response template is available for use. The design team may use an alternate format but Structural / Civil must include the content in the GSA template. Include outcomes in the project risk register. Mechanical □ N/A **DESIGN COMMENTS** Section 1 **Plumbing** Provide list of applicable codes. **CODE AND SAFETY** Electrical Section 1 Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture







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)



ENERGY USAGE MODEL

Section 1

☐ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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

Section 1

□ Document how the project will achieve the 90% fossil fuel reduction required by <u>EISA 2007</u> section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.







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

SUSTAINABLE STRATEGY NARRATIVE

Section 1

☐ Short sustainable strategy narrative for each design concept.

FOSSIL FUEL REDUCTION

Section 1

Provide basic information in the Sustainable Strategy Narrative explaining how the project will achieve the required fossil fuel reduction

ENERGY USAGE MODEL

Section 1

LIFE CYCLE COSTING

Section 1

Link to Energy Modeling Requirements

Proven life cycle cost effective building enclosure system

☐ LCCA for the proposed design including:

Three distinctly different architectural design schemes

- Lighting system for each architectural design scheme
- One ASHRAE 90.1 Appendix G PRM for:

 - Lighting control system for each architectural design scheme 1,2
 - HVAC system for each architectural design scheme 1,2
 - Service water-heating system for each architectural design scheme
- ☐ LCCA for the baseline design including:
 - One ASHRAE 90.1 Appendix G PRM baseline for:
 - Each architectural design scheme
 - Enclosure system for each architectural design scheme
 - Lighting system for each architectural design scheme
 - Lighting control system for each architectural design scheme
 - HVAC system for each architectural design scheme
 - Service water-heating system for each architectural design scheme

Footnotes

- 1. The proposed system must be the ASHRAE 90.1 Appendix G PRM baseline system for the Preliminary Concept phase.
- 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.







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)



COLLABORATIVE DESIGN PROCESS

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.
- 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).
- Highlight relative merits or challenges presented by the various concepts, in compliance with 40 U.S.C. § 3312(b).

ZONING ANALYSIS

Section 1

- Provide brief zoning and design guideline analysis of site and surroundings to show compliance with 40 U.S.C. § 3312(a) and ©.
- 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

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.
- 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

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

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

Section 2

☐ Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed.

LANDSCAPE IRRIGATION

Section 2

□ N/A







Construction Type **Concept Design Bridging Set: Preliminary Concept** (BA 51, 55) 1 - DBB 2 - DB Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc). **ENCLOSURE** 3 - DB Bridging Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing **COMMISSIONING PLAN** performance criteria; to ensure facility resilience throughout the intended service life. 4 - CMC Section 1 & 3 Follow ASTM E2813 Enhanced Cx as default. ASTM E2947. D7877 & D8231 **Project Phase Preliminary Concept VISUAL &** □ N/A **PERFORMANCE Concept Development MOCK-UPS** Final Concept Section 1 & 3 Offeror's Tech Proposal 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 DD - 100% **ROOFING / ROOF** durability. **DRAINAGE SYSTEM** ☐ List any unique site-specific conditions that may impact proposed system. CD - 65% Section 1 & 3 CD - 95% CD - Final □ N/A WHOLE BUILDING AIR **TIGHTNESS** Discipline Section 1 & 3 General Information □ N/A THERMAL BARRIERS Community and Landscape (INSULATION) **Building Enclosure Systems** Section 1 & 3 Architecture / Interiors 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 **FENESTRATION** Structural / Civil maintenance or life cycle durability. (GLAZING SYSTEMS) List any unique site-specific conditions that may impact proposed system. Mechanical Section 1 & 3 **Plumbing** Electrical □ N/A **BELOW-GRADE** WATERPROOFING Fire Protection Section 1 & 3 Cost Estimating □ N/A **OPERATIONS & Specialty Spaces MAINTENANCE** Section 1 & 3 Historic Preservation Art in Architecture



Construction Type **Concept Design Bridging Set: Preliminary Concept** (BA 51, 55) 1 - DBB 2 - DB All major spaces are identified with appropriate adjacencies and reasonable size related to the **APPROVED PROGRAM &** program by division or areas. 3 - DB Bridging **ADJACENCIES** 4 - CMC In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **GENERAL Project Phase** Provide the project objectives relative to the scope. **INFORMATION Preliminary Concept** Sections 1 and 3 Concept Development In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Final Concept **MECHANICAL SPACES** 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 Offeror's Tech Proposal accommodate all required equipment DD - 100% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **BUILDING & SERVICE** ■ Building and Service Spaces CD - 65% **SPACES** CD - 95% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: CD - Final **DESIGN NARRATIVE &** ☐ Short narrative on each design concept. Include basic calculations showing all assumptions. Discipline **CALCULATIONS** General Information ☐ Three (3) overall building concept designs including drawings, BIM, renderings & photos Community and Landscape **DESIGN CONCEPTS** ☐ Compare net, usable and gross SF of design concepts to program. Sections 1 and 3 **Building Enclosure Systems Architecture / Interiors** □ N/A Structural / Civil **FINISHES** Mechanical □ N/A **Plumbing MILLWORK** Electrical Fire Protection □ N/A **FURNITURE, FIXTURES** Cost Estimating & EQUIPMENT **Specialty Spaces** Historic Preservation Art in Architecture



Construction Type Concept Design Bridging Set: Preliminary Concept (BA 51, 55) 1 - DBB 2 - DB □ N/A OFFICE AREAS 3 - DB Bridging 4 - CMC □ N/A **Project Phase** INTERIOR CONDITIONS **Preliminary Concept** Concept Development All support spaces identified with appropriate adjacencies and reasonable size related to the Final Concept INTERIOR FACILITIES program Offeror's Tech Proposal Sections 1 and 3 ☐ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load DD - 100% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: CD - 65% FLOOR-TO-FLOOR ☐ Show a reasonable vertical profile that will allow for systems integration. **HEIGHTS** CD - 95% ☐ Floor-to-floor heights are sufficient to accommodate any utilities/cabling/above ceiling requirements CD - Final ☐ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Discipline Show a reasonable representation of all of the exterior planes to include materiality and **EXTERIOR DESIGN** General Information fenestration; describe the design intent for the enclosure system(s): (barrier wall, cavity wall, Sections 1 and 3 curtain wall, rain screen, etc.). Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain Community and Landscape **Building Enclosure Systems** □ N/A **INTERIOR DESIGN: Architecture / Interiors MAJOR PUBLIC SPACES** Structural / Civil Provide an electronic massing model to give a sense of the design including materiality and Mechanical fenestration. BUILDING MASSING **Plumbing** Electrical In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ARCHITECTURAL CODE ☐ Show that no major obvious deficiencies are present in the design. Document any deficiencies Fire Protection **COMPLIANCE** or waivers required. Interior and exterior architectural features are code compliant Section 1 Cost Estimating □ N/A Specialty Spaces **SIGNAGE &** WAYFINDING Historic Preservation Art in Architecture



Construction Type **Concept Design Bridging Set: Preliminary Concept** (BA 51, 55) 1 - DBB 2 - DB ☐ Prepare narrative that summarizes design loads. **DESIGN LOADS** Section 4 3 - DB Bridging 4 - CMC **FOUNDATIONS &** Provide geotechnical investigation and approach report. **Project Phase GEOTECHNICAL** Section 4 **Preliminary Concept** Concept Development □ N/A **VIBRATIONS** Section 4 Final Concept Offeror's Tech Proposal ☐ Identify any alternative materials, design or construction methods that are planned or may be **INNOVATIVE METHODS** required, and include any associated peer review and approval processes. & MATERIALS DD - 100% Section 4 CD - 65% Narrative describing alternatives schemes/materials (including superstructure and foundations) CD - 95% STRUCTURAL SYSTEMS to be considered. Section 4 CD - Final Discipline ☐ Narrative describing anticipated content of calculations including any special requirements that STRUCTURAL ANALYSIS involve unusual features of the design or complex analysis methods. General Information & CALCULATIONS Section 4 Community and Landscape QUALITY ASSURANCE & □ N/A **Building Enclosure Systems** SPECIAL INSPECTIONS Section 4 Architecture / Interiors **HISTORIC** ☐ Narrative that identifies historic status and related potential constraints. Structural / Civil **CONSIDERATIONS** Mechanical Section 4 **Plumbing** PHYSICAL SECURITY Narrative summarizing anticipated physical security requirements and standards. Include FSL information from FSC. Section 4 Electrical ☐ Narrative identifying project site characteristics and civil design challenges, including but not Fire Protection limited to: flood hazard assessment, improvement of roadway & pedestrian/vehicular traffic, **CIVIL SITE** stormwater & utility requirements, topography, staging, site setback and security requirements. Section 4 Cost Estimating ☐ 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. **Specialty Spaces** Narrative summarizing primary structural and facade attachments to the exterior of the building. **MISCELLANEOUS** Historic Preservation **COMPONENTS** Art in Architecture Section 4



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



NARRATIVE

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

Section 5

lacksquare Identify mechanical spaces

CALCULATIONS

Section 5

 $oldsymbol{\square}$ Develop base assumptions for each concept

SPECIFICATIONS

Section 5

□ N/A







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





SYSTEMS & EQUIPMENT

Section 5

Per ASPE handbooks and the IPC, provide:

- Description of the basic intent for plumbing infrastructure (e.g. domestic water heater technology and arrangement)
- Description of the water reduction goals

DRAWINGS

Section 5

☐ Identify mechanical spaces

CALCULATIONS

Section 5

Develop base assumptions for each concept

SPECIFICATIONS

Section 5

□ N/A







Construction Type Concept Design Bridging Set: Preliminary Concept (BA 51, 55) 1 - DBB 2 - DB Basis of design **BASIS OF DESIGN** 3 - DB Bridging Section 6 4 - CMC **Project Phase** □ N/A ONE LINE **Preliminary Concept** Section 6 **Concept Development Final Concept** Show basic location of mechanical/electrical rooms. Where applicable, in accordance with NFPA 70, show generator, roll-up generator docking station and utility transformer **DRAWINGS** Offeror's Tech Proposal locations. Section 6 DD - 100% CD - 65% □ N/A **CALCULATIONS** CD - 95% Section 6 CD - Final Discipline □ N/A **General Information SPECIFICATION** Section 6 Community and Landscape **Building Enclosure Systems** Architecture / Interiors Structural / Civil Mechanical **Plumbing Electrical** Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture

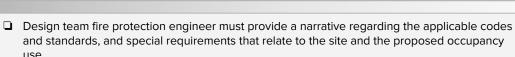


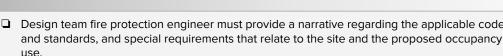




Concept Design Bridging Set: Preliminary Concept (BA 51, 55)







- Design 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.
- □ N/A
- □ N/A **CALCULATIONS** Section 7
 - □ N/A







adherence to all applicable codes and standards, and special requirements.

CODE ANALYSIS Section 7

GSA CBS Submittal Matrix (2025) - Version 1.0

SYSTEMS DESIGN

Section 7

DRAWINGS Section 7



Construction Type Concept Design Bridging Set: Preliminary Concept (BA 51, 55) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** 3 - DB Bridging 4 - CMC ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details **Project Phase SUPPORTING COST ANALYSIS Preliminary Concept Concept Development** Cost Plan **Final Concept COST PLAN** Offeror's Tech Proposal DD - 100% QC Review A-E Estimate CD - 65% **COST ESTIMATE** CD - 95% CD - Final □ N/A **COST ESTIMATE:** Discipline **DETAIL General Information** Community and Landscape □ N/A **COST ESTIMATE: Building Enclosure Systems** CORE/SHELL, TI Architecture / Interiors □ N/A Structural / Civil **VALUE ENGINEERING** Mechanical **Plumbing** □ N/A PROJECT DEVELOPING Electrical **ON-BUDGET** Fire Protection **Cost Estimating** □ N/A **QUALITY CONTROL Specialty Spaces REVIEW** Historic Preservation Art in Architecture Section Continues (next page)



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



Life cycle cost ar	alysis (LCCA	A) 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

LIFE CYCLE COSTING

Section 1

- ☐ 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







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

□ N/A

COURTROOMS

Section 8

□ N/A

SPECIALTY SPACES

Section 8

Section 8

CUSTOMER DESIGN GUIDE DEVIATIONS

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











□ 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.







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



ARCHITECTURAL DESIGN VALUES

□ N/A

PROCESS DOCUMENTATION □ N/A







Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB 2 - DB Per The Architectural Barriers Act Accessibility Standard (ABAAS) (42 U.S.C. § 4152): □ NARRATIVE: Further develop the ACCESSIBILITY PLAN to address key accessibility issues 3 - DB Bridging significantly impacting the concept design as follows: 4 - CMC □ 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 **Project Phase** main entrance identification and visibility. BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and **Preliminary Concept** scoping of project. Reference both public and staff spaces and occupancies. Describe **ABAAS** applicable accessibility codes to be enforced. Describe accessible path of travel **Concept Development** Section 1 obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any areas intended to meet adaptability vs accessibility. Final Concept ☐ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any Offeror's Tech Proposal mitigation measures to be taken to make facility as accessible as possible. DRAWINGS: Refine drawings of all required Path of Travel elements including site arrival points, DD - 100% accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration. Indicate Pros and Cons for each option. CD - 65% CD - 95% CD - Final ☐ BIM Execution Plan update (per 2024 GSA BIM CDX and COBie Standard) ■ Source Models Discipline **BIM** □ IFC 2x3 or 4x3 model translations Section 1 **General Information** Modeled spatial validation per SDM section of GSA BIM , CDX and COBie Standard ☐ Division 1 Specifications Sections on BIM Community and Landscape At each subsequent phase of the design development, if the POR is updated, then update the **Building Enclosure Systems** DISASTER RESILIENCY statement to reflect relevant findings and changes. Identify strategies and elements in the Section 1 drawings and reference in the statement. Update the project risk register. Architecture / Interiors Structural / Civil ☐ Highlight relevant responses to previous submission comments. **DESIGN COMMENTS** Section 1 Mechanical □ N/A **CODE AND SAFETY Plumbing** Section 1 Electrical Fire Protection Cost Estimating Specialty Spaces Historic Preservation Art in Architecture





Historic Preservation

Art in Architecture

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



ENERGY USAGE MODEL

Section 1

☐ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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

Section 1

□ Document how the project will achieve the 90% fossil fuel reduction required by <u>EISA 2007</u> section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.







Historic Preservation

Art in Architecture

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



COLLABORATIVE DESIGN PROCESS

Section 1

ZONING ANALYSIS

Section 1

DESIGN FOR PUBLIC

USE

Section 2

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).

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.

- Provide additional details for shared public use, as appropriate, in compliance with 40 U.S.C. § 3306(b)(1).
- 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**

Section 2

 Refinement of concept, additional detail in narratives, and drawings to demonstrate compliance with 40 USC § 3312(c).

NATURAL FEATURES

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

Section 2

Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed.

LANDSCAPE

IRRIGATION Section 2

Determine whether irrigation will be required and identify a water source.



Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB 2 - DB Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc). **ENCLOSURE** 3 - DB Bridging Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing **COMMISSIONING PLAN** performance criteria; to ensure facility resilience throughout the intended service life. 4 - CMC Section 1 & 3 **Project Phase Preliminary Concept** □ N/A **VISUAL & Concept Development PERFORMANCE MOCK-UPS Final Concept** Section 1 & 3 Offeror's Tech Proposal Proposed roofing and roof drainage systems function without extraordinary means and do not DD - 100% pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle **ROOFING / ROOF** durability **DRAINAGE SYSTEM** CD - 65% List any unique site-specific conditions that may impact proposed system. Section 1 & 3 CD - 95% CD - Final □ N/A WHOLE BUILDING AIR Discipline **TIGHTNESS** Section 1 & 3 General Information Community and Landscape □ N/A THERMAL BARRIERS **Building Enclosure Systems** (INSULATION) Section 1 & 3 Architecture / Interiors Proposed fenestration systems are appropriate to the climate. Proposed designs are readily Structural / Civil achievable and do not pose unusual risks in terms of constructability, performance, ease of **FENESTRATION** maintenance or life cycle durability. Mechanical (GLAZING SYSTEMS) List any unique site-specific conditions that may impact proposed system. Section 1 & 3 **Plumbing** Electrical Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE** cycle performance Fire Protection WATERPROOFING Section 1 & 3 Cost Estimating **Specialty Spaces** Proposed enclosure systems are accessible for regular maintenance **OPERATIONS &** Historic Preservation **MAINTENANCE** Section 1 & 3 Art in Architecture



Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB 2 - DB Drawings should include at a minimum: entrances, lobbies, corridors, stairways, elevators, work **APPROVED PROGRAM &** areas, special spaces, mechanical rooms for major equipment and air handlers, and service 3 - DB Bridging spaces (with the principal spaces labeled). **ADJACENCIES** Dimensions for critical clearances, such as vehicle access, should be indicated. (IBC Chapter 1, Section 107, 4 - CMC and Appendix K, Section K104) Building elevations and sections labeling most important spaces and showing floor-to-floor **Project Phase** heights and other critical dimensions and elevations. **Preliminary Concept GENERAL** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: INFORMATION **Concept Development** ☐ Project objectives and scope. Area of work plans. Sections 1 and 3 ☐ Table of contents identifying specifications to be used on the project Final Concept In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Offeror's Tech Proposal Plans identifying support spaces with appropriate adjacencies and reasonable size related to MECHANICAL SPACES the program. Mechanical rooms and service spaces are of sufficient size and quantity to DD - 100% accommodate all required equipment; consider maintenance/installation/removal of equipment CD - 65% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **BUILDING & SERVICE** CD - 95% Floorplans of all service spaces, including mailrooms and loading dock/access. **SPACES** CD - Final Discipline In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: General Information **DESIGN NARRATIVE &** Short narrative on each design concept. Include summary sheet of calculations showing all **CALCULATIONS** assumptions, applicable codes and standards referenced, and conclusions. Calculations should Community and Landscape include engineering sketches. **Building Enclosure Systems** ☐ Refinement of selected concept, additional detail in drawings and BIM model **DESIGN CONCEPTS** ☐ Compare net, usable and gross SF of design concept to program. **Architecture / Interiors** Sections 1 and 3 Structural / Civil □ N/A Mechanical **FINISHES Plumbing** Electrical □ N/A Fire Protection **MILLWORK** Cost Estimating **Specialty Spaces** □ N/A **FURNITURE, FIXTURES** Historic Preservation & EQUIPMENT Art in Architecture Section Continues (next page)

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Construction Type **Concept Design Bridging Set: Concept Development** (BA 51, 55) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging 4 - CMC □ N/A **Project Phase INTERIOR CONDITIONS Preliminary Concept Concept Development** ☐ All support spaces identified with appropriate adjacencies and reasonable size related to the Final Concept INTERIOR FACILITIES program Offeror's Tech Proposal Sections 1 and 3 ☐ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load DD - 100% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: CD - 65% FLOOR-TO-FLOOR ☐ Sections, floor-to-floor, indicating ALL critical dimensions **HEIGHTS** CD - 95% CD - Final In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Discipline **EXTERIOR DESIGN** ☐ Floor and Roof Elevations, Labeled General Information Sections 1 and 3 Community and Landscape In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **INTERIOR DESIGN: Building Enclosure Systems** ■ Elevations of major public spaces **MAJOR PUBLIC SPACES** ☐ Interior design for major public spaces aligns with building architectural requirements **Architecture / Interiors** Structural / Civil Provide an electronic massing model on a common base, for each design scheme. No fenestration. **BUILDING MASSING** Mechanical **Plumbing** Electrical □ N/A ARCHITECTURAL CODE COMPLIANCE Fire Protection Section 1 Cost Estimating In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **Specialty Spaces SIGNAGE &** ☐ Identify public vs. private areas, identify paths of travel. WAYFINDING Historic Preservation Art in Architecture Section Continues (previous page)



Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB 2 - DB Update narrative. **DESIGN LOADS** ☐ List design loads on schematic plans. Section 4 3 - DB Bridging 4 - CMC **FOUNDATIONS &** ☐ Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach. **Project Phase GEOTECHNICAL** Section 4 **Preliminary Concept Concept Development** ☐ Narrative addressing potential vibration issues associated with selected structural scheme. **VIBRATIONS** Section 4 Final Concept Offeror's Tech Proposal Update narrative. **INNOVATIVE METHODS** Provide schematic plans showing location of innovative materials and notes for special & MATERIALS DD - 100% construction methods. Section 4 CD - 65% ☐ Update narrative identifying strengths and weaknesses of alternatives. CD - 95% STRUCTURAL SYSTEMS Provide schematic plans showing recommended approach. Section 4 CD - Final Discipline Update structural narrative. Provide schematic plans and preliminary calculations. STRUCTURAL ANALYSIS General Information & CALCULATIONS Section 4 Community and Landscape **QUALITY ASSURANCE &** □ N/A **Building Enclosure Systems** SPECIAL INSPECTIONS Section 4 Architecture / Interiors **HISTORIC** Update narrative. Structural / Civil **CONSIDERATIONS** Mechanical Section 4 **Plumbing** PHYSICAL SECURITY ☐ Update narrative, including FSL designation. Identify special requirements on schematic plans. Section 4 Electrical Update civil narrative. Provide schematic site plans and preliminary calculations, including but Fire Protection not limited to stormwater management and flood resistant measures. EO 11988, ASCE 24-24. **CIVIL SITE** ☐ A separate brief submission is required to demonstrate compliance with EISA section 438. Any Section 4 Cost Estimating 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. **Specialty Spaces** Update narrative. **MISCELLANEOUS** Historic Preservation **COMPONENTS** Provide schematic drawings showing locations. Art in Architecture Section 4

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





NARRATIVE

Section 5

- 433.100; where required by 10 CFR 433, Subpart A
- ☐ Refined Rough Order of Magnitude for each concept

DRAWINGS

Section 5

- ☐ Major mechanical equipment laid out in the mechanical spaces for each concept
- □ Preliminary Equipment Schedules

CALCULATIONS

Section 5

- Develop base assumptions for each concept
- ☐ Provide a dew point analysis

SPECIFICATIONS

Section 5

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











SYSTEMS & EQUIPMENT

Section 5

Per ASPE handbooks and the IPC, update previous narrative to include:

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

DRAWINGS

Section 5

- ☐ Proposed building zoning and primary distribution pathways
- ☐ Locations of proposed plumbing fixtures and equipment

CALCULATIONS

Section 5

☐ Rough Order of Magnitude water consumption calculations

SPECIFICATIONS

Section 5

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







Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB 2 - DB Basis of design **BASIS OF DESIGN** 3 - DB Bridging Section 6 4 - CMC **Project Phase** □ N/A ONE LINE **Preliminary Concept** Section 6 **Concept Development Final Concept** ☐ Stacking, basic room sizes, and locations of major equipment in accordance with NFPA 70 **DRAWINGS** Offeror's Tech Proposal Section 6 DD - 100% CD - 65% □ N/A **CALCULATIONS** CD - 95% Section 6 CD - Final Discipline □ N/A General Information **SPECIFICATION** Section 6 Community and Landscape **Building Enclosure Systems** Architecture / Interiors Structural / Civil Mechanical **Plumbing Electrical** Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture







Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB 2 - DB □ N/A **SYSTEMS DESIGN** 3 - DB Bridging Section 7 4 - CMC **Project Phase Preliminary Concept** □ N/A **DRAWINGS Concept Development** Section 7 Final Concept Offeror's Tech Proposal □ N/A DD - 100% **CALCULATIONS** CD - 65% Section 7 CD - 95% CD - Final □ N/A Discipline **CODE ANALYSIS** General Information Section 7 Community and Landscape **Building Enclosure Systems** Architecture / Interiors Structural / Civil Mechanical **Plumbing** Electrical **Fire Protection Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture



Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB 2 - DB □ Cost Estimate **COST VIABILITY** 3 - DB Bridging 4 - CMC ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details **Project Phase** SUPPORTING COST **Preliminary Concept ANALYSIS Concept Development Final Concept** Cost Plan **COST PLAN** Offeror's Tech Proposal DD - 100% QC Review A-E Estimate CD - 65% **COST ESTIMATE** CD - 95% CD - Final □ N/A Discipline **COST ESTIMATE: DETAIL General Information** Community and Landscape □ N/A **COST ESTIMATE: Building Enclosure Systems** CORE/SHELL, TI Architecture / Interiors Structural / Civil □ N/A Mechanical **VALUE ENGINEERING Plumbing** Electrical □ N/A PROJECT DEVELOPING Fire Protection **ON-BUDGET Cost Estimating Specialty Spaces** □ N/A **QUALITY CONTROL** Historic Preservation **REVIEW** Art in Architecture Section Continues (next page) GSA CBS Submittal Matrix (2025) - Version 1.0

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



_	Life cycle cost	analysis	(LCCA)	for the PROPO	DSED	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

LIFE CYCLE COSTING

Section 1

- ☐ 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













Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

□ N/A

SPECIALTY SPACES
Section 8

COURTROOMS

Section 8

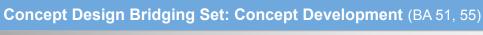
CUSTOMER DESIGN
GUIDE DEVIATIONS
Section 8

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











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

- Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project
- artists on this project.

PROCESS

DOCUMENTATION

□ N/A







Construction Type 1 - DBB	Concept	Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)
I - DBB		
2 - DB		□ NARRATIVE: Finalize ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows:
3 - DB Bridging 4 - CMC		☐ 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. BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and
Project Phase Preliminary Concept	ABAAS Section 1	scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations
Concept Development		resulting from changes to primary function areas (ABAAS F202.4). Identify any areas intended to meet adaptability vs accessibility.
Final Concept		☐ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any mitigation measures to be taken to make facility as accessible as possible.
Offeror's Tech Proposal		□ DRAWINGS: Refine drawings of all required Path of Travel elements including accessible routes,
DD - 100%		accessible parking, clear floor areas and other accessible elements. Highlight areas of special access consideration.
CD - 65%		DB package and deliverables should be tailor to the specifics of the project and DB approach. the list below is a suggestion of needs:
CD - 95%		☐ Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with
CD - Final		the building program. Final Concept model contains SDM data for all spaces/rooms if bridging used as proof of spatial design.
Discipline		☐ Bidding model for procurement purposes / bidding release - model stripped of details that would prevent transfer of design risk to design-build contractor
General Information	ВІМ	☐ IFC 2x3 or 4x3 File export from Design BIM
Community and Landscape	Section 1	☐ Concept COBie Spreadsheet - if Bridging used to prove out mechanical performance of design
Building Englasure Systems		□ BIM QC Checklist: Identifies what is currently contained in Design BIM
Building Enclosure Systems		☐ Updated Energy BIM Model files (if required as part of bridging design)
Architecture / Interiors		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.
Structural / Civil		☐ Final 3D Design Coordination Report
Mechanical		☐ Final Division 1 Specifications Sections on BIM
Plumbing	DISASTER RESILIENCY	Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes.
Electrical	Section 1	☐ Identify strategies and elements in the drawings and reference in the statement.
Fire Protection		☐ Update the project risk register.
	DESIGN COMMENTS	☐ Highlight relevant responses to previous submission comments.
Cost Estimating	Section 1	☐ Provide a list of any outstanding substantive comments that have not been resolved.
Specialty Spaces	CODE AND SAFETY	☐ Provide narrative statement that the proposed design will comply with the applicable codes.
Historic Preservation	Section 1	☐ Provide assessment of any hazardous materials.
Art in Architecture		

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Historic Preservation

Art in Architecture

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



ENERGY USAGE MODEL

Section 1

☐ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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

Section 1

□ Document how the project will achieve the 90% fossil fuel reduction required by <u>EISA 2007</u> section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.







Art in Architecture

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



COLLABORATIVE DESIGN PROCESS

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).
- ☐ 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

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

Section 2

- ☐ Provide additional details as appropriate to evaluate the concept.
- occupancy capacities for various uses.

 Provide final analysis of concept regarding walkability, proximity to neighborhood amenities,

For relevant interior assembly or other spaces, denote design strategy and estimated

- access to transit, and other pedestrian linkages, to show compliance with 40 U.S.C. § 3306(b)(3).
- ☐ 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

Section 2

- ☐ Site plans, site sections, and color renderings to convey landscape architectural intent and demonstrate compliance with 40 USC § 3312(c)
- All second peer review commentary responded to.
- ☐ 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

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

Section 2

- Approach to achieve compliance with EISA section 438 is identified for the project and site systems are shown in drawings.
- Document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per the Clean Water Act.

LANDSCAPE IRRIGATION

Section 2

Determine extents of irrigated area and whether a permanent or temporary system is required to establish and maintain the plantings..







Construction Type Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Draft PRELIMINARY Building Enclosure Commissioning (BECx) Plan. **ENCLOSURE** Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 3 - DB Bridging COMMISSIONING PLAN Identify any testing required to address risk inherent in the design intent. Section 1 & 3 4 - CMC **Project Phase** Describe mockup type(s) required to develop consensus for the design intent and/or prove VISUAL & system performance. **Preliminary Concept PERFORMANCE** ☐ Describe quantity, type(s), size(s), and complexity of required mock-ups. **Concept Development MOCK-UPS** Section 1 & 3 **Final Concept** Offeror's Tech Proposal ☐ Describe roofing type(s). Indicate roof slopes and drain locations. **ROOFING / ROOF** DD - 100% ☐ Indicate type and extents of fall protection. **DRAINAGE SYSTEM** ☐ Indicate means of safe suspended access. CD - 65% Section 1 & 3 CD - 95% ☐ Establish requirements for air barriers. WHOLE BUILDING AIR CD - Final **TIGHTNESS** Discipline Section 1 & 3 General Information ☐ Establish requirements for thermal barriers. Community and Landscape THERMAL BARRIERS (INSULATION) **Building Enclosure Systems** Section 1 & 3 Architecture / Interiors Establish requirements for fenestration types. Structural / Civil **FENESTRATION** (GLAZING SYSTEMS) Mechanical Section 1 & 3 **Plumbing** ☐ Establish requirements for below-grade waterproofing. Electrical **BELOW-GRADE** WATERPROOFING Fire Protection Section 1 & 3 Cost Estimating **Specialty Spaces** ☐ Establish requirements for fall protection and safe suspended access. **OPERATIONS &** Historic Preservation MAINTENANCE Section 1 & 3 Art in Architecture



Construction Type Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB 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 **APPROVED PROGRAM &** 3 - DB Bridging spaces (with the principal spaces labeled). **ADJACENCIES** Dimensions for critical clearances, such as vehicle access, should be indicated. 4 - CMC (IBC Chapter 1, Section 107, ☐ Building elevations and sections labeling most important spaces and showing floor-to-floor and Appendix K, Section K104) **Project Phase** heights and other critical dimensions and elevations. **Preliminary Concept GENERAL** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104" **Concept Development** INFORMATION ☐ Table of contents identifying specifications to be used on the project Sections 1 and 3 Final Concept Drawing and narrative indicating plan for accessing and maintaining equipment, including clearance Offeror's Tech Proposal requirements for maintenance, operation, and removal. **MECHANICAL SPACES** Indicate distance and travel path from/to freight elevators and loading dock; include size & weight of equipment. DD - 100% CD - 65% ☐ Floorplans of all service spaces, including mailrooms loading dock. **BUILDING & SERVICE** Provide analysis of loading dock in narrative format, along with any pertinent calculations. **SPACES** CD - 95% CD - Final ☐ In Compliance with IBC Chapter 1, Section 107: Further refinement of narrative and calculations, **DESIGN NARRATIVE &** including acoustical calculations for envelope, interior walls/floors/ceilings, mech & elect equip. Discipline CALCULATIONS Heat transfer in building envelope, toilet fixture count, illumination/daylighting/glare, elevator, loading dock analysis. Calculations must meet or exceed code. General Information ☐ Further refinement of selected concept Community and Landscape ☐ Floor plans, ceiling plans, elevations showing fenestration, exterior materials, cast shadows **Building Enclosure Systems DESIGN CONCEPTS** Interior elevations of major spaces, building sections showing adequate space for all systems Sections 1 and 3 **Architecture / Interiors** Color renderings, physical model to convey the architectural intent of the design Compare net, usable and gross SF of design concepts to program. Structural / Civil Mechanical Description of interior finish materials, with detailed explanation for public spaces. **FINISHES Plumbing** Electrical ☐ Identify millwork locations on plan and in elevation. Indicate type of materials, ie solid surface, Fire Protection p-lam or other. **MILLWORK** Cost Estimating **Specialty Spaces** ☐ Show proposed furniture locations on plan. **FURNITURE, FIXTURES** ☐ Indicate ALL critical dimensions for ABAAS and egress. & EQUIPMENT Historic Preservation Art in Architecture Section Continues (next page)







Construction Type Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Floorplan of open office and enclosed office area/layout & typical workstation layout. **OFFICE AREAS** Office areas comply with GSA's Space Utilization Benchmark and that the integration between 3 - DB Bridging the approved program and the building concept is achievable (this is also dependent on the (IBC Chapter 1, Section 107, tenant) and Appendix K, Section K104) 4 - CMC ☐ Show reflected ceiling plans including ceiling material and lighting fixtures. **Project Phase** Interior conditions (lighting, noise, temperature, etc.) will contribute to occupant comfort. **Preliminary Concept** ☐ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound INTERIOR CONDITIONS **Concept Development** masking, ceiling treatments, and wall treatments. ■ Identify interior lighting strategy. **Final Concept** Offeror's Tech Proposal In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104 & UPC: INTERIOR FACILITIES ☐ Toilet fixture count analysis DD - 100% Sections 1 and 3 CD - 65% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: FLOOR-TO-FLOOR CD - 95% ☐ Sections, floor-to-floor, indicating ALL critical dimensions **HEIGHTS** CD - Final Discipline In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: General Information **EXTERIOR DESIGN** ■ Elevations of major building facades. Sections 1 and 3 ☐ List of exterior materials proposed (provide samples upon request) Community and Landscape **Building Enclosure Systems** Color renderings showing major public spaces (as defined by PM at the start of the project) **INTERIOR DESIGN:** from different vantage points. **Architecture / Interiors MAJOR PUBLIC SPACES** Structural / Civil ☐ Electronic model of final concept. Mechanical **BUILDING MASSING Plumbing** Electrical In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ARCHITECTURAL CODE Code analysis. Fire Protection **COMPLIANCE** Section 1 Cost Estimating In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **Specialty Spaces SIGNAGE &** ☐ Identify public vs. private areas, identify paths of travel WAYFINDING Historic Preservation Art in Architecture Section Continues (previous page)



Construction Type Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Finalize narrative and update schematic plans. **DESIGN LOADS** Section 4 3 - DB Bridging 4 - CMC **FOUNDATIONS &** Finalize narrative with recommended preferred foundation approach with supporting **Project Phase** information. **GEOTECHNICAL** ☐ Show foundations on schematic plans. Section 4 **Preliminary Concept Concept Development** ☐ Finalize narrative, prepare preliminary calculations and include information on schematic plans. **VIBRATIONS** Section 4 **Final Concept** Offeror's Tech Proposal ☐ Finalize narrative and update schematic plans. **INNOVATIVE METHODS** DD - 100% & MATERIALS Section 4 CD - 65% Update narrative and schematic plans. CD - 95% STRUCTURAL SYSTEMS Provide preliminary calculations verifying major member depths. Section 4 CD - Final Discipline Final narrative. STRUCTURAL ANALYSIS General Information & CALCULATIONS Section 4 Community and Landscape **QUALITY ASSURANCE &** □ N/A **Building Enclosure Systems** SPECIAL INSPECTIONS Section 4 Architecture / Interiors ☐ Final narrative. **HISTORIC** Structural / Civil **CONSIDERATIONS** Mechanical Section 4 **Plumbing** ☐ Update narrative and schematic plans, including FSL designation. PHYSICAL SECURITY Provide preliminary calculations verifying size of forced protection structural elements. Electrical Section 4 Fire Protection Update civil narrative, schematic plans and calculations, including but not limited to stormwater **CIVIL SITE** management and flood resistant measures. EO 11988 and ASCE 24-24. Cost Estimating Section 4 **Specialty Spaces** Update narrative and schematic drawings. **MISCELLANEOUS** Historic Preservation **COMPONENTS** Art in Architecture Section 4

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Construction Type 1 - DBB	Concept	t Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)		
2 - DB		Concept narrative to include:		
3 - DB Bridging		☐ Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions		
4 - CMC		☐ Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions		
Project Phase	NARRATIVE	☐ Equipment capacities, weights, sizes, and power requirements		
Preliminary Concept	Section 5	 Description of heating, cooling, ventilating, and dehumidification systems for each major functional space 		
Concept Development		 Description of heating, cooling, ventilating, and dehumidification control strategies for each air 		
Final Concept		handling system under occupied, 24-hour, and unoccupied conditions		
Offeror's Tech Proposal		☐ Fuel and utility requirements		
DD - 100%		Proposed system showing:		
CD - 65%		☐ Extent of existing HVAC to be removed if applicable		
	DRAWINGS	☐ Identification of spaces for mechanical equipment		
CD - 95%	Section 5	☐ Air flow riser diagrams representing supply, return, outside air, and exhaust systems		
CD - Final		☐ Water flow riser diagrams of the main mechanical systems		
Discipline				
General Information		☐ Preliminary building heating and cooling load calculations including U-value calculations, room		
Community and Landscape		and zone inputs and summaries-		
Building Enclosure Systems		 Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions 		
Architecture / Interiors	CALCULATIONS	 Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions 		
Structural / Civil	Section 5	 Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods) 		
Mechanical		☐ Fuel consumption estimates		
Plumbing				
Electrical				
Fire Protection	SPECIFICATIONS	☐ Table of contents identifying specifications to be used on the project		
Cost Estimating	Section 5			
Specialty Spaces				
Historic Preservation				





Page 141



Art in Architecture

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

SYSTEMS & EQUIPMENT

Section 5

Update previous narrative to include:

☐ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery), per EISA 2007 § 523.

DRAWINGS

Section 5

Per ASPE handbooks and the IPC, update previous drawings to include:

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

CALCULATIONS

Section 5

☐ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water

SPECIFICATIONS

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
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)



BASIS OF DESIGN

Section 6

lacksquare Basis of design

ONE LINE

Section 6

Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution in accordance with NFPA 70

DRAWINGS

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

Section 6

Approximate service size calculation + generators + onsite generation in accordance with NFPA
 70

SPECIFICATION

Section 6

☐ Specifications Table of Contents (TOC)







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



SYSTEMS DESIGN

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

Section 7

Drawings (Floor Plans) showing:

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

CALCULATIONS

Section 7

□ N/A

CODE ANALYSIS

Section 7

Code analysis







Construction Type Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB □ Cost Estimate- Executive Summary **COST VIABILITY** 3 - DB Bridging 4 - CMC Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required **SUPPORTING COST Project Phase** in the P-120 **ANALYSIS Preliminary Concept** Concept Development ☐ Cost Plan Update- GSA Reports 3473, 3474 **Final Concept COST PLAN** Offeror's Tech Proposal DD - 100% Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as CD - 65% **COST ESTIMATE** applicable) CD - 95% CD - Final ☐ Cost Estimate- Detail line item cost reports **COST ESTIMATE:** Discipline **DETAIL General Information** Community and Landscape ☐ Cost Estimate- Detail line item cost reports **COST ESTIMATE:** CORE/SHELL, TI **Building Enclosure Systems** Architecture / Interiors ☐ Cost Estimate- Provide separate estimates for phased work, or bid alternates/options Structural / Civil **VALUE ENGINEERING** Mechanical **Plumbing** ☐ Demonstrate that the project is developing on-budget PROJECT DEVELOPING Electrical ☐ VM- List of cost-saving items that would collectively reduce the project cost to approximately **ON-BUDGET** 10% below budget Fire Protection **Cost Estimating** ☐ Verify that the final concept can be constructed within the project budget **QUALITY CONTROL Specialty Spaces REVIEW** Historic Preservation Art in Architecture



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



]	Life cycle cost anal	ysis (LCCA) for th	e 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

LIFE CYCLE COSTING

Section 1

- ☐ 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







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





COURTROOMS

Section 8

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

SPECIALTY SPACES

Section 8

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Section 8

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











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



- 📮 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







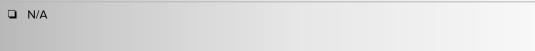
Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)



ARCHITECTURAL DESIGN VALUES

□ N/A

PROCESS DOCUMENTATION









Construction Type Best and Final: Offeror's Technical Proposal (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB □ NARRATIVE: Finalize ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows: 3 - DB Bridging □ SITE: Identify all final strategies to provide accessible path from site arrival points. 4 - CMC ☐ BUILDINGS AND ALTERATIONS: Describe the final strategy to provide an accessible path and meet all obligations resulting from changes to primary function areas. Describe **ABAAS Project Phase** applicable accessibility codes to be enforced. Section 1 ☐ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any **Preliminary Concept** mitigation measures to be taken to make facility as accessible as possible. **Concept Development** ☐ DRAWINGS: Illustrate all required Path of Travel elements including accessible routes, accessible parking, clear floor areas and other accessible elements. Highlight areas of special Final Concept access consideration. Offeror's Tech Proposal DB package and deliverables should be tailor to the specifics of the project and DB approach, the DD - 100% list below is a suggestion of needs: Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with CD - 65% the building program. Final Concept model contains spatial validation data for all spaces/rooms if bridging used as proof of spatial design. CD - 95% ☐ Bidding model for procurement purposes / bidding release - model stripped of details that would prevent transfer of design risk to design-build contractor CD - Final ☐ IFC 2x3 or 4x3 File export from Design BIM BIM Discipline Section 1 Concept COBie Spreadsheet - if Bridging used to prove out mechanical performance of design **General Information** ☐ BIM QC Checklist: Identifies what is currently contained in Design BIM updated Energy BIM Model files (if required as part of bridging design) Community and Landscape ☐ BIM Interoperability Tool Model Check Report validating Model contains all CDX attributes and **Building Enclosure Systems** appropriate design data: helpful if model is transferred to DB team for use. ☐ Final 3D Design Coordination Report Architecture / Interiors ☐ Final Division 1 Specifications Sections on BIM Structural / Civil 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. Mechanical **DISASTER RESILIENCY** If the POR is updated, then update the statement to reflect relevant findings and changes. **Plumbing** Section 1 Identify strategies and elements in the drawings and reference in the statement. Electrical Update the project risk register. Fire Protection Highlight relevant responses to previous submission comments. **DESIGN COMMENTS** Section 1 Provide a list of any outstanding substantive comments that have not been resolved. Cost Estimating **Specialty Spaces CODE AND SAFETY** Provide narrative statement that the proposed design will comply with the applicable codes. Section 1 Safety narrative including hazardous materials, fall protection, and arc flash requirements. Historic Preservation Art in Architecture





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Section Continues (next page)

Art in Architecture

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



ENERGY USAGE MODEL

Section 1

☐ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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

Section 1

□ Document how the project will achieve the 90% fossil fuel reduction required by <u>EISA 2007</u> section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.







Art in Architecture

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



COLLABORATIVE DESIGN PROCESS

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).
- ☐ 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

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

Section 2

- Provide additional details as appropriate to evaluate the concept.
- ☐ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.
- 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).
- ☐ 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

- ☐ Site plans, site sections, and color renderings to convey landscape architectural intent and demonstrate compliance with 40 USC § 3312(c)
- Provide a non-invasive proposed plant palette showing range of species for trees, shrubs, herbaceous, vines, and/ or grasses for compliance with EO 13112.

Section 2

NATURAL FEATURES 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

Section 2

- Approach to achieve compliance with EISA section 438 is identified for the project and site systems are shown in drawings.
- Document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per the Clean Water Act.

LANDSCAPE **IRRIGATION**

Section 2

Determine extents of irrigated area and whether a permanent or temporary system is required to establish and maintain the plantings...







Construction Type **Best and Final: Offeror's Technical Proposal** (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Propose collaborative approach to developing the Building Enclosure Commissioning (BECx) **ENCLOSURE** COMMISSIONING PLAN 3 - DB Bridging ☐ Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 Section 1 & 3 4 - CMC ☐ Propose quantity, type(s), size(s), and complexity of mock-ups. **Project Phase VISUAL & PERFORMANCE Preliminary Concept MOCK-UPS** Concept Development Section 1 & 3 Final Concept ☐ Propose roofing type(s). Indicate roof slopes and drain locations. Offeror's Tech Proposal **ROOFING / ROOF** ☐ Indicate type and extents of fall protection. Indicate means of safe suspended access. **DRAINAGE SYSTEM** DD - 100% Section 1 & 3 CD - 65% ☐ Propose air barriers type(s). WHOLE BUILDING AIR CD - 95% **TIGHTNESS** CD - Final Section 1 & 3 Discipline ☐ Propose thermal barrier type(s). THERMAL BARRIERS **General Information** (INSULATION) Section 1 & 3 Community and Landscape **Building Enclosure Systems** ☐ Propose fenestration type(s). **FENESTRATION** Architecture / Interiors (GLAZING SYSTEMS) Section 1 & 3 Structural / Civil □ Propose below-grade waterproofing. Mechanical **BELOW-GRADE** WATERPROOFING **Plumbing** Section 1 & 3 Electrical ☐ Propose fall protection and safe suspended access. Fire Protection **OPERATIONS & MAINTENANCE** Cost Estimating Section 1 & 3 **Specialty Spaces** Historic Preservation



Art in Architecture

Construction Type Best and Final: Offeror's Technical Proposal (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Continued development of selected concept. Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, 3 - DB Bridging **APPROVED PROGRAM &** stairways, elevators, special spaces, and service spaces (with the principal spaces labeled). **ADJACENCIES** Dimensions for critical clearances, such as vehicle access, should be indicated. Office areas 4 - CMC (IBC Chapter 1, Section 107, must show proposed layouts down to the office level of detail. **Project Phase** and Appendix K, Section K104) ☐ Verify the integration between the approved program and the building concept is achievable, in tabular form, including net, usable and gross SF **Preliminary Concept** Concept Development **GENERAL** □ N/A INFORMATION Final Concept Sections 1 and 3 Offeror's Tech Proposal In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: DD - 100% Drawing and narrative indicating plan for accessing and maintaining equipment, including **MECHANICAL SPACES** clearance requirements for maintenance, operation, and removal. Indicate distance and travel CD - 65% path from/to freight elevators and loading dock; include size & weight of equipment. CD - 95% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104" **BUILDING & SERVICE** Floorplans of all service spaces, including mailrooms loading dock. Provide analysis of loading CD - Final **SPACES** dock in narrative format, along with any pertinent calculations. Discipline In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: General Information **DESIGN NARRATIVE &** ☐ Further refinement of narrative and calculations. Including acoustical calculations for envelope, interior walls/floors/ceilings, mechanical and electrical equipment. Heat transfer in building CALCULATIONS Community and Landscape envelope, toilet fixture count, illumination/daylighting/glare, elevator analysis, loading dock analysis. **Building Enclosure Systems** ☐ Further refinement of selected concept **Architecture / Interiors** ☐ Floor plans, elevations showing fenestration, exterior materials, cast shadows **DESIGN CONCEPTS** Structural / Civil ☐ Interior elevations of major spaces, building sections showing adequate space for all systems Sections 1 and 3 Color renderings, physical model to convey the architectural intent of the design Mechanical Compare net, usable and gross SF of design concepts to program. **Plumbing** Description of interior finish materials, with detailed explanation for public spaces Electrical **FINISHES** Fire Protection Identify millwork locations on plan and in elevation. Indicate type of materials, ie solid surface, **MILLWORK** Cost Estimating p-lam or other. **Specialty Spaces** Show proposed furniture locations on plan. **FURNITURE, FIXTURES** Historic Preservation ☐ Indicate ALL critical dimensions for ABAAS and egress. **& EQUIPMENT** Art in Architecture Section Continues (next page)







Construction Type Best and Final: Offeror's Technical Proposal (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Floorplan of open office and enclosed office area/layout & typical workstation layout. • Office areas comply with GSA's Space Utilization Benchmark and that the integration between 3 - DB Bridging OFFICE AREAS the approved program and the building concept is achievable (this is also dependent on the tenant) 4 - CMC ☐ Show reflected ceiling plans including ceiling material and lighting fixtures. **Project Phase** Interior conditions (lighting, noise, temperature, etc.) will contribute to occupant comfort. **Preliminary Concept** ☐ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound INTERIOR CONDITIONS **Concept Development** masking, ceiling treatments, and wall treatments. Identify interior lighting strategy Final Concept Offeror's Tech Proposal In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104 & UPC: INTERIOR FACILITIES ☐ Toilet fixture count analysis DD - 100% Sections 1 and 3 CD - 65% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: FLOOR-TO-FLOOR CD - 95% Sections, floor-to-floor, indicating ALL critical dimensions **HEIGHTS** CD - Final In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104" Discipline **EXTERIOR DESIGN** ■ Elevations of major building facades. General Information Sections 1 and 3 ☐ List of exterior materials proposed (provide samples upon request) Community and Landscape Color renderings showing major public spaces (as defined by PM at the start of the project) **INTERIOR DESIGN: Building Enclosure Systems** from different vantage points **MAJOR PUBLIC SPACES Architecture / Interiors** ■ Realistic electronic model of final concept Structural / Civil **BUILDING MASSING** Mechanical **Plumbing** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ARCHITECTURAL CODE COMPLIANCE Code analysis Electrical Section 1 Fire Protection In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **SIGNAGE &** Cost Estimating ☐ Identify public vs. private areas, identify paths of travel WAYFINDING **Specialty Spaces** Historic Preservation Art in Architecture



Construction Type **Best and Final: Offeror's Technical Proposal** (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Finalize narrative and update schematic plans. **DESIGN LOADS** Section 4 3 - DB Bridging 4 - CMC **FOUNDATIONS &** Finalize narrative with recommended preferred foundation approach with supporting information. Show foundations on schematic plans. **Project Phase GEOTECHNICAL** Section 4 **Preliminary Concept** ☐ Finalize narrative, prepare preliminary calculations and include information on schematic plans. **Concept Development VIBRATIONS** Section 4 Final Concept Offeror's Tech Proposal ☐ Finalize narrative and update schematic plans. **INNOVATIVE METHODS** DD - 100% & MATERIALS Section 4 CD - 65% Update narrative and schematic plans. Provide preliminary calculations verifying major member CD - 95% STRUCTURAL SYSTEMS depths. Section 4 CD - Final Discipline ☐ Final narrative STRUCTURAL ANALYSIS General Information & CALCULATIONS Section 4 Community and Landscape QUALITY ASSURANCE & □ N/A **Building Enclosure Systems** SPECIAL INSPECTIONS Section 4 Architecture / Interiors ☐ Final narrative **HISTORIC** Structural / Civil **CONSIDERATIONS** Mechanical Section 4 **Plumbing** Update narrative and schematic plans. Provide preliminary calculations verifying size of forced PHYSICAL SECURITY protection structural elements. Electrical Section 4 Fire Protection Update civil narrative, schematic plans and calculations, including but not limited to stormwater **CIVIL SITE** management and flood resistant measures. EO 11988 and ASCE 24-24. Cost Estimating Section 4 **Specialty Spaces** Update narrative and schematic drawings. **MISCELLANEOUS** Historic Preservation **COMPONENTS** Art in Architecture Section 4

GSA CBS Submittal Matrix (2025) - Version 1.0



Construction Type	Post on	ad Final: Offerer's Technical Prenocal (BA 51, 55, 90, FSBC)
1 - DBB	Dest all	nd Final: Offeror's Technical Proposal (BA 51, 55, 80, ESPC)
2 - DB		Concept narrative to include:
3 - DB Bridging	NARRATIVE	Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
4 - CMC		 Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
Project Phase		☐ Equipment capacities, weights, sizes, and power requirements
Preliminary Concept	Section 5	 Description of heating, cooling, ventilating, and dehumidification systems for each major functional space
Concept Development		Description of heating, cooling, ventilating, and dehumidification control strategies for each air
Final Concept		handling system under occupied, 24-hour, and unoccupied conditions — Fuel and utility requirements
Offeror's Tech Proposal		Faer and utility requirements
DD - 100%		
CD - 65%		Proposed system showing:
		☐ Extent of existing HVAC to be removed if applicable
CD - 95%	DRAWINGS Section 5	☐ Identification of spaces for mechanical equipment
CD - Final		 □ Air flow riser diagrams representing supply, return, outside air, and exhaust systems □ Water flow riser diagrams of the main mechanical systems
Discipline		
General Information		
Community and Landscape		Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries-
Building Enclosure Systems		 Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
Architecture / Interiors	CALCULATIONS	 Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
Structural / Civil	Section 5	 Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)
Mechanical		☐ Fuel consumption estimates
Plumbing		
Electrical		
Fire Protection	SPECIFICATIONS	☐ Table of contents identifying specifications to be used on the project
Cost Estimating Section 5		
Specialty Spaces		





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Historic Preservation

Art in Architecture

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





SYSTEMS & EQUIPMENT

Section 5

Update previous narrative to include:

■ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery), per EISA 2007 § 523.

DRAWINGS

Section 5

Per ASPE handbooks and the IPC, update previous drawings to include:

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

CALCULATIONS

Section 5

☐ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water

SPECIFICATIONS

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				
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				

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





ONE LINE

BASIS OF DESIGN Section 6

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

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

Section 6

☐ Approximate service size calculation + generators + onsite generation in accordance NFPA 70. These documents will allow for adequate evaluation of the proposals.

SPECIFICATION

Section 6

☐ Specifications Table of Contents (TOC)







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







□ N/A

□ N/A

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 a narrative description of:
 - 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.







Construction Type 1 - DBB	Best and Final: Offeror's Technical Proposal (BA 51, 55, 80, ESPC)			
2 - DB 3 - DB Bridging	COST VIABILITY	☐ Cost Estimate- Executive Summary		
4 - CMC	SUPPORTING COST ANALYSIS	☐ Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the <i>P-120</i> .		
Project Phase Preliminary Concept	COST PLAN	☐ Cost Plan Update - GSA Reports 3473, 3474		
Concept Development	COST ESTIMATE	☐ Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable)		
Final Concept Offeror's Tech Proposal	COST ESTIMATE: DETAIL	☐ Cost Estimate - Detail line item cost reports		
DD - 100%	COST ESTIMATE: CORE/SHELL, TI	☐ Code Analysis		
CD - 65%	VALUE ENGINEERING	☐ Cost Estimate - Provide separate estimates for phased work, or bid alternates/options.		
CD - Final Discipline General Information	PROJECT DEVELOPING ON-BUDGET	Demonstrate that the project is developing on-budget. VM- List of cost-saving items that would collectively reduce the project cost to approximate 10% below budget		
Community and Landscape	QUALITY CONTROL REVIEW	QC Review - Verify that the final concept can be constructed within the project budget.		
Building Enclosure Systems		☐ Life cycle cost analysis (LCCA) for the PROPOSED design including:		
Architecture / Interiors		One ASHRAE 90.1 Appendix G performance rating method (PRM) model for each architectural design scheme. The model must include, at minimum:		
Structural / Civil		□ Architectural design scheme; □ Building enclosure assemblies;		
Mechanical		☐ Lighting and lighting control system; ☐ HVAC system; and		
Plumbing	LIFE CYCLE COSTING	Service water-heating system. AND		
Electrical	Section 1	☐ LCCA for the BASELINE design including:		
Fire Protection		One ASHRAE 90.1 Appendix G PRM baseline model for each architectural design scheme. The model must include, at minimum:		
Cost Estimating		□ Architectural design scheme;□ Building enclosure assemblies;		
Specialty Spaces		☐ Lighting and lighting control system; ☐ HVAC system; and		
Historic Preservation		Service water-heating system 10 CFR §436, Subpart A, Subpart B, Subpart C and NIST Handbook 135		
Art in Architecture		10 Ci R 3430, Subpart A, Subpart C and MIST Handbook 133		









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



COURTROOMS

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
- ☐ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

SPECIALTY SPACES

Section 8

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

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
- ☐ See *Design Guidelines* for detailed information and more information on requirements.

ARCHEOLOGICAL CONDITIONS

□ N/A







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

□ N/A

ARCHITECTURAL

DESIGN VALUES

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.

Preliminary
Concept
(BA 51, 55)

Concept
Development
(BA 51, 55, 80, ESPC)

DESIGN DEVELOPMENT

(BA 51, 54, 55, 61, 80, ESPC)

Design Development 100%

CONSTRUCTION DOCUMENTS

END

CD 65% (BA 51, 54, 55, 80, ESPC) **CD 95%** (BA 51, 54, 55, 80, ESPC)

CD Final (BA 51, 54, 55, 61, 80, ESPC)

Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB □ NARRATIVE (FOR EACH OPTION) Provide narrative entitled, "ACCESSIBILITY PLAN" to address key accessibility issues significantly impacting the concept design as follows: 3 - DB Bridging ☐ SITE: Identify constraints/challenges due to site features(ie slope, wetlands etc) and vehicle circulation, building, orientation and surrounding transit infrastructure 4 - CMC **ABAAS** ☐ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and **Project Phase** Section 1 scoping of project. Reference both public and staff spaces and occupancies. Describe applicable accessibility codes to be enforced. Describe accessible path of travel obligations **Preliminary Concept** resulting from changes to primary function areas (ABAAS F202.4) ☐ DRAWINGS (FOR EACH OPTION) Provide drawings that include graphics showing accessible **Concept Development** routes from site arrival points to building entrances and to all occupied spaces and elements Final Concept ☐ BIM Execution plan (Template in 2024 GSA BIM CDX and COBie Standard) DD - 100% 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.) BIM CD - 65% □ Source models to coordinate geolocation/geocoding of site and model orientation Section 1 CD - 95% Document existing conditions Phasing plan CD - Final 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: Discipline Provide a statement outlining proposed methods to manage the observed and expected **General Information** 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. DISASTER RESILIENCY Community and Landscape Section 1 Identify project protection levels and include a simple phased adaptation plan. ☐ Include proposed method of documentation for each project design milestone to track that the **Building Enclosure Systems** design is able to adapt to changing conditions and include the thresholds to monitor the asset. ☐ A response template is available for use. The design team may use an alternate format but Architecture / Interiors must include the content in the GSA template. Include outcomes in the project risk register. Structural / Civil □ N/A **DESIGN COMMENTS** Mechanical Section 1 **Plumbing** ■ Provide list of applicable codes CODE AND SAFETY Section 1 Electrical Fire Protection Cost Estimating Specialty Spaces Historic Preservation Art in Architecture









Art in Architecture

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



ENERGY USAGE MODEL

Section 1

☐ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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

Section 1

□ Document how the project will achieve the 90% fossil fuel reduction required by <u>EISA 2007</u> section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.







Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB Demonstrate compliance with 40 U.S.C. § 3312(b), (c), and (d) with graphics and narrative 2 - DB 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. 3 - DB Bridging **COLLABORATIVE** ☐ In coordination with the GSA project team, submit a Community Stakeholder Analysis and 4 - CMC **DESIGN PROCESS** 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). Section 1 **Project Phase** ☐ Highlight relative merits or challenges presented by the various concepts, in compliance with **Preliminary Concept** 40 U.S.C. § 3312(b). **Concept Development** Provide brief zoning and design guideline analysis of site and surroundings to show Final Concept **ZONING ANALYSIS** compliance with 40 U.S.C. § 3312(a) and ©. Section 1 Discuss any uncertainties that the proposed concept would align with local requirements in DD - 100% compliance with 40 U.S.C. § 3312(c). CD - 65% 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 CD - 95% **DESIGN FOR PUBLIC** the site) and how proposed design encourages public access to and around building and site and connecting to neighborhood amenities and infrastructure. USE CD - Final Identify potential areas inside and outside the building suitable for shared public use (incl. after Section 2 hours). Highlight significant challenges or opportunities to create such spaces, in compliance with 40 U.S.C. § 3306(b)(1) and (3). Discipline Description and diagrams of the basic intent for site development to demonstrate compliance SITE / LANDSCAPE General Information with 40 USC § 3312(c) (e.g. program, preservation areas, circulation, and physical security) **STRATEGY Community and Landscape** Section 2 **Building Enclosure Systems** Identify existing natural features that impact the spatial layout per NEPA and Clean Water Act NATURAL FEATURES requirements, including wetlands and streams, forest conservation, and sensitive habitats. Architecture / Interiors Section 2 Structural / Civil ☐ Various approaches to achieve compliance with EISA section 438 are identified for the project Mechanical **STORMWATER** and site systems are diagrammed. **MANAGEMENT Plumbing** Section 2 Electrical Fire Protection **LANDSCAPE** □ N/A **IRRIGATION** Cost Estimating Section 2 **Specialty Spaces** Historic Preservation Art in Architecture







Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc). **ENCLOSURE** 3 - DB Bridging Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing COMMISSIONING PLAN performance criteria; to ensure facility resilience throughout the intended service life. 4 - CMC Section 1 & 3 Follow ASTM E2813 Enhanced Cx as default. ASTM E2947. D7877 & D8231 **Project Phase Preliminary Concept** □ N/A **VISUAL & PERFORMANCE Concept Development MOCK-UPS** Final Concept Section 1 & 3 DD - 100% Proposed roofing and roof drainage systems function without extraordinary means and do not CD - 65% **ROOFING / ROOF** pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. DRAINAGE SYSTEM CD - 95% ☐ List any unique site-specific conditions that may impact proposed system. Section 1 & 3 CD - Final □ N/A WHOLE BUILDING AIR **TIGHTNESS** Discipline Section 1 & 3 General Information □ N/A Community and Landscape THERMAL BARRIERS (INSULATION) **Building Enclosure Systems** Section 1 & 3 Architecture / Interiors Proposed fenestration systems are appropriate to the specific site conditions. Structural / Civil **FENESTRATION** Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. (GLAZING SYSTEMS) Mechanical Section 1 & 3 List any unique site-specific conditions that may impact proposed system. **Plumbing** Electrical □ N/A **BELOW-GRADE** Fire Protection WATERPROOFING Section 1 & 3 Cost Estimating **Specialty Spaces** □ N/A **OPERATIONS & MAINTENANCE** Historic Preservation Section 1 & 3 Art in Architecture



Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **APPROVED PROGRAM &** All major spaces identified with appropriate adjacencies and reasonable size related to the 3 - DB Bridging **ADJACENCIES** program by division or areas 4 - CMC In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **Project Phase GENERAL** ☐ Project objectives and scope. Area of work plans. INFORMATION **Preliminary Concept** Sections 1 and 3 **Concept Development** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Final Concept Plans identifying support spaces with appropriate adjacencies and reasonable size related to MECHANICAL SPACES DD - 100% the program Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all CD - 65% required equipment; consider maintenance/installation/removal of equipment. CD - 95% □ N/A **BUILDING & SERVICE** CD - Final **SPACES** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Discipline **DESIGN NARRATIVE &** Short narrative on each design concept. Include summary sheet of calculations showing all General Information **CALCULATIONS** assumptions, applicable codes and standards referenced, and conclusions. Calculations should include engineering sketches. Community and Landscape ☐ Three (3) overall building concept designs including drawings, BIM, renderings & photos **Building Enclosure Systems DESIGN CONCEPTS** Compare net, usable and gross SF of design concepts to program. Sections 1 and 3 **Architecture / Interiors** Structural / Civil □ N/A Mechanical **FINISHES Plumbing** Electrical □ N/A **MILLWORK** Fire Protection Cost Estimating □ N/A **Specialty Spaces FURNITURE, FIXTURES** & EQUIPMENT Historic Preservation Art in Architecture Section Continues (next page)



Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB □ N/A OFFICE AREAS 3 - DB Bridging 4 - CMC □ N/A **Project Phase** INTERIOR CONDITIONS **Preliminary Concept Concept Development** All support spaces identified with appropriate adjacencies and reasonable size related to the Final Concept INTERIOR FACILITIES program Sections 1 and 3 DD - 100% ☐ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load CD - 65% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: FLOOR-TO-FLOOR CD - 95% ☐ Show a reasonable vertical profile that will allow for systems integration. Floor-to-floor heights **HEIGHTS** are sufficient to accommodate any utilities/cabling/above ceiling requirements CD - Final In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Discipline ☐ Show a reasonable representation of all of the exterior planes to include materiality and **EXTERIOR DESIGN** fenestration; describe the design intent for the enclosure system(s): (barrier wall, cavity wall, General Information Sections 1 and 3 curtain wall, rain screen, etc.). Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain Community and Landscape □ N/A **Building Enclosure Systems INTERIOR DESIGN: MAJOR PUBLIC SPACES Architecture / Interiors** Structural / Civil Provide an electronic massing model to give a sense of the design including materiality and Mechanical fenestration. **BUILDING MASSING Plumbing** Electrical In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ARCHITECTURAL CODE ☐ Show that no major obvious deficiencies are present in the design. Document any deficiencies Fire Protection **COMPLIANCE** or waivers required. Interior and exterior architectural features are code compliant Section 1 Cost Estimating **Specialty Spaces** □ N/A **SIGNAGE &** Historic Preservation **WAYFINDING** Art in Architecture Section Continues (previous page)

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Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Prepare narrative that summarizes design loads. **DESIGN LOADS** 3 - DB Bridging Section 4 4 - CMC **FOUNDATIONS &** Provide geotechnical investigation and approach report. **Project Phase GEOTECHNICAL Preliminary Concept** Section 4 **Concept Development** □ N/A **VIBRATIONS** Final Concept Section 4 DD - 100% Identify any alternative materials, design or construction methods that are planned or may be INNOVATIVE METHODS CD - 65% required, and include any associated peer review and approval processes. & MATERIALS Section 4 CD - 95% Narrative describing alternatives schemes/materials (including superstructure and foundations) CD - Final STRUCTURAL SYSTEMS to be considered. Section 4 Discipline STRUCTURAL ANALYSIS Narrative describing anticipated content of calculations including any special requirements that General Information involve unusual features of the design or complex analysis methods. & CALCULATIONS Section 4 Community and Landscape QUALITY ASSURANCE & □ N/A **Building Enclosure Systems** SPECIAL INSPECTIONS Architecture / Interiors Section 4 Structural / Civil □ Narrative that identifies historic status and related potential constraints. **HISTORIC CONSIDERATIONS** Mechanical Section 4 **Plumbing** PHYSICAL SECURITY Narrative summarizing anticipated physical security requirements and standards. Include FSL Electrical information from FSC. Section 4 Fire Protection ☐ Narrative identifying project site characteristics and civil design challenges, including but not limited to: flood hazard assessment, improvement of roadway & pedestrian/vehicular traffic, CIVIL SITE Cost Estimating stormwater & utility requirements, topography, staging, site setback and security requirements. Section 4 ☐ Each design has considered the overall site water balance and how that will be preserved **Specialty Spaces** and/or enhanced through the various proposals. EO 11988 and ASCE 24-24. Historic Preservation **MISCELLANEOUS** Narrative summarizing primary structural and facade attachments to the exterior of the building. COMPONENTS Art in Architecture Section 4 GSA CBS Submittal Matrix (2025) - Version 1.0

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



NARRATIVE

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

Section 5

☐ Identify mechanical spaces and primary distribution pathways

CALCULATIONS

Section 5

Develop base assumptions for each concept

SPECIFICATIONS

Section 5

□ N/A







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



SYSTEMS & EQUIPMENT

Section 5

DRAWINGS Section 5 Per ASPE handbooks and the IPC, provide:

- Description of the basic intent for plumbing infrastructure (e.g. domestic water heater technology and arrangement)
- $\hfill \Box$ Description of the water reduction goals
- $\ensuremath{\,\square\,}$ Identify mechanical spaces and primary distribution pathways

CALCULATIONS

Section 5

Develop all base assumptions

SPECIFICATIONS

Section 5

□ N/A







Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ■ Basis of design **BASIS OF DESIGN** 3 - DB Bridging Section 6 4 - CMC **Project Phase** □ N/A **Preliminary Concept** ONE LINE Section 6 Concept Development Final Concept Show basic location of mechanical/electrical rooms. Where applicable, in accordance with DD - 100% NFPA 70, show generator, roll-up generator docking station and utility transformer **DRAWINGS** locations. Section 6 CD - 65% CD - 95% □ N/A CD - Final **CALCULATIONS** Section 6 Discipline **General Information** □ N/A **SPECIFICATION** Community and Landscape Section 6 **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)



SYSTEMS DESIGN

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.
- ☐ 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

Section 7

□ N/A

□ N/A

CALCULATIONS

Section 7

Section 7

□ N/A

CODE ANALYSIS









Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** 3 - DB Bridging 4 - CMC ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details Project Phase **SUPPORTING COST ANALYSIS Preliminary Concept Concept Development** Cost Plan **Final Concept COST PLAN** DD - 100% CD - 65% QC Review A-E Estimate CD - 95% **COST ESTIMATE** CD - Final □ N/A **COST ESTIMATE:** Discipline **DETAIL General Information** Community and Landscape □ N/A **COST ESTIMATE:** CORE/SHELL, TI **Building Enclosure Systems** Architecture / Interiors □ N/A Structural / Civil **VALUE ENGINEERING** Mechanical **Plumbing** □ N/A PROJECT DEVELOPING Electrical **ON-BUDGET** Fire Protection **Cost Estimating** □ N/A **QUALITY CONTROL REVIEW Specialty Spaces** Historic Preservation Art in Architecture Section Continues (next page)

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



☐ 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

LIFE CYCLE COSTING

Section 1

☐ 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







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

COURTROOMS

Section 8

□ N/A

SPECIALTY SPACES

Section 8

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Section 8

☐ List any exceptions or deviations from customer agency design guides such as US Courts

Design Guides and USMS Publication 64







Concept Design: Preliminary Concept / First Design Review (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

□ 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.







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

ARCHITECTURAL DESIGN VALUES

□ N/A



PROCESS DOCUMENTATION









Construction Type	Concept Design: Concept Development / Second Design Review (BA 51, 55)			
1 - DBB				
2 - DB		☐ NARRATIVE: Further develop the ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows:		
3 - DB Bridging 4 - CMC		☐ 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.		
Project Phase Preliminary Concept Concept Development	ABAAS Section 1	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.		
Final Concept		☐ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any mitigation measures to be taken to make facility as accessible as possible.		
DD - 100% CD - 65%		☐ 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.		
CD - 95%		□ BIM Execution plan updated (per 2024 GSA BIM CDX and COBie Standard)		
CD - Final	BIM Section 1	Reality Capture documentation (for an existing building, or historic site, and if required by scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.)		
		☐ Source models to coordinate geolocation/geocoding of site and model orientation		
Discipline General Information	DISASTED DESILIENCY	At each subsequent phase of the design development, if the POR is updated, then update the statement to reflect relevant findings and changes.		
	Section 1	☐ Identify strategies and elements in the drawings and reference in the statement.		
Community and Landscape		☐ Update the project risk register.		
Building Enclosure Systems Architecture / Interiors	DESIGN COMMENTS Section 1 Highlight relevant responses to previous submission comments.			
Structural / Civil	CODE AND SAFETY	□ N/A		
Mechanical	Section 1			
Plumbing	ENERGY USAGE MODEL	☐ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency		
Electrical	Section 1	Performance Standard in <u>10 CFR 433.100</u> .		
Fire Protection	DESIGN COMPLIANCE	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).		
Cost Estimating	Section 1			
Specialty Spaces				
Historic Preservation	FOSSIL FUEL REDUCTION	□ Document how the project will achieve the 90% fossil fuel reduction required by <u>EISA 2007</u> section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.		
Art in Architecture	Section 1	and major renovation projects.		

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



COLLABORATIVE DESIGN PROCESS

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

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

Section 2

- ☐ Provide additional details for shared public use, as appropriate, in compliance with 40 U.S.C. § 3306(b)(1).
- ☐ 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

Section 2

☐ Refinement of concept, additional detail in narratives, and drawings to demonstrate compliance with 40 USC § 3312(c).

NATURAL FEATURES

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

Section 2

Various approaches to achieve compliance with EISA section 438 are identified for the project and site systems are diagrammed.

LANDSCAPE IRRIGATION

Section 2

☐ Determine whether irrigation will be required and identify a water source.





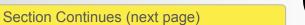


Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc). **ENCLOSURE** 3 - DB Bridging Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing **COMMISSIONING PLAN** performance criteria; to ensure facility resilience throughout the intended service life. 4 - CMC Section 1 & 3 Follow ASTM E2813 Enhanced Cx as default. ASTM E2947. D7877 & D8231 **Project Phase Preliminary Concept** □ N/A **VISUAL & Concept Development PERFORMANCE Final Concept MOCK-UPS** Section 1 & 3 DD - 100% Proposed roofing and roof drainage systems function without extraordinary means and do not CD - 65% **ROOFING / ROOF** pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. CD - 95% **DRAINAGE SYSTEM** Section 1 & 3 ☐ List any unique site-specific conditions that may impact proposed system. CD - Final □ N/A WHOLE BUILDING AIR Discipline **TIGHTNESS** Section 1 & 3 General Information Community and Landscape Proposed insulation types and considerations THERMAL BARRIERS (INSULATION) **Building Enclosure Systems** Section 1 & 3 Architecture / Interiors Proposed fenestration systems are appropriate to the specific site conditions. Structural / Civil **FENESTRATION** Proposed designs are readily achievable and do not pose unusual risks in terms of (GLAZING SYSTEMS) constructability, performance, ease of maintenance or life cycle durability. Mechanical Section 1 & 3 List any unique site-specific conditions that may impact proposed system. **Plumbing** Electrical Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE** cycle performance. WATERPROOFING Fire Protection Section 1 & 3 Cost Estimating ☐ Proposed enclosure systems are accessible for regular maintenance. **Specialty Spaces OPERATIONS & MAINTENANCE** Historic Preservation Section 1 & 3 Art in Architecture



Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Drawings should include at a minimum: entrances, lobbies, corridors, stairways, elevators, work 3 - DB Bridging areas, special spaces, mechanical rooms for major equipment and air handlers, and service **APPROVED PROGRAM &** spaces (with the principal spaces labeled). 4 - CMC **ADJACENCIES** Dimensions for critical clearances, such as vehicle access, should be indicated. **Project Phase** Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations. **Preliminary Concept Concept Development** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **GENERAL INFORMATION** ☐ Table of contents identifying specifications to be used on the project Final Concept Sections 1 and 3 DD - 100% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: CD - 65% **MECHANICAL SPACES** ☐ Floorplans of all service spaces, including mailrooms and loading dock/access CD - 95% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: CD - Final **BUILDING & SERVICE** Floorplans of all service spaces, including mailrooms and loading dock/access **SPACES** Discipline In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: General Information **DESIGN NARRATIVE &** ☐ Extended narrative and further developed calculations. Calculations must refer to code, **CALCULATIONS** paragraph of code used, standards, and text books used for specific portion of calculation. Community and Landscape **Building Enclosure Systems** Refinement of selected concept, additional detail in drawings and BIM model **DESIGN CONCEPTS** ☐ Compare net, usable and gross SF of design concept to program. Sections 1 and 3 **Architecture / Interiors** Structural / Civil □ N/A Mechanical **FINISHES Plumbing** □ N/A Electrical **MILLWORK** Fire Protection Cost Estimating □ N/A **FURNITURE, FIXTURES** Specialty Spaces **& EQUIPMENT** Historic Preservation Art in Architecture





Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging 4 - CMC □ N/A **Project Phase** INTERIOR CONDITIONS **Preliminary Concept Concept Development** All support spaces identified with appropriate adjacencies and reasonable size related to the **Final Concept INTERIOR FACILITIES** program Sections 1 and 3 DD - 100% ☐ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load CD - 65% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: FLOOR-TO-FLOOR CD - 95% ☐ Sections, floor-to-floor, indicating ALL critical dimensions **HEIGHTS** CD - Final In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **EXTERIOR DESIGN** Discipline ☐ Floor and Roof Elevations, Labeled Sections 1 and 3 General Information Community and Landscape In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **INTERIOR DESIGN:** ☐ Elevations of major public spaces- include materials and finishes **Building Enclosure Systems MAJOR PUBLIC SPACES** ☐ Interior design for major public spaces aligns with building architectural requirements **Architecture / Interiors** Provide an electronic massing model on a common base, for each design scheme. No Structural / Civil fenestration. **BUILDING MASSING** Mechanical **Plumbing** □ N/A ARCHITECTURAL CODE Electrical **COMPLIANCE** Section 1 Fire Protection Cost Estimating In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: SIGNAGE & ☐ Identify public vs. private areas, identify paths of travel. **Specialty Spaces WAYFINDING** Historic Preservation Art in Architecture



Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB Update narrative. **DESIGN LOADS** ☐ List design loads on schematic plans. Section 4 3 - DB Bridging 4 - CMC **FOUNDATIONS &** ☐ Narrative addressing alternative foundation approaches including benefits, challenges and **Project Phase** relative costs associated for each approach. **GEOTECHNICAL** Section 4 **Preliminary Concept Concept Development** Narrative addressing potential vibration issues associated with selected structural scheme **VIBRATIONS** Final Concept Section 4 DD - 100% Update narrative. **INNOVATIVE METHODS** CD - 65% & MATERIALS Provide schematic plans showing location of innovative materials and notes for special construction methods. Section 4 CD - 95% ☐ Update narrative identifying strengths and weaknesses of alternatives. CD - Final STRUCTURAL SYSTEMS Provide schematic plans showing recommended approach. Section 4 Discipline Update structural narrative. Provide schematic plans and preliminary calculations. STRUCTURAL ANALYSIS General Information & CALCULATIONS Section 4 Community and Landscape QUALITY ASSURANCE & □ N/A **Building Enclosure Systems** SPECIAL INSPECTIONS Section 4 Architecture / Interiors Update narrative. HISTORIC Structural / Civil **CONSIDERATIONS** Mechanical Section 4 **Plumbing** PHYSICAL SECURITY Update narrative, including FSL designation. Identify special requirements on schematic plans. Section 4 Electrical Update civil narrative. Provide schematic site plans and preliminary calculations, including but Fire Protection not limited to stormwater management and flood resistant measures. EO 11988, ASCE 24-24. CIVIL SITE ☐ A separate brief submission is required to demonstrate compliance with EISA section 438. Any Cost Estimating Section 4 potential project divergence from following the intent of the Federal Law needs to be raised to Specialty Spaces the full client team at this time and consultation with PM and SMEs needs to begin in earnest. Historic Preservation **MISCELLANEOUS** Update narrative. COMPONENTS Provide schematic drawings showing locations. Art in Architecture Section 4

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



NARRATIVE

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
- ☐ Refined Rough Order of Magnitude for each concept

DRAWINGS

Section 5

- ☐ Major mechanical equipment laid out in the mechanical spaces for each concept
- □ Preliminary Equipment Schedules

CALCULATIONS

Section 5

- $oldsymbol{\square}$ Develop base assumptions for each concept for each concept
- ☐ Provide a dew point analysis

SPECIFICATIONS

Section 5

 $\hfill \Box$ Table of contents identifying specifications to be used on the project







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





SYSTEMS & EQUIPMENT

Section 5

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

DRAWINGS

Section 5

- ☐ Proposed building zoning and primary distribution pathways
- ☐ Locations of proposed plumbing fixtures and equipment

CALCULATIONS

Section 5

☐ Rough Order of Magnitude water consumption calculations

SPECIFICATIONS

Section 5

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







Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB Basis of design **BASIS OF DESIGN** 3 - DB Bridging Section 6 4 - CMC **Project Phase** □ N/A **Preliminary Concept ONE LINE** Section 6 **Concept Development** Final Concept DD - 100% **DRAWINGS** ☐ Stacking, basic room sizes, and locations of major equipment in accordance with NFPA 70 Section 6 CD - 65% CD - 95% □ N/A CD - Final **CALCULATIONS** Section 6 Discipline **General Information** □ N/A **SPECIFICATION** Community and Landscape Section 6 **Building Enclosure Systems** Architecture / Interiors Structural / Civil Mechanical **Plumbing Electrical** Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture

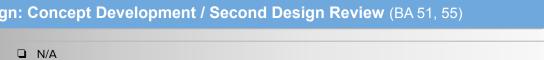








Concept Design: Concept Development / Second Design Review (BA 51, 55)





SYSTEMS DESIGN

Section 7

DRAWINGS Section 7

□ N/A

CALCULATIONS

Section 7

CODE ANALYSIS Section 7

□ N/A

□ N/A





Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** 3 - DB Bridging 4 - CMC ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details **Project Phase SUPPORTING COST ANALYSIS Preliminary Concept Concept Development** Cost Plan **Final Concept COST PLAN** DD - 100% CD - 65% QC Review A-E Estimate CD - 95% **COST ESTIMATE** CD - Final □ N/A **COST ESTIMATE:** Discipline Page 192 **DETAIL General Information** Community and Landscape □ N/A **COST ESTIMATE:** CORE/SHELL, TI **Building Enclosure Systems** Architecture / Interiors □ N/A Structural / Civil **VALUE ENGINEERING** Mechanical **Plumbing** □ N/A PROJECT DEVELOPING Electrical **ON-BUDGET** Fire Protection **Cost Estimating** □ N/A **QUALITY CONTROL REVIEW Specialty Spaces** Historic Preservation Art in Architecture Section Continues (next page)



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



	Life cycle cost analysis	(LCCA) for the PROPOSED	design includir	าดู
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- 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

LIFE CYCLE COSTING Section 1

- ☐ 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



age 193





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



COURTROOMS

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
- ☐ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

SPECIALTY SPACES

Section 8

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Section 8

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











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



ARCHITECTURAL DESIGN VALUES

DOCUMENTATION

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

PROCESS

□ N/A







Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB □ NARRATIVE: Finalize ACCESSIBILITY PLAN to address key accessibility issues significantly impacting the concept design as follows: 3 - DB Bridging □ 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 4 - CMC main entrance identification and visibility. **Project Phase** □ BUILDINGS AND ALTERATIONS: Identify constraints/challenges due to building type and scoping of project. Reference both public and staff spaces and occupancies. Describe **ABAAS Preliminary Concept** applicable accessibility codes to be enforced. Describe accessible path of travel Section 1 obligations resulting from changes to primary function areas (ABAAS F202.4). Identify any Concept Development areas intended to meet adaptability vs accessibility. ☐ HISTORIC PRESERVATION: Identify any ABAAS exceptions (see F202.5) and discuss any Final Concept mitigation measures to be taken to make facility as accessible as possible. DD - 100% ☐ 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 CD - 65% access consideration. CD - 95% 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 CD - Final spaces/rooms per SDM section of GSA BIM, CDX and COBie Standard. ☐ IFC 2x3 or 4x3 File export from Design BIM BIM ☐ BIM Execution plan updated, Initial COBie Spreadsheet (per 2024 GSA BIM CDX and COBie Section 1 Discipline Standard) **General Information** ☐ BIM QC Checklist: Identifies what is currently contained in Design BIM Conceptual Energy BIM Model files (if required) Community and Landscape Provide finalized Concept statement. If the POR is updated, then update the statement to **Building Enclosure Systems** reflect relevant findings and changes. **CLIMATE ADAPTATION /** Architecture / Interiors Identify strategies and elements in the drawings and reference in the statement. RESILIENCE Section 1 Structural / Civil Mechanical ☐ Highlight relevant responses to previous submission comments. **Plumbing DESIGN COMMENTS** Provide a list of any outstanding substantive comments that have not been resolved. Section 1 Electrical Fire Protection Provide narrative statement that the proposed design will comply with the applicable codes. **CODE AND SAFETY** Safety narrative including hazardous materials, fall protection, and arc flash requirements. Cost Estimating Section 1 Specialty Spaces Historic Preservation



Construction Type

Art in Architecture

Historic Preservation

Art in Architecture

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



ENERGY USAGE MODEL

Section 1

☐ Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency Performance Standard in 10 CFR 433.100.

DESIGN COMPLIANCE

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

Section 1

□ Document how the project will achieve the 90% fossil fuel reduction required by <u>EISA 2007</u> section 433(a)(D)(i)(I) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction and major renovation projects.







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

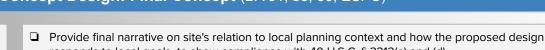
Mechanical **Plumbing** Electrical Fire Protection Cost Estimating

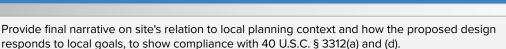
Specialty Spaces

Art in Architecture

Historic Preservation

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







COLLABORATIVE **DESIGN PROCESS**

Section 1

☐ 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

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

Section 2

Provide additional details as appropriate to evaluate the concept.

 For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses.

- 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).
- ☐ 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**

Section 2

- ☐ Site plans, site sections, and color renderings to convey landscape architectural intent and demonstrate compliance with 40 USC § 3312(c)
- ☐ All second peer review commentary responded to.
- Provide a non-invasive proposed plant palette showing range of species for trees, shrubs, herbaceous, vines, and/ or grasses for compliance with EO 13112.



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

Section 2

- Approach to achieve compliance with EISA section 438 is identified for the project and site systems are shown in drawings.
- Document environmental permitting requirements, including erosion and sediment control and Storm Water Pollution Prevention Plan per the Clean Water Act.
- **LANDSCAPE IRRIGATION**

Section 2

Determine extents of irrigated area and whether a permanent or temporary system is required to establish and maintain the plantings...







Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Identify unique programmatic conditions that require improved system performance (e.g., courthouses, laboratories, data centers, etc). **ENCLOSURE** 3 - DB Bridging Reflect site conditions, design wind load, and any risk of extreme weather; adjusting standing **COMMISSIONING PLAN** performance criteria; to ensure facility resilience throughout the intended service life. Section 1 & 3 4 - CMC Follow ASTM E2813 Enhanced Cx as default. ASTM E2947. D7877 & D8231 **Project Phase Preliminary Concept** Describe quantity, type(s), size(s), and complexity of proposed mock-ups. **VISUAL & PERFORMANCE** Concept Development **MOCK-UPS Final Concept** Section 1 & 3 DD - 100% Describe roofing type. Indicate roof slopes and drain locations. **ROOFING / ROOF** CD - 65% ☐ Indicate type and extents of fall protection. Indicate means of safe suspended access. **DRAINAGE SYSTEM** Section 1 & 3 CD - 95% CD - Final Describe air barrier types. WHOLE BUILDING AIR **TIGHTNESS** Section 1 & 3 Discipline General Information Proposed insulation types and considerations THERMAL BARRIERS Compare design performance model to design EUI. Community and Landscape (INSULATION) Section 1 & 3 **Building Enclosure Systems** Architecture / Interiors Proposed fenestration systems are appropriate to the specific site conditions **FENESTRATION** Proposed designs are readily achievable and do not pose unusual risks in terms of Structural / Civil constructability, performance, ease of maintenance or life cycle durability. (GLAZING SYSTEMS) Mechanical ☐ List any unique site-specific conditions that may impact proposed system. Section 1 & 3 **Plumbing** Electrical Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE** cycle performance WATERPROOFING Fire Protection Section 1 & 3 Cost Estimating Proposed enclosure systems are accessible for regular maintenance **OPERATIONS & Specialty Spaces** MAINTENANCE Historic Preservation Section 1 & 3 Art in Architecture



Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Continued development of selected concept. Include demolition plans, floor plans showing: Work areas, lobbies, corridors, entrances, 3 - DB Bridging **APPROVED PROGRAM &** stairways, elevators, special spaces, and service spaces (with the principal spaces labeled). **ADJACENCIES** Dimensions for critical clearances, such as vehicle access, should be indicated. 4 - CMC (IBC Chapter 1, Section 107, Office areas must show proposed layouts down to the office level of detail. **Project Phase** and Appendix K, Section K104) Verify the integration between the approved program and the building concept is achievable, in **Preliminary Concept** tabular form, including net, usable and gross SF Concept Development **GENERAL** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **Final Concept** INFORMATION ☐ Table of contents identifying specifications to be used on the project Sections 1 and 3 DD - 100% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: CD - 65% Drawing and narrative indicating plan for accessing and maintaining equipment, including **MECHANICAL SPACES** clearance requirements for maintenance, operation, and removal Indicate distance and travel CD - 95% path from/to freight elevators and loading dock; include size & weight of equipment. CD - Final ☐ Floorplans of all service spaces, including mailrooms loading dock **BUILDING & SERVICE** Provide analysis of loading dock in narrative format, along with any pertinent calculations. **SPACES** Discipline General Information In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104" **DESIGN NARRATIVE &** ☐ Further refinement of narrative and calculations, Include acoustical calculations for envelope, Community and Landscape interior walls/floors/ceilings, mechanical and electrical equipment. Heat transfer in building CALCULATIONS envelope, toilet fixture count, illumination/daylighting/glare, elevator analysis, loading dock **Building Enclosure Systems** analysis **Architecture / Interiors** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ☐ Further refinement of selected concept. Floor plans, elevations showing fenestration, exterior Structural / Civil **DESIGN CONCEPTS** materials, cast shadows. Interior elevations of major spaces, building sections showing adequate space for all systems Sections 1 and 3 Mechanical ☐ Color renderings, physical model to convey the architectural intent of the design **Plumbing** Compare net, usable and gross SF of design concepts to program. Electrical In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **FINISHES** Description of interior finish materials, with detailed explanation for public spaces Fire Protection Identify millwork locations on plan and in elevation. Indicate type of materials, ie solid surface, **MILLWORK** Cost Estimating p-lam or other. **Specialty Spaces** Show proposed furniture locations on plan. **FURNITURE, FIXTURES** Historic Preservation ☐ Indicate ALL critical dimensions for ABAAS and egress. & EQUIPMENT Art in Architecture







Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Floorplan of open office and enclosed office area/layout & typical workstation layout. **OFFICE AREAS** Office areas comply with GSA's Space Utilization Benchmark and that the integration 3 - DB Bridging ☐ (IBC Chapter 1, Section 107, between the approved program and the building concept is achievable (this is also and Appendix K, Section dependent on the tenant) 4 - CMC K104) Show reflected ceiling plans including ceiling material and lighting fixtures. **Project Phase** Interior conditions (lighting, noise, temperature, etc.) will contribute to occupant comfort. **Preliminary Concept** Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., INTERIOR CONDITIONS Concept Development sound masking, ceiling treatments, and wall treatments. Identify interior lighting strategy Final Concept DD - 100% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104 & UPC: INTERIOR FACILITIES ☐ Toilet fixture count analysis CD - 65% Sections 1 and 3 CD - 95% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: CD - Final FLOOR-TO-FLOOR ☐ Sections, floor-to-floor, indicating ALL critical dimensions **HEIGHTS** Discipline In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: General Information **EXTERIOR DESIGN** ■ Elevations of major building facades. Sections 1 and 3 ☐ List of exterior materials proposed (provide samples upon request) Community and Landscape **Building Enclosure Systems** Color renderings showing major public spaces (as defined by PM at the start of the project) **INTERIOR DESIGN:** from different vantage points **Architecture / Interiors MAJOR PUBLIC SPACES** Structural / Civil ■ Electronic model of final concept Mechanical **BUILDING MASSING Plumbing** Electrical In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **ARCHITECTURAL CODE** Fire Protection Code analysis **COMPLIANCE** Section 1 Cost Estimating **Specialty Spaces** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **SIGNAGE &** ☐ Identify public vs. private areas, identify paths of travel Historic Preservation WAYFINDING Art in Architecture Section Continues (previous page)



Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Finalize narrative and update schematic plans. **DESIGN LOADS** Section 4 3 - DB Bridging 4 - CMC Finalize narrative with recommended preferred foundation approach with supporting **FOUNDATIONS & Project Phase** information. **GEOTECHNICAL** ☐ Show foundations on schematic plans. **Preliminary Concept** Section 4 Concept Development ☐ Finalize narrative, prepare preliminary calculations and include information on schematic plans. **VIBRATIONS** Final Concept Section 4 DD - 100% ☐ Finalize narrative and update schematic plans. **INNOVATIVE METHODS** & MATERIALS CD - 65% Section 4 CD - 95% Update narrative and schematic plans. CD - Final STRUCTURAL SYSTEMS ☐ Provide preliminary calculations verifying major member depths. Section 4 Discipline ☐ Final narrative STRUCTURAL ANALYSIS General Information & CALCULATIONS Section 4 Community and Landscape **QUALITY ASSURANCE &** □ N/A **Building Enclosure Systems** SPECIAL INSPECTIONS Section 4 Architecture / Interiors ☐ Final narrative **HISTORIC** Structural / Civil **CONSIDERATIONS** Mechanical Section 4 **Plumbing** ☐ Update narrative and schematic plans, including FSL designation. PHYSICAL SECURITY Provide preliminary calculations verifying size of forced protection structural elements. Electrical Section 4 Fire Protection Update civil narrative, schematic plans and calculations, including but not limited to stormwater **CIVIL SITE** management and flood resistant measures. EO 11988 and ASCE 24-24. Cost Estimating Section 4 **Specialty Spaces** Update narrative and schematic drawings. **MISCELLANEOUS** Historic Preservation **COMPONENTS** Art in Architecture Section 4

GSA CBS Submittal Matrix (2025) - Version 1.0







Construction Type 1 - DBB	Concept Design: Final Concept (BA 51, 55, 80, ESPC)			
2 - DB		Concept narrative to include:		
3 - DB Bridging	NARRATIVE Section 5	☐ Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions		
4 - CMC		 Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions 		
Project Phase		☐ Equipment capacities, weights, sizes, and power requirements		
Preliminary Concept		 Description of heating, cooling, ventilating, and dehumidification systems for each major functional space 		
Concept Development		Description of heating, cooling, ventilating, and dehumidification control strategies for each air		
Final Concept		handling system under occupied, 24-hour, and unoccupied conditions • Fuel and utility requirements		
DD - 100%		- ruerand utility requirements		
CD - 65%		Proposed system showing:		
CD - 95%		☐ Extent of existing HVAC to be removed if applicable		
CD - Final	DD AVIII NOS	☐ Identification of spaces for mechanical equipment		
	DRAWINGS Section 5	☐ Air flow riser diagrams representing supply, return, outside air, and exhaust systems		
Discipline		☐ Water flow riser diagrams of the main mechanical systems		
General Information				
Community and Landscape		Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries-		
Building Enclosure Systems		Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions		
Architecture / Interiors		☐ Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under		
Structural / Civil	CALCULATIONS Section 5	occupied, 24-hour, and unoccupied conditions		
Mechanical		Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)		
Plumbing		☐ Fuel consumption estimates		
Electrical				
Fire Protection		☐ Table of contents identifying specifications to be used on the project		
Cost Estimating	SPECIFICATIONS Section 5			
Specialty Spaces				
Historic Preservation				



Page 204

Art in Architecture

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



SYSTEMS & EQUIPMENT

Section 5

DRAWINGS

Section 5

Update previous narrative to include:

☐ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery), per EISA 2007 § 523.

Per ASPE handbooks and the IPC, update previous drawings to include:

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

CALCULATIONS

Section 5

☐ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water

SPECIFICATIONS

Section 5

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







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







BASIS OF DESIGN

Section 6

Basis of design

ONE LINE

Section 6

Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution in accordance with NFPA 70

DRAWINGS

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

Section 6

Approximate service size calculation + generators + onsite generation in accordance with NFPA 70

SPECIFICATION

Section 6

■ Specifications Table of Contents (TOC)







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



SYSTEMS DESIGN

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

Section 7

Drawings Floor plans showing:

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

CALCULATIONS

Section 7

□ N/A

CODE ANALYSIS

Section 7

Code Analysis







Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB □ Cost Estimate- Executive Summary **COST VIABILITY** 3 - DB Bridging 4 - CMC Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required **Project Phase SUPPORTING COST** in the P-120 **ANALYSIS Preliminary Concept** Concept Development ☐ Cost Plan Update- GSA Reports 3473, 3474 **Final Concept COST PLAN** DD - 100% CD - 65% Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as CD - 95% **COST ESTIMATE** applicable) CD - Final ☐ Cost Estimate- Detail line item cost reports **COST ESTIMATE:** Discipline **DETAIL** General Information Community and Landscape Code Analysis **COST ESTIMATE:** CORE/SHELL, TI **Building Enclosure Systems** Architecture / Interiors ☐ Cost Estimate- Provide separate estimates for phased work, or bid alternates/options Structural / Civil **VALUE ENGINEERING** Mechanical **Plumbing** Demonstrate that the project is developing on-budget. PROJECT DEVELOPING Electrical ☐ VM- List of cost-saving items that would collectively reduce the project cost to approximately **ON-BUDGET** 10% below budget Fire Protection **Cost Estimating** QC Review- Verify that the final concept can be constructed within the project budget. **QUALITY CONTROL Specialty Spaces REVIEW** Historic Preservation Art in Architecture



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



	☐ 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

LIFE CYCLE COSTING

Section 1

- ☐ 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







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



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
- ☐ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points

□ N/A

SPECIALTY SPACES

Section 8

CUSTOMER DESIGN

GUIDE DEVIATIONS
Section 8

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







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



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



- 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







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

□ N/A

ARCHITECTURAL

DESIGN VALUES

PROCESS

DOCUMENTATION









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

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



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)



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Section Continues (next page)







ABAAS

Section 1

Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ BIM Execution plan updated (per GSA BIM, CDX and COBie Standard) ☐ Native Design BIM - compliant with LOD and LOI (per GSA BIM, CDX and COBie Standard) 3 - DB Bridging ☐ IFC 2x3 or 4x3 file exported from native Design BIM 4 - CMC Updated COBie Spreadsheet (not final) ☐ BIM QC Checklist: Identifies what is currently contained in Design BIM **Project Phase BIM** ☐ BIM Interoperability Tool Model Check Report- showing compliance with all attributes required Concept Design (all types) by GSA BIM, CDX and COBie Standard Section 1 **DD - 100%** 3D Design Coordination Report ☐ Initial Detailed Energy BIM Model files (if required) CD - 65% Updated spatial validation per SDM section of GSA BIM, CDX and COBie Standard CD - 95% CD - Final Submit revised statement to reflect development of design. If the POR is updated, then update CLIMATE ADAPTATION / the statement to reflect relevant findings and changes. **RESILIENCE** Identify strategies and elements in the drawings and reference in the statement. Section 1 Discipline ☐ Highlight relevant responses to previous submission comments. **DESIGN COMMENTS General Information** Section 1 Community and Landscape Update safety narrative including hazardous materials, fall protection, and arc flash **Building Enclosure Systems** requirements. Show safety aspects in drawings. **CODE AND SAFETY** Section 1 List of permits and reports Architecture / Interiors Structural / Civil Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency **ENERGY USAGE MODEL** Performance Standard in 10 CFR 433.100. Mechanical Section 1 **Plumbing** Document how the project will achieve the 90% fossil fuel reduction required by EISA 2007 **FOSSIL FUEL** Electrical section 433(a)(D)(i)(l) and 10 CFR 433.200 for FY2025-FY2029 prospectus new construction **REDUCTION** and major renovation projects. Section 1 Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture







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

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



COLLABORATIVE DESIGN PROCESS

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)..
- 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).
- ☐ For new construction projects, intention to replace public sidewalks should be clear to show compliance with 40 U.S.C. § 3312(c).

ZONING ANALYSIS

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

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).
- ☐ Drawings must include pathway dimensions and materials intentions to demonstrate compliance with 40 U.S.C. § 3306(b)(1).
- ☐ 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

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).
- ☐ 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
Section 2

☐ Update narrative and reference site technical drawings, as needed, to meet NEPA and Clean Water Act requirements.

STORMWATER MANAGEMENT

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

Section 2

☐ Updated narrative and site diagram to show the extent of the irrigation system.







Construction Type **100% Design Development** (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ Draft PRELIMINARY Building Enclosure Commissioning (BECx) Plan. **ENCLOSURE** Follow ASTM E2813 Enhanced Cx as default, ASTM E2947, D7877 & D8231 COMMISSIONING PLAN 3 - DB Bridging Identify any testing required to address risk inherent in the design intent. Section 1 & 3 4 - CMC **Project Phase** Describe mockup type(s) required to develop consensus for the design intent and/or prove **VISUAL &** system performance. **PERFORMANCE** Concept Design (all types) **MOCK-UPS DD - 100%** Section 1 & 3 CD - 65% Describe roofing type(s). **ROOFING / ROOF** CD - 95% Indicate roof slopes and drain locations. Indicate type and extents of fall protection. Indicate **DRAINAGE SYSTEM** means of safe suspended access. Section 1 & 3 CD - Final ☐ Indicate air barrier type(s). WHOLE BUILDING AIR In drawings, demonstrate that air barrier continuity and integrity can be achieved. **TIGHTNESS** Section 1 & 3 Discipline Indicate insulation type(s). In drawings, demonstrate that thermal barrier continuity can be THERMAL BARRIERS General Information achieved. (INSULATION) Submit analyses demonstrating thermal performance and the control of moisture migration to Section 1 & 3 Community and Landscape mitigate the risk of condensation. **Building Enclosure Systems** Describe fenestration type(s). Identify products and systems to be specified. Architecture / Interiors Confirm compatibility of adjacent systems. **FENESTRATION** Evaluate the differential durability of materials and products to help extend the assembly life Structural / Civil (GLAZING SYSTEMS) cycle. Section 1 & 3 Submit analyses demonstrating thermal performance and the control of moisture migration to Mechanical mitigate the risk of condensation. **Plumbing** Describe approach to below-grade waterproofing. Electrical **BELOW-GRADE** In drawings, demonstrate that below-grade waterproofing continuity can be achieved. WATERPROOFING Fire Protection Section 1 & 3 Cost Estimating Describe approaches to fall protection and safe suspended access. **Specialty Spaces OPERATIONS &** MAINTENANCE Historic Preservation Section 1 & 3 Art in Architecture

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Construction Type **100% Design Development** (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **APPROVED PROGRAM &** 3 - DB Bridging **ADJACENCIES** 4 - CMC □ N/A **Project Phase GENERAL** INFORMATION Concept Design (all types) Sections 1 and 3 **DD - 100%** □ N/A CD - 65% MECHANICAL SPACES CD - 95% CD - Final Room data sheets **BUILDING & SERVICE SPACES** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **DESIGN NARRATIVE &** Discipline Page 217 ☐ Detailed project narrative explaining the building design **CALCULATIONS** General Information Community and Landscape In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **DRAWINGS** Plans with color coded circulation including room names, numbers, and area per work unit. **Building Enclosure Systems** Section 1 Designate wall types. Plans with door swings and types, include door schedule with hardware, finishes, and keying **Architecture / Interiors** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Structural / Civil Description of interior finishes, with detailed explanation for public spaces (samples provided **FINISHES** upon request). Provide preliminary finish schedule Mechanical **Plumbing** ☐ Interior elevations showing millwork, provide millwork sections and details Electrical Materials and finishes **MILLWORK** Hardware Fire Protection Cost Estimating ☐ All FF&E locations to be shown on plan. Provide table to identify if FF&E is provided by GC or **FURNITURE, FIXTURES** "other." **Specialty Spaces** & EQUIPMENT Historic Preservation Art in Architecture Section Continues (next page)

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Construction Type **100% Design Development** (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **OFFICE AREAS** ☐ Lighting and acoustic strategies 3 - DB Bridging ☐ Partial reflected ceiling plan showing overall lighting and acoustic plan 4 - CMC Acoustical calculations indicating noise transmission through the building envelope, interior **Project Phase** walls/floors (including raised floor)/ceilings, and mechanical/electrical equipment **INTERIOR CONDITIONS** Concept Design (all types) ☐ Narrative discussing overall building floor efficiency **DD - 100%** ☐ Toilet fixture count analysis CD - 65% **INTERIOR FACILITIES** Sections 1 and 3 CD - 95% CD - Final □ N/A FLOOR-TO-FLOOR **HEIGHTS** □ N/A **EXTERIOR DESIGN** Discipline Sections 1 and 3 General Information Community and Landscape ☐ Lighting and acoustic strategies **INTERIOR DESIGN:** ☐ Partial reflected ceiling plan showing overall lighting and acoustic plan **Building Enclosure Systems MAJOR PUBLIC SPACES Architecture / Interiors** Provide reason for building massing. Structural / Civil **BUILDING MASSING** Mechanical **Plumbing** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ARCHITECTURAL CODE Electrical Code analysis **COMPLIANCE** Section 1 Fire Protection Cost Estimating Wayfinding signage plan **SIGNAGE & Specialty Spaces WAYFINDING** Historic Preservation Art in Architecture Section Continues (previous page)

GSA CBS Submittal Matrix (2025) - Version 1.0

Construction Type **100% Design Development** (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB Update drawings. **DESIGN LOADS** ☐ Include special area load diagrams where appropriate. Section 4 3 - DB Bridging 4 - CMC Update drawings. **FOUNDATIONS & Project Phase GEOTECHNICAL** ☐ Provide preliminary foundation design calculations. Section 4 Concept Design (all types) ☐ Update geotech report, including recommendations. **DD - 100%** ☐ Update calculations, analysis and drawings. **VIBRATIONS** CD - 65% Section 4 CD - 95% Update drawings. **INNOVATIVE METHODS** CD - Final **& MATERIALS** Section 4 Update drawings. STRUCTURAL SYSTEMS Section 4 Discipline ☐ Update narrative and calculations. STRUCTURAL ANALYSIS General Information & CALCULATIONS Section 4 Community and Landscape QUALITY ASSURANCE & Identify probable special inspection requirements. **Building Enclosure Systems** SPECIAL INSPECTIONS Section 4 Architecture / Interiors Structural / Civil ☐ Final narrative. **HISTORIC CONSIDERATIONS** Mechanical Section 4 **Plumbing** Update drawings. PHYSICAL SECURITY Electrical Section 4 Fire Protection Update civil narrative, calculations and drawings, including but not limited to stormwater Cost Estimating CIVIL SITE management and flood resistant measures. EO 11988 and ASCE 24-24. Section 4 **Specialty Spaces** Historic Preservation Update drawings. Existing structures - identify concealed structural conditions that require **MISCELLANEOUS** probes or testing, and any test results received to date. **COMPONENTS** Art in Architecture Section 4

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СМс

Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB Update previous narrative to include: ☐ Provide a dew point analysis 3 - DB Bridging 4 - CMC capabilities, and power requirements NARRATIVE **Project Phase** Section 5 Concept Design (all types) 24-hour, and unoccupied conditions **DD - 100%** submittal CD - 65% CD - 95% Approved system showing: CD - Final ☐ Identify equipment access in enlarged plans ☐ Show all roof-mounted equipment and access to roof: ☐ Single line schematic flow and riser diagram(s): Discipline ☐ Airflow quantities and balancing devices for all heating/cooling equipment General Information ■ Automatic control diagram(s): Community and Landscape Control flow diagrams showing all sensors, valves, and controllers (analog and digital) **DRAWINGS Building Enclosure Systems** Section 5 24-hour operations, and unoccupied conditions Architecture / Interiors ☐ Schedules: Structural / Civil operations Mechanical Air terminal devices **Plumbing** ■ Air balance relationships between spaces Electrical as enlarged areas Fire Protection Cost Estimating minimum free area requirements. **Specialty Spaces** Historic Preservation



- Updated equipment capacities, weights, sizes, proposed efficiencies, part load turndown
- ☐ 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,
- ☐ A description of any deviation from the HVAC system as approved in the Final Concept



- Single line piping and ductwork schematic layout including terminal units
- ☐ Show adequate access from mechanical equipment room(s) to freight elevators

 - Water flow quantities and balancing devices for all heating/cooling equipment

 - Sequence of operations of all the systems for control sequences during occupied,
 - 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
- HVAC equipment tags for equipment located within portions of the drawing that are identified
- 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



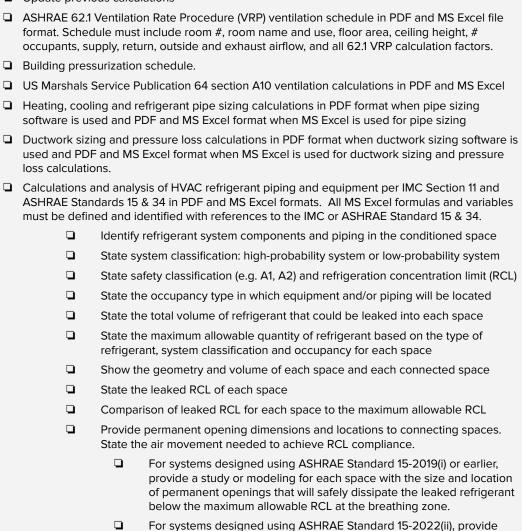






Art in Architecture

Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB Update previous calculations 3 - DB Bridging 4 - CMC ■ Building pressurization schedule. **Project Phase** Concept Design (all types) **DD - 100%** CD - 65% loss calculations. CD - 95% CD - Final **CALCULATIONS** Section 5 Discipline General Information Community and Landscape **Building Enclosure Systems**



effective dispersal volume charge (EDVC) calculations.



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









Architecture / Interiors

Structural / Civil

Mechanical

Plumbing

Electrical

Fire Protection

Cost Estimating

Specialty Spaces

Art in Architecture

Historic Preservation

Section 5



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

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

SYSTEMS & EQUIPMENT

Section 5

Per ASPE handbooks and the IPC, update previous narrative to include:

☐ Preliminary fixture type selections and GPF and GPM efficiencies proposed

DRAWINGS

Section 5

Update previous drawings.

CALCULATIONS

Section 5

☐ Update water consumption calculations and analysis.

SPECIFICATIONS

Section 5

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









Construction Type **100% Design Development** (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB Final Basis of Design in accordance with applicable NFPA codes and standards, BICSI TDMM, IES Standards, tenant requirements & ASHRAE 90.1. 3 - DB Bridging Description of alternative power distribution schemes with advantages and disadvantages of each approach 4 - CMC Proposed power distribution scheme with detailed description and justification **Project Phase** including requirements and backup power Proposed lighting systems Concept Design (all types) **BASIS OF DESIGN** typical interior lighting system features, including controls **DD - 100%** Section 6 exterior lighting scheme and control CD - 65% daylighting and daylight harvesting energy usage of the lighting CD - 95% Interface with BAS including energy conservation and integration CD - Final Telecommunications Infrastructure system and cabling Security and A/V systems infrastructure, where applicable Security systems, where applicable ☐ Riser or one line diagram for the entire building distribution system in accordance with NFPA 70 ONE LINE Discipline Section 6 General Information Community and Landscape ☐ Final MEP Space Allocations in accordance with NFPA 70 **Building Enclosure Systems** ☐ Site plan with proposed service entrance and location of transformers and generator in accordance with NFPA 70 **DRAWINGS** Architecture / Interiors ☐ Floor plans with electrical and communication rooms, layouts for major equipment, and lighting Section 6 fixture layout in accordance with NFPA 70, ASHRAE 90.1 & BICSI TDMM Structural / Civil ☐ Lightning protection and building grounding in accordance with NFPA 70 & 780 Mechanical Demolition plans if required **Plumbing** Updated service size calculation + generators + onsite generation in accordance with NFPA 70 **CALCULATIONS Electrical** Section 6 Fire Protection Cost Estimating ■ Specifications Table of Contents (TOC) **Specialty Spaces SPECIFICATION** Section 6 Historic Preservation Art in Architecture

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Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A SYSTEMS DESIGN Section 7 3 - DB Bridging Drawings: 4 - CMC Equipment spaces for fire protection systems (fire pump, fire command center, etc.) **Project Phase** ☐ Fire protection water supply lines, fire hydrant locations, fire apparatus access roads, fire lanes, Concept Design (all types) ■ Standpipe and sprinkler risers **DD - 100%** Riser diagram for sprinkler system Riser diagram for fire alarm and emergency communication system CD - 65% Location of special fire protection requirements (e.g., kitchens, computer rooms, storage) **DRAWINGS** CD - 95% ☐ Life safety drawings including the following, at a minimum: Section 7 Means of egress showing width, capacity and number of exits CD - Final 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 Discipline Special locking arrangements General Information Calculations: Community and Landscape Occupant load and egress calculations **CALCULATIONS** Fire protection water supply calculations, including water supply flow testing data **Building Enclosure Systems** Section 7 Fire pump calculations (where applicable) Smoke control calculations (where applicable) Architecture / Interiors Structural / Civil Design team fire protection engineer must: Address applicable codes and standards, special requirements that relate to the site, and the Mechanical proposed occupancy use. Address construction type, protection from hazards, means of egress, and occupancy features **Plumbing** necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases. Electrical Design team fire protection engineer must provide: **CODE ANALYSIS** Egress system description. Includes egress calculations and exit capacities, exit **Fire Protection** remoteness, exit discharge, etc. Include interface with security system (where applicable) Section 7 Cost Estimating Fire alarm and emergency communication description. Include interface with BAS and Security systems (where applicable) **Specialty Spaces** Water-based fire extinguishing system description Smoke control system description (where applicable) Historic Preservation Fire service access elevator description (if applicable) Art in Architecture Occupant evacuation elevator description (if applicable)













Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** ☐ Project is viable from a cost standpoint 3 - DB Bridging 4 - CMC ☐ Supporting Analysis (Market, LCC, Risk, Sensitivity) **Project Phase SUPPORTING COST ANALYSIS** Concept Design (all types) **DD - 100%** Cost Plan Update CD - 65% **COST PLAN** CD - 95% CD - Final ☐ Third Party Estimate **COST ESTIMATE** ☐ VM Report Implementation Validation **COST ESTIMATE:** Page 225 Discipline **DETAIL** General Information Community and Landscape ☐ Reconcile AE/Third Party Estimate. **COST ESTIMATE:** CORE/SHELL, TI **Building Enclosure Systems** Architecture / Interiors QC Review of Estimates Structural / Civil **VALUE ENGINEERING** Mechanical **Plumbing** □ N/A **PROJECT DEVELOPING** Electrical **ON-BUDGET** Fire Protection **Cost Estimating** □ N/A **QUALITY CONTROL Specialty Spaces REVIEW** Historic Preservation Art in Architecture Section Continues (next page)

GSA CBS Submittal Matrix (2025) - Version 1.0

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

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



☐ 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)

LIFE CYCLE COSTING

Section 1

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

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

COURTROOMS

Section 8

□ N/A

SPECIALTY SPACES

Section 8

- ☐ Specialty spaces with fixed seating, multi-level spaces, areas with sloped floors, and other specialty spaces can be easily maintained
- Describe cleaning, lamp replacement, and general care and maintenance of specialty spaces (courtrooms, dining facilities, auditoriums, etc.).

CUSTOMER DESIGN GUIDE DEVIATIONS

Section 8

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









Construction Type 1 - DBB 2 - DB 3 - DB Bridging 4 - CMC **Project Phase** Concept Design (all types) **DD - 100%** CD - 65% CD - 95% CD - Final Discipline General Information Community and Landscape **Building Enclosure Systems** Architecture / Interiors Structural / Civil Mechanical **Plumbing** Electrical Fire Protection Cost Estimating **Specialty Spaces Historic Preservation**

Art in Architecture

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



- G5% DD: 106 Compliance Preservation Report (iterative with each submission) narrative, photos, drawings explaining preservation design issues and proposed solutions. See Appendix A for report template.
- □ 100% DD: 106 Compliance Preservation Report (iterative, as design develops, with each submission): Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable.

DOCUMENT EXISTING CONDITIONS

SITE PRESERVATION

REQUIREMENTS

☐ 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

 $\hfill \Box$ Archeological compliance details-testing, discoveries, mitigation terms, as applicable



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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**

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

☐ Inclusion of details related to support of incorporation of AiA commission or Fine Art installation,



structural supports, lighting, etc.

PROCESS

DOCUMENTATION

□ N/A







Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Refine and revise submittal from DD phase as necessary. Note any revisions affecting accessibility features and/or ABAAS compliance. 3 - DB Bridging **ABAAS** ☐ Where necessary, include state or local codes references where these exceed the ABAAS. Section 1 At all accessible details and features reference the codes sections these details are complying 4 - CMC with and reference the standard details in the included detail sheets. **Project Phase** Concept Design (all types) BIM Execution plan updated (per GSA BIM, CDX and COBie Standard) DD - 100% Native Design BIM - compliant with LOD and LOI (per GSA BIM, CDX and COBie Standard) ☐ IFC 2x3 or 4x3 file exported from native Design BIM CD - 65% Updated COBie Spreadsheet CD - 95% ☐ BIM QC Checklist: Identifies what is currently contained in Design BIM BIM BIM Interoperability Tool Model Check Report- showing compliance with all attributes required CD - Final Section 1 by GSA BIM, CDX and COBie Standard 3D Design Coordination Report ☐ Updated Detailed Energy BIM Model files (if required) Updated spatial validation per SDM section of GSA BIM, CDX and COBie Standard Division 1 Specifications Sections on BIM tailored to project needs in construction phase Discipline ☐ Submit revised statement to reflect development of construction documents. If the POR is **General Information CLIMATE ADAPTATION /** updated, then update the statement to reflect relevant findings and changes. RESILIENCE Identify strategies and elements in the drawings and reference in the statement. Community and Landscape Section 1 **Building Enclosure Systems** Highlight relevant responses to previous submission comments. Architecture / Interiors **DESIGN COMMENTS** Section 1 Structural / Civil □ N/A **CODE AND SAFETY** Mechanical Section 1 **Plumbing** Meet Energy Modeling Requirements to demonstrate compliance with the Energy Efficiency **ENERGY USAGE MODEL** Electrical Performance Standard in 10 CFR 433.100. Section 1 Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Update consultation summary with local officials to reflect latest engagement or pending **COLLABORATIVE** resolutions, in compliance with 40 U.S.C. § 3312(b), (c), and (d). **DESIGN PROCESS** 3 - DB Bridging Section 1 4 - CMC Update narrative and/or site diagram, paying special attention to any commitments or **Project Phase ZONING ANALYSIS** outstanding issues related to local consultation, to show compliance with 40 U.S.C. § 3312(c). Concept Design (all types) Section 1 DD - 100% Update narrative and/or diagram to confirm design intent related to public access and shared **DESIGN FOR PUBLIC** use areas, in compliance with 40 U.S.C. § 3306(b)(1) and (3). CD - 65% USE Section 2 CD - 95% ☐ Site Plans (hardscape, layout, grading, planting, soils, lighting, and irrigation, if applicable) CD - Final Sections and Elevations Details SITE / LANDSCAPE ☐ Schedules (pavement, planting, furnishings, lighting) **STRATEGY** Section 2 Specifications, as required (with mockups, maintenance periods, and warranties) Discipline General Information ☐ Updated site technical drawings, as needed, to meet NEPA and Clean Water Act requirements. **NATURAL FEATURES Community and Landscape** Section 2 **Building Enclosure Systems** Updated site technical drawings that maintain compliance with EISA section 438 and document Architecture / Interiors **STORMWATER** environmental permitting requirements, including erosion and sediment control and Storm **MANAGEMENT** Water Pollution Prevention Plan per Clean Water Act. Structural / Civil Section 2 Mechanical ■ Refinement of irrigation system. **Plumbing** LANDSCAPE **IRRIGATION** Electrical Section 2 Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Develop FINAL Building Enclosure Commissioning (BECx) Plan. Establish the types and **ENCLOSURE** quantities of tests to be executed. **COMMISSIONING PLAN** 3 - DB Bridging Section 1 & 3 4 - CMC **Project Phase** Describe mockup type(s) required to develop consensus for the design intent and/or prove **VISUAL &** system performance. Concept Design (all types) **PERFORMANCE MOCK-UPS** DD - 100% Section 1 & 3 CD - 65% CD - 95% ☐ Illustrate roofing assembly type(s). **ROOFING / ROOF** CD - Final **DRAINAGE SYSTEM** Section 1 & 3 ☐ In the wall sections and detail drawings that illustrate enclosure system assemblies, graphically WHOLE BUILDING AIR delineate air barrier continuity **TIGHTNESS** Section 1 & 3 Discipline General Information Illustrate thermal barrier continuity. THERMAL BARRIERS Community and Landscape (INSULATION) Section 1 & 3 **Building Enclosure Systems** Architecture / Interiors Provide wall sections and detail drawings demonstrating the technical resolution of the design **FENESTRATION** intent. (GLAZING SYSTEMS) Structural / Civil Section 1 & 3 Mechanical ☐ In the wall sections and detail drawings that illustrate enclosure system assemblies, graphically **Plumbing BELOW-GRADE** delineate below-grade waterproofing continuity WATERPROOFING Electrical Section 1 & 3 Fire Protection ☐ Illustrate approaches to fall protection and safe suspended access. Coordinate with other Cost Estimating **OPERATIONS &** disciplines including mechanical (equipment location) and structural as required. **MAINTENANCE Specialty Spaces** Section 1 & 3 Historic Preservation Art in Architecture

Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **APPROVED PROGRAM &** Demolition plan (if applicable); Floor plans; planning grids and raised access floor grid (if 3 - DB Bridging **ADJACENCIES** applicable); reflected ceiling plans 4 - CMC □ N/A **Project Phase GENERAL INFORMATION** Concept Design (all types) Sections 1 and 3 DD - 100% □ N/A CD - 65% **MECHANICAL SPACES** CD - 95% CD - Final □ N/A **BUILDING & SERVICE SPACES** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **DESIGN NARRATIVE &** Discipline Development of project calculations **CALCULATIONS** General Information Community and Landscape ☐ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **DRAWINGS** ☐ Plans (ceiling, enlarged, partition and partial). Sections and Elevations **Building Enclosure Systems** Section 1 Details **Architecture / Interiors** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Structural / Civil ☐ Finish Plans (enlarged and partial). Provide finish samples and wall and floor finish schedules. **FINISHES** Mechanical Elevations including finishes and materials **Plumbing** ☐ Provide millwork finish samples. Electrical ☐ Elevation and details showing material and finishes **MILLWORK** Fire Protection Cost Estimating ☐ Furniture and fixture plan. **FURNITURE, FIXTURES Specialty Spaces** & EQUIPMENT Historic Preservation Art in Architecture

Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **OFFICE AREAS** ☐ Lighting strategies in open office area, private offices and meeting rooms 3 - DB Bridging 4 - CMC ☐ Final acoustical calculations, including noise transmission through envelope, interior walls, **Project Phase** floors and ceilings; mechanical and electrical equipment **INTERIOR CONDITIONS** Concept Design (all types) DD - 100% ☐ Final toilet fixture count CD - 65% **INTERIOR FACILITIES** Sections 1 and 3 CD - 95% CD - Final In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: FLOOR-TO-FLOOR ☐ Show building sections with vertical zoning for electrical and mechanical utilities. **HEIGHTS** □ N/A **EXTERIOR DESIGN** Discipline Page 234 Sections 1 and 3 **General Information** Community and Landscape In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **INTERIOR DESIGN:** ☐ Sections, Elevations, Details and finish plans floor plans and lighting strategies **Building Enclosure Systems MAJOR PUBLIC SPACES Architecture / Interiors** □ N/A Structural / Civil **BUILDING MASSING** Mechanical **Plumbing** □ N/A ARCHITECTURAL CODE Electrical **COMPLIANCE** Section 1 Fire Protection Cost Estimating ☐ Locations on floor plans and details. SIGNAGE & Samples **Specialty Spaces WAYFINDING** Historic Preservation Art in Architecture Section Continues (previous page)

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Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Update drawings, calculations, analysis files & models. **DESIGN LOADS** ☐ Include loading diagram on drawings where appropriate. 3 - DB Bridging Section 4 4 - CMC Update drawings. **FOUNDATIONS & Project Phase** Provide foundation details and construction notes. **GEOTECHNICAL** Concept Design (all types) Section 4 ☐ Finalize foundation design calculations. DD - 100% Update drawings, calculations, analysis files & models, specifications and any supporting **VIBRATIONS** documents. CD - 65% Section 4 CD - 95% **INNOVATIVE METHODS** Update drawings, calculations or analysis. CD - Final & MATERIALS Section 4 Update drawings, calculations, analysis files & models, specifications and any supporting STRUCTURAL SYSTEMS documents. Section 4 Discipline STRUCTURAL ANALYSIS ☐ Update drawings, calculations, analysis files & models. & CALCULATIONS ☐ Include loading diagram on drawings where appropriate. General Information Section 4 Community and Landscape QUALITY ASSURANCE & ☐ Update drawings, calculations, analysis files & models. SPECIAL INSPECTIONS **Building Enclosure Systems** ☐ Include Special Inspection Program on drawings. Section 4 Architecture / Interiors **HISTORIC** Update drawings Structural / Civil **CONSIDERATIONS** Section 4 Mechanical Update calculations and drawings. **Plumbing** PHYSICAL SECURITY Section 4 Electrical Fire Protection Update drawings, calculations, analysis files & models, specifications and any supporting CIVIL SITE documents. EO 11988 and ASCE 24-24. Cost Estimating Section 4 **Specialty Spaces** Update calculations and drawings. **MISCELLANEOUS** Historic Preservation Existing structures - identify concealed structural conditions that require probes or testing, and **COMPONENTS** any test results received to date. Section 4 Art in Architecture













Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Update previous narrative to include: NARRATIVE ☐ Final psychrometrics of HVAC systems Section 5 3 - DB Bridging ☐ Cut sheets of selected equipment 4 - CMC Update previous system to include: **Project Phase** □ Scope statement, concise but detailed, in General Notes & Legends sheet Concept Design (all types) ☐ Equipment access in enlarged plans, elevations, and cross-sections ☐ Show all valves. Indicate locations where temperature, pressure, flow, contaminant/combustion DD - 100% gases, or vibration gauges are required, and if remote sensing is required. CD - 65% 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. CD - 95% ☐ 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 CD - Final and air systems for all cooling, heating, and terminal equipment, and their interface with BAS ■ Automatic control diagrams: **DRAWINGS** Control flow diagrams with sensors, valves, and controllers (analog and digital inputs for Section 5 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 Discipline ■ Bill of Material Schedules: General Information 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 Community and Landscape 24-hour operations. Air terminal devices **Building Enclosure Systems** ☐ For major R&A project's show existing equipment schedules or note as existing within new schedules. Architecture / Interiors Update ASHRAE Standard 15 refrigerant safety natural ventilation permanent openings Structural / Civil Mechanical Update previous calculations and include the following additional items: Final system pressure static analysis at peak and minimum block loads for occupied and **Plumbing** unoccupied conditions Building pressurization analysis for peak and minimum block loads for occupied and Electrical unoccupied conditions **CALCULATIONS** Fire Protection ☐ Flow and head calculations for pumping systems for peak and minimum block loads for Section 5 occupied conditions Cost Estimating Acoustical calculations for peak and minimum block loads for occupied conditions ☐ Sizing of vibration isolators for mechanical equipment **Specialty Spaces** Sizing of fuel storage and distribution system Historic Preservation **SPECIFICATIONS** Update edited specifications Art in Architecture Section 5













Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Update previous narrative **SYSTEMS & EQUIPMENT** 3 - DB Bridging Section 5 4 - CMC Per ASPE handbooks and the IPC, update previous drawings to include: **Project Phase** Plumbing layout and fixtures, equipment and piping Concept Design (all types) Points of connection to existing, if required, and points of connection to new civil underground utilities DD - 100% ☐ Systems schematics and flow diagrams CD - 65% Riser diagrams for waste and vent lines **DRAWINGS** CD - 95% Riser diagrams for domestic cold and hot water lines Section 5 Plumbing fixture schedule CD - Final Demolition plans showing points of disconnection, if required Update consumption calculations and analysis to include: Discipline ☐ Water consumption calculations and analysis **General Information** ■ Water supply calculations, including pressure Community and Landscape Roof drainage calculations **CALCULATIONS** Section 5 ☐ Sanitary waste sizing calculations **Building Enclosure Systems** Architecture / Interiors Structural / Civil Update edited specifications Mechanical **SPECIFICATIONS Plumbing** Section 5 Electrical Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Final Basis of Design BASIS OF DESIGN 3 - DB Bridging Section 6 4 - CMC **Project Phase** ☐ Updated riser or one line diagram in accordance with NFPA 70. Concept Design (all types) ONE LINE DD - 100% Section 6 CD - 65% CD - 95% ☐ Floor plan with normal power, emergency power, and UPS in accordance with NFPA 70 Single-line diagram of telecommunications system in accordance with the BICSI TDMM CD - Final ☐ Circuit layout of lighting control system in accordance with ASHRAE 90.1 and NFPA 70 Details of underfloor distribution system in accordance with NFPA 70 ☐ 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. ☐ Layout, including dimensions of electrical equipment spaces in accordance with NFPA 70 Discipline ☐ Schedules for switchgear, switchboards, motor control centers, panelboards, and unit substations in accordance with NFPA 70 **DRAWINGS** General Information Section 6 Major routing of electrical feeder runs, bus duct, communication backbone systems, and security systems in accordance with NFPA 70 & BICSI TDMM Community and Landscape ☐ Grounding diagram in accordance with NFPA 70 **Building Enclosure Systems** Security system site plan Proposed locations for CCTV, duress alarm sensors, and access controls for Architecture / Interiors parking lots. If the system is not extensive, these locations may be shown on the electrical site plan in accordance with tenant requirements. Structural / Civil Security system floor plans in accordance with tenant requirements Mechanical Proposed locations for access controls, intrusion detection devices, CCTV, and local panels in accordance with tenant requirements **Plumbing** Updated Normal and Emergency Electrical Service Sizes, point-by-point lighting calculations, **Electrical** voltage drop, lightning protection analysis, manufacture software generator (including starter CALCULATIONS loads) calculations, and lighting power density in accordance with NFPA 70, 780, and ASHRAE Fire Protection Section 6 90.1 Cost Estimating **Specialty Spaces** Specifications with preliminary editing Historic Preservation **SPECIFICATION** Section 6 Art in Architecture











Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB □ Preliminary Design SYSTEMS DESIGN 3 - DB Bridging Section 7 4 - CMC All of the requirements of the 100% DD submittal, plus the following: **Project Phase** ☐ Fire sprinkler system Concept Design (all types) Occupancy hazard, by room DD - 100% ■ Riser details (wet and dry) Details, including fire service main lead-in CD - 65% Fire pump layout, showing all major equipment and piping CD - 95% Standpipe riser elevation, including elevation of hose valves, floor control valve assemblies and pressure regulating valves CD - Final **DRAWINGS** Location and design criteria for non-water based fire protection systems Section 7 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 Discipline ☐ Fire service access elevators (if applicable) General Information Occupant evacuation elevators (if applicable) Community and Landscape **Building Enclosure Systems** Calculations Architecture / Interiors Updated occupant load and egress calculations Updated fire protection water supply calculations, including water supply flow testing data (if Structural / Civil **CALCULATIONS** applicable) Section 7 Mechanical ☐ Updated fire pump calculations (where applicable) ☐ Updated smoke control calculations (where applicable) **Plumbing** ☐ Fire modeling results, including input data and all pertinent material and assumptions required to understand the output an analysis (where applicable) Electrical **Fire Protection** Preliminary edited (in track changes) fire protection and life safety specifications **SPECIFICATIONS** Section 7 Cost Estimating **Specialty Spaces** Historic Preservation





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Art in Architecture

Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** ☐ Project is viable from a cost standpoint 3 - DB Bridging 4 - CMC ☐ Supporting Analysis(Market, LCC, Risk, Sensitivity) **SUPPORTING COST Project Phase ANALYSIS** Concept Design (all types) DD - 100% Cost Plan Update **COST PLAN** CD - 65% CD - 95% QC Review AE Estimate CD - Final **COST ESTIMATE** CMc Guaranteed Maximum Price **COST ESTIMATE: DETAIL** Page 240 Discipline **General Information** □ N/A **COST ESTIMATE:** CORE/SHELL, TI Community and Landscape **Building Enclosure Systems** □ N/A **VALUE ENGINEERING** Architecture / Interiors Structural / Civil □ N/A **PROJECT DEVELOPING** Mechanical **ON-BUDGET Plumbing** Electrical □ N/A **QUALITY CONTROL** Fire Protection **REVIEW Cost Estimating** Update the LCCA as needed **Specialty Spaces** LIFE CYCLE COSTING Section 1 Historic Preservation Art in Architecture





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

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

COURTROOMS

Section 8

☐ Assembly of visual and performance mock-ups

SPECIALTY SPACES

Section 8

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

Section 8

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





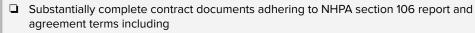






Construction Type 1 - DBB 2 - DB 3 - DB Bridging 4 - CMC **Project Phase** SITE PRESERVATION **REQUIREMENTS** Concept Design (all types) DD - 100% CD - 65% CD - 95% CD - Final Discipline **General Information** Community and Landscape **Building Enclosure Systems** Architecture / Interiors Structural / 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)



- Pre Award submittal requirements for compliance with competency of restoration specialist
- ☐ Technical specifications for treatment of historic materials
- ☐ Specialized materials and procedures for repair and restoration
- Procedures for protecting historic materials in areas being altered
- ☐ Sample submittal requirements for replacement materials and new installations in preservation
- 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.



□ N/A

requirements







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**

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







Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Revise and refine previous submittals as necessary to account for all accessibility goals and **ABAAS** ABAAS requirements. Section 1 3 - DB Bridging 4 - CMC ☐ BIM Execution plan updated (per GSA BIM, CDX and COBie Standard) Native Design BIM - compliant with LOD and LOI (per GSA BIM, CDX and COBie Standard) **Project Phase** ☐ IFC 2x3 or 4x3 file exported from native Design BIM Concept Design (all types) Updated COBie Spreadsheet - Contains all required components plus attribute data that is DD - 100% generated during design ■ BIM QC Checklist: Identifies what is currently contained in Design BIM CD - 65% BIM Interoperability Tool Model Check Report - showing compliance with all attributes required BIM by GSA BIM, CDX and COBie Standard CD - 95% Section 1 ☐ 3D Design Coordination Report showing that all required systems to be coordinated have been CD - Final coordinated and do not interfere with each other Updated spatial validation data/spaces per SDM section of GSA BIM , CDX and COBie Standard ☐ Updated Detailed Energy BIM Model files (if required) Updated Division 1 Specifications Sections on BIM Discipline **General Information** ☐ Submit revised statement to reflect development of construction documents. If the POR is **CLIMATE ADAPTATION /** updated, then update the statement to reflect relevant findings and changes. RESILIENCE Community and Landscape Identify strategies and elements in the drawings and reference in the statement. Section 1 **Building Enclosure Systems** ☐ Highlight relevant responses to previous submission comments. **DESIGN COMMENTS** Architecture / Interiors Section 1 Structural / Civil Certification statement in drawings that the design meets applicable codes **CODE AND SAFETY** Mechanical ☐ Finalize safety aspects in drawings and specifications including OSHA construction safety plan Section 1 **Plumbing Link to Energy Modeling Requirements** Electrical **ENERGY USAGE MODEL** Section 1 Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB □ N/A **COLLABORATIVE** 3 - DB Bridging **DESIGN PROCESS** Section 1 4 - CMC **Project Phase** □ N/A **ZONING ANALYSIS** Concept Design (all types) Section 1 DD - 100% □ N/A **DESIGN FOR PUBLIC** CD - 65% **USE** Section 2 CD - 95% CD - Final ☐ Site Plans (hardscape, layout, grading, planting, soils, lighting, and irrigation, if applicable) Sections and Elevations Details SITE / LANDSCAPE ☐ Schedules (pavement, planting, furnishings, lighting) **STRATEGY** Section 2 Specifications, as required (with mockups, maintenance periods, and warranties) Discipline General Information Updated site technical drawings, as needed, to meet NEPA and Clean Water Act requirements. **Community and Landscape NATURAL FEATURES Building Enclosure Systems** Section 2 Architecture / Interiors Structural / Civil **STORMWATER** ☐ Updated site technical drawings that maintain compliance with EISA section 438 and document environmental permitting requirements, including erosion and sediment control and Storm **MANAGEMENT** Mechanical Water Pollution Prevention Plan per Clean Water Act. Section 2 **Plumbing** ☐ Refinement of irrigation system. LANDSCAPE Electrical **IRRIGATION** Section 2 Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture







Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ■ Specify BECx requirements. **ENCLOSURE COMMISSIONING PLAN** 3 - DB Bridging Section 1 & 3 4 - CMC **Project Phase** ☐ In the drawings and specifications, establish requirements for the types, sizes, and complexity **VISUAL &** of mock-ups. Coordinate requirements with the BECx Plan. Concept Design (all types) **PERFORMANCE MOCK-UPS** DD - 100% Section 1 & 3 CD - 65% CD - 95% Detail and specify roofing assemblies. **ROOFING / ROOF** CD - Final **DRAINAGE SYSTEM** Section 1 & 3 Detail and specify air barriers. WHOLE BUILDING AIR **TIGHTNESS** Section 1 & 3 Discipline General Information Detail and specify thermal barriers. THERMAL BARRIERS Community and Landscape (INSULATION) Section 1 & 3 **Building Enclosure Systems** Architecture / Interiors Detail and specify fenestration systems. Resolve interfaces between different materials, **FENESTRATION** products, and assemblies. Structural / Civil (GLAZING SYSTEMS) Section 1 & 3 Mechanical **Plumbing** Detail and specify below-grade waterproofing. **BELOW-GRADE** WATERPROOFING Electrical Section 1 & 3 Fire Protection ☐ Detail and specify fall protection systems and provisions for safe suspended access. Cost Estimating **OPERATIONS & MAINTENANCE Specialty Spaces** Section 1 & 3 Historic Preservation Art in Architecture



Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB □ N/A **APPROVED PROGRAM &** 3 - DB Bridging **ADJACENCIES** 4 - CMC □ N/A **Project Phase GENERAL INFORMATION** Concept Design (all types) Sections 1 and 3 DD - 100% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: CD - 65% Diagrams illustrating proper clearance for servicing and replacement of equipment **MECHANICAL SPACES** CD - 95% CD - Final □ N/A **BUILDING & SERVICE SPACES** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **DESIGN NARRATIVE &** Discipline Page 247 ☐ Final detailed set of project calculations **CALCULATIONS** General Information Community and Landscape ☐ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104" **DRAWINGS** ☐ Plans (ceiling, enlarged, partition and partial). Sections and Elevations **Building Enclosure Systems** Section 1 Details **Architecture / Interiors** ☐ In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Structural / Civil ☐ Finish Plans (enlarged and partial). Provide finish samples and wall and floor finish schedules. **FINISHES** Mechanical Elevations including finishes and materials **Plumbing** ☐ Provide millwork finish samples. Electrical ☐ Elevation and details showing material and finishes **MILLWORK** Fire Protection Cost Estimating ☐ Furniture and fixture plan. **FURNITURE, FIXTURES Specialty Spaces** & EQUIPMENT Historic Preservation Art in Architecture Section Continues (next page)

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Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ☐ Lighting strategies in open office area, private offices and meeting rooms **OFFICE AREAS** 3 - DB Bridging 4 - CMC ☐ Final acoustical calculations, including noise transmission through envelope, interior walls, **Project Phase** floors and ceilings; mechanical and electrical equipment **INTERIOR CONDITIONS** Concept Design (all types) DD - 100% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104 & UPC: CD - 65% **INTERIOR FACILITIES** ☐ Final toilet fixture count Sections 1 and 3 CD - 95% CD - Final In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: FLOOR-TO-FLOOR ☐ Show building sections with vertical zoning for electrical and mechanical utilities **HEIGHTS** □ N/A **EXTERIOR DESIGN** Discipline Sections 1 and 3 General Information Community and Landscape In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **INTERIOR DESIGN:** ☐ Sections, Elevations, Details and finish plans floor plans and lighting strategies **Building Enclosure Systems MAJOR PUBLIC SPACES Architecture / Interiors** □ N/A Structural / Civil **BUILDING MASSING** Mechanical **Plumbing** □ N/A ARCHITECTURAL CODE Electrical **COMPLIANCE** Section 1 Fire Protection Cost Estimating ☐ Locations on floor plans and details. SIGNAGE & Samples **Specialty Spaces WAYFINDING** Historic Preservation Art in Architecture Section Continues (previous page)

GSA CBS Submittal Matrix (2025) - Version 1.0

Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Final drawings, calculations, analysis files & models, specifications and any supporting **DESIGN LOADS** documents Section 4 3 - DB Bridging 4 - CMC ☐ Final drawings. Provide statement/review by project geotechnical engineer that design **FOUNDATIONS & Project Phase** conforms to geotechnical report recommendations. **GEOTECHNICAL** Section 4 Concept Design (all types) DD - 100% ☐ Final drawings, calculations, analysis files & models, specifications and any supporting **VIBRATIONS** documents CD - 65% Section 4 CD - 95% **INNOVATIVE METHODS** ☐ Final drawings, calculations or analysis CD - Final & MATERIALS Section 4 Final drawings, calculations, analysis files & models, specifications and any supporting STRUCTURAL SYSTEMS documents Section 4 Discipline ☐ Final drawings, calculations, analysis files & models, specifications and any supporting STRUCTURAL ANALYSIS General Information documents. & CALCULATIONS Section 4 Community and Landscape QUALITY ASSURANCE & ☐ Final drawings, calculations, analysis files & models, specifications and any supporting **Building Enclosure Systems** documents SPECIAL INSPECTIONS Section 4 Architecture / Interiors Structural / Civil Final drawings, calculations, analysis files & models, specifications and any supporting **HISTORIC** documents **CONSIDERATIONS** Mechanical Section 4 **Plumbing** ☐ Final calculations and drawings PHYSICAL SECURITY Electrical Section 4 Fire Protection ☐ Final drawings, calculations, analysis files & models, specifications and any supporting Cost Estimating CIVIL SITE documents. EO 11988 and ASCE 24-24. Section 4 **Specialty Spaces** Historic Preservation ☐ Final calculations and drawings **MISCELLANEOUS COMPONENTS** Art in Architecture Section 4

GSA CBS Submittal Matrix (2025) - Version 1.0









Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Finalize previous narrative to include: NARRATIVE ☐ Final psychrometrics of HVAC systems 3 - DB Bridging Section 5 ☐ Cut sheets of selected equipment 4 - CMC Finalize previous system to include: **Project Phase** □ Scope statement, concise but detailed, in General Notes & Legends sheet Concept Design (all types) ☐ Equipment access in enlarged plans, elevations, and cross-sections ☐ Show all valves. Indicate locations where temperature, pressure, flow, contaminant/combustion DD - 100% gases, or vibration gauges are required, and if remote sensing is required. CD - 65% 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. CD - 95% Location of automatic control sensors (e.g., temperature, relative humidity, CO2, room pressurization) CD - Final ☐ 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 **DRAWINGS** Section 5 ■ Automatic control diagrams: Control flow diagrams with sensors, valves, and controllers (analog and digital inputs for controllers, front end equipment, and system architecture) Discipline Show control signal interfaces, complete with sequence of operation of all heating, ventilating, and cooling systems during occupied, 24-hour, and unoccupied conditions General Information ■ Bill of Material Schedules: Community and Landscape 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 **Building Enclosure Systems** 24-hour operations. Air terminal devices Architecture / Interiors For major R&A project's show existing equipment schedules or note as existing within new schedules. Structural / Civil Update previous calculations Mechanical **CALCULATIONS** Section 5 **Plumbing** Electrical **SPECIFICATIONS** ☐ Final edited specifications Section 5 Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Finalize previous narrative **SYSTEMS & EQUIPMENT** 3 - DB Bridging Section 5 4 - CMC Per ASPE handbooks and the IPC, finalize previous drawings to include: **Project Phase** Plumbing layout and fixtures, equipment and piping Concept Design (all types) Points of connection to existing, if required, and points of connection to new civil underground utilities DD - 100% ■ Systems schematics and flow diagrams CD - 65% Riser diagrams for waste and vent lines **DRAWINGS** CD - 95% Riser diagrams for domestic cold and hot water lines Section 5 Plumbing fixture schedule CD - Final Demolition plans showing points of disconnection, if required Finalize consumption calculations and analysis to include: Discipline ☐ Water consumption calculations and analysis **General Information** ■ Water supply calculations, including pressure Community and Landscape Roof drainage calculations **CALCULATIONS** Section 5 ☐ Sanitary waste sizing calculations **Building Enclosure Systems** Architecture / Interiors Structural / Civil ☐ Final edited specifications Mechanical **SPECIFICATIONS Plumbing** Section 5 Electrical Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Final basis of design **BASIS OF DESIGN** 3 - DB Bridging Section 6 4 - CMC **Project Phase** ☐ Final riser or one line diagram in accordance with NFPA 70 Concept Design (all types) ONE LINE Section 6 DD - 100% CD - 65% ☐ Final lighting, receptacle & electrical equipment layout along with associated circuitry in CD - 95% accordance with NFPA 70 & ASHRAE 90.1 **DRAWINGS** ☐ Final site plan with transformer and generator service locations, manholes, ductbanks, and site CD - Final lighting in accordance with NFPA 70 & ASHRAE 90.1 Section 6 Security system site & floor plans including final locations and layout of all security systems ☐ Storage areas for electrical equipment/spare parts ☐ Final normal/emergency electrical service sizes, short circuit overcurrent/coordination study (Normal, Emergency & Standby), Arc-Flash Analysis in accordance with IEEE 1584 and NFPA **CALCULATIONS** 70E along with power quality including Harmonic/Power Factor Analysis Discipline Section 6 **General Information** Community and Landscape ☐ Fully edited specifications **SPECIFICATION Building Enclosure Systems** Section 6 Architecture / Interiors Structural / Civil Mechanical **Plumbing Electrical** Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Final Design SYSTEMS DESIGN Section 7 3 - DB Bridging 4 - CMC $oldsymbol{\Box}$ All information required by the 65% submittal, updated to a 100% complete level. **Project Phase DRAWINGS** Concept Design (all types) Section 7 DD - 100% CD - 65% ☐ All information required by the 65% submittal, updated to a 100% complete level. CD - 95% CD - Final **CALCULATIONS** Section 7 Discipline **SPECIFICATIONS General Information** ☐ Final edited fire protection and life safety specifications Section 7 Community and Landscape **Building Enclosure Systems** Architecture / Interiors Structural / Civil Mechanical **Plumbing** Electrical **Fire Protection Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture









Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** ☐ Project is viable from a cost standpoint 3 - DB Bridging 4 - CMC ☐ Supporting Analysis(Market, LCC, Risk, Sensitivity) **Project Phase SUPPORTING COST ANALYSIS** Concept Design (all types) DD - 100% Cost Plan Update CD - 65% **COST PLAN** CD - 95% CD - Final ☐ Third Party Estimate **COST ESTIMATE** ☐ VM Report Implementation Validation **COST ESTIMATE:** Discipline **DETAIL** General Information Community and Landscape ■ Reconcile AE/IGE Estimates **COST ESTIMATE:** CORE/SHELL, TI **Building Enclosure Systems** Architecture / Interiors QC Review AE Estimate Structural / Civil **VALUE ENGINEERING** Mechanical **Plumbing** PROJECT DEVELOPING □ N/A Electrical **ON-BUDGET** Fire Protection **QUALITY CONTROL** □ N/A **REVIEW Cost Estimating Specialty Spaces** Update the LCCA as needed LIFE CYCLE COSTING Historic Preservation Section 1 Art in Architecture GSA CBS Submittal Matrix (2025) - Version 1.0

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

COURTROOMS

Section 8

□ N/A

□ N/A

SPECIALTY SPACES

Section 8

CUSTOMER DESIGN

GUIDE DEVIATIONS Section 8

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









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



- Complete contract documents adhering to NHPA section 106 report and agreement terms.
- ☐ Detail drawings aligned with 106 compliance documents
- Completed historic material specifications and contractor qualification requirements and as shown for 65%

DOCUMENT EXISTING CONDITIONS

- ☐ 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 requirements update reflecting results of design-phase testing, if applicable









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







Construction Type **Final Construction Documents: Issued for Construction** (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **ABAAS** Section 1 3 - DB Bridging 4 - CMC ☐ Final CD Native Design BIM to be archived and distributed to Contractor **Project Phase** ☐ Bidding model for procurement purposes / bidding release ☐ IFC 2x3 or 4x3 file exported from native Design BIM Concept Design (all types) ☐ Final CD COBie Spreadsheet to be distributed to Contractor DD - 100% ☐ 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 CD - 65% BIM ☐ BIM Interoperability Tool Model Check Report validating Model contains all attributes and appropriate design data required by GSA BIM, CDX and COBie Standard CD - 95% Section 1 ☐ Final 3D Design Coordination Report CD - Final ☐ Final validated CD spatial validation per SDM section of GSA BIM, CDX and COBie Standard ☐ Final Division 1 Specifications Sections on BIM Discipline ☐ Certification statement signed and sealed by all applicable disciplines **CLIMATE ADAPTATION / General Information** RESILIENCE Section 1 Community and Landscape **Building Enclosure Systems** □ N/A **DESIGN COMMENTS** Section 1 Architecture / Interiors Structural / Civil ☐ Certification statement signed and sealed by all applicable disciplines CODE AND SAFETY Section 1 Mechanical ■ Link to Energy Modeling Requirements **Plumbing ENERGY USAGE MODEL** Section 1 Electrical Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture

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Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **COLLABORATIVE DESIGN PROCESS** 3 - DB Bridging Section 1 4 - CMC **Project Phase** □ N/A **ZONING ANALYSIS** Concept Design (all types) Section 1 DD - 100% □ N/A CD - 65% **DESIGN FOR PUBLIC USE** CD - 95% Section 2 **CD** - Final ☐ Final detailed set of drawings and specifications SITE / LANDSCAPE **STRATEGY** Section 2 ☐ Final detailed set of drawings, as needed, to meet NEPA and Clean Water Act requirements Discipline **NATURAL FEATURES** Section 2 General Information **Community and Landscape** ☐ Final detailed set of drawings and specifications that maintain compliance with EISA section **STORMWATER** 438 and environmental permitting requirements, including erosion and sediment control and **Building Enclosure Systems MANAGEMENT** Storm Water Pollution Prevention Plan per Clean Water Act. Section 2 Architecture / Interiors Structural / Civil ☐ Final detailed set of drawings and specifications **LANDSCAPE IRRIGATION** Mechanical Section 2 **Plumbing** Electrical Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture











Construction Type **Final Construction Documents: Issued for Construction** (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ■ Specify BECx requirements. **ENCLOSURE COMMISSIONING PLAN** 3 - DB Bridging Section 1 & 3 4 - CMC ☐ In the drawings and specifications, establish requirements for the types, sizes, and complexity **Project Phase VISUAL &** of mock-ups. **PERFORMANCE** Concept Design (all types) ☐ Coordinate requirements with the BECx Plan. **MOCK-UPS** DD - 100% Section 1 & 3 CD - 65% Detail and specify roofing assemblies. **ROOFING / ROOF** CD - 95% **DRAINAGE SYSTEM** CD - Final Section 1 & 3 Detail and specify air barriers. WHOLE BUILDING AIR **TIGHTNESS** Section 1 & 3 Discipline Detail and specify thermal barriers. THERMAL BARRIERS General Information (INSULATION) Section 1 & 3 Community and Landscape **Building Enclosure Systems** Detail and specify fenestration systems. **FENESTRATION** Resolve interfaces between different materials, products, and assemblies. (GLAZING SYSTEMS) Architecture / Interiors Section 1 & 3 Structural / Civil ☐ Detail and specify below-grade waterproofing. **BELOW-GRADE** Mechanical WATERPROOFING **Plumbing** Section 1 & 3 Electrical ☐ Detail and specify fall protection systems and provisions for safe suspended access. **OPERATIONS &** Fire Protection **MAINTENANCE** Section 1 & 3 Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture











Construction Type **Final Construction Documents: Issued for Construction** (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **APPROVED PROGRAM &** 3 - DB Bridging **ADJACENCIES** 4 - CMC In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **Project Phase GENERAL** ☐ All plans, elevations, sections, details, schedules, and specifications as required for plan review. **INFORMATION** Concept Design (all types) Sections 1 and 3 DD - 100% □ N/A CD - 65% **MECHANICAL SPACES** CD - 95% CD - Final □ N/A **BUILDING & SERVICE SPACES** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **DESIGN NARRATIVE &** Discipline Page 261 ☐ Final calculations and compliance reports (acoustical, heat transfer, toilet fixture count, **CALCULATIONS** illumination/daylighting/glare analysis) General Information Community and Landscape In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **DRAWINGS** ☐ Final construction documents to be stamped and sealed by architects and engineers licensed **Building Enclosure Systems** Section 1 in the state of the project. **Architecture / Interiors** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: Structural / Civil ☐ Final finish selections to be identified on plan, elevation drawings, finish schedule, and finish **FINISHES** key. Mechanical **Plumbing** ☐ Final millwork plans, sections, details and elevations finishes Electrical **MILLWORK** Fire Protection Cost Estimating ☐ Final furniture package furniture typicals and specifications (if in A/E's scope) **FURNITURE, FIXTURES Specialty Spaces** & EQUIPMENT Historic Preservation Art in Architecture Section Continues (next page)

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Construction Type **Final Construction Documents: Issued for Construction** (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ☐ Final lighting strategies including reflected ceiling plan **OFFICE AREAS** 3 - DB Bridging 4 - CMC ☐ Final acoustical calculations, including noise transmission through envelope, interior walls, **Project Phase** floors and ceilings; mechanical and electrical equipment **INTERIOR CONDITIONS** Concept Design (all types) DD - 100% In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104 & UPC: CD - 65% **INTERIOR FACILITIES** Final toilet fixture count Sections 1 and 3 CD - 95% **CD** - Final □ N/A FLOOR-TO-FLOOR **HEIGHTS** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **EXTERIOR DESIGN** Discipline □ Narrative as required on how design meets Executive Order, as applicable. Sections 1 and 3 General Information Community and Landscape In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: **INTERIOR DESIGN:** ☐ Final Sections, Elevations, Details and finish plans floor plans and lighting strategies **Building Enclosure Systems MAJOR PUBLIC SPACES Architecture / Interiors** □ N/A Structural / Civil **BUILDING MASSING** Mechanical **Plumbing** In Compliance with IBC Chapter 1, Section 107, and Appendix K, Section K104: ARCHITECTURAL CODE Electrical ☐ Code Compliance Sheet(s) to be included in construction documents. **COMPLIANCE** Section 1 Fire Protection Cost Estimating ☐ Final Signage schedules to be included in construction documents. **SIGNAGE & Specialty Spaces WAYFINDING** Historic Preservation Art in Architecture



Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ Final drawings, calculations, analysis files & models, specifications and any supporting **DESIGN LOADS** documents Section 4 3 - DB Bridging 4 - CMC ☐ Final drawings. Provide statement/review by project geotechnical engineer that design **FOUNDATIONS & Project Phase** conforms to geotechnical report recommendations. **GEOTECHNICAL** Section 4 Concept Design (all types) DD - 100% ☐ Final drawings, calculations, analysis files & models, specifications and any supporting **VIBRATIONS** documents CD - 65% Section 4 CD - 95% ☐ Final drawings, calculations or analysis **INNOVATIVE METHODS** CD - Final & MATERIALS Section 4 ☐ Final drawings, calculations, analysis files & models, specifications and any supporting STRUCTURAL SYSTEMS documents Section 4 Discipline STRUCTURAL ANALYSIS ☐ Final drawings, calculations, analysis files & models, specifications and any supporting General Information documents & CALCULATIONS Section 4 Community and Landscape ☐ Final drawings, calculations, analysis files & models, specifications and any supporting **QUALITY ASSURANCE & Building Enclosure Systems** documents SPECIAL INSPECTIONS Section 4 Architecture / Interiors Structural / Civil **HISTORIC** Final drawings, calculations, analysis files & models, specifications and any supporting documents **CONSIDERATIONS** Mechanical Section 4 **Plumbing** ☐ Final calculations and drawings PHYSICAL SECURITY Electrical Section 4 Fire Protection ☐ Final drawings, calculations, analysis files & models, specifications and any supporting Cost Estimating CIVIL SITE documents. EO 11988 and ASCE 24-24. Section 4 **Specialty Spaces** Historic Preservation **MISCELLANEOUS** ☐ Final calculations and drawings **COMPONENTS** Art in Architecture Section 4

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Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ Final narrative 3 - DB Bridging **NARRATIVE** Section 5 4 - CMC **Project Phase** Concept Design (all types) ☐ Final drawings DD - 100% **DRAWINGS** Section 5 CD - 65% CD - 95% ☐ Final version of previously identified calculations and analysis **CD** - Final **CALCULATIONS** Section 5 ☐ Final edited specifications Discipline **SPECIFICATIONS General Information** Section 5 Community and Landscape **Building Enclosure Systems** Architecture / Interiors Structural / Civil Mechanical **Plumbing** Electrical Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ Final narrative 3 - DB Bridging **SYSTEMS & EQUIPMENT** Section 5 4 - CMC **Project Phase** Concept Design (all types) Final drawings DD - 100% **DRAWINGS** Section 5 CD - 65% CD - 95% **CD** - Final ☐ Final calculations and analysis **CALCULATIONS** Section 5 Discipline ☐ Final edited specifications **General Information SPECIFICATIONS** Section 5 Community and Landscape **Building Enclosure Systems** Architecture / Interiors Structural / Civil Mechanical **Plumbing** Electrical Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ Final basis of design **BASIS OF DESIGN** 3 - DB Bridging Section 6 4 - CMC **Project Phase** ☐ Final riser or one line diagram in accordance with NFPA 70 Concept Design (all types) ONE LINE Section 6 DD - 100% CD - 65% ☐ Final lighting, receptacle & electrical equipment layout along with associated circuitry in CD - 95% accordance with ASHRAE 90.1 and the applicable NFPA codes and standards **DRAWINGS** Section 6 **CD** - Final ☐ Final normal/emergency electrical service sizes and point-by-point lighting calculations in accordance with NFPA 70 and IES Standards **CALCULATIONS** Section 6 Discipline **General Information** ☐ Fully edited specifications **SPECIFICATION** Community and Landscape Section 6 **Building Enclosure Systems** Architecture / Interiors Structural / Civil Mechanical **Plumbing Electrical** Fire Protection Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture









Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ Final Design **SYSTEMS DESIGN** 3 - DB Bridging Section 7 4 - CMC ☐ All information required by the 95% submittal, updated to incorporate final comments. Project Phase **DRAWINGS** Concept Design (all types) Section 7 DD - 100% CD - 65% ☐ All information required by the 95% submittal, updated to incorporate final comments. CD - 95% **CD** - Final **CALCULATIONS** Section 7 Discipline ☐ Final fully edited fire protection and life safety specifications **SPECIFICATIONS General Information** Section 7 Community and Landscape **Building Enclosure Systems** Architecture / Interiors Structural / Civil Mechanical **Plumbing** Electrical **Fire Protection Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture









Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** ☐ Project is viable from a cost standpoint 3 - DB Bridging 4 - CMC **Project Phase** ☐ Supporting Analysis(Market, LCC, Risk, Sensitivity) SUPPORTING COST Concept Design (all types) **ANALYSIS** DD - 100% CD - 65% Cost Plan Update **COST PLAN** CD - 95% **CD** - Final ☐ Reconcile AE/IGE Estimates **COST ESTIMATE** QC Review of Estimate Discipline **COST ESTIMATE: DETAIL General Information** Community and Landscape □ N/A **COST ESTIMATE: Building Enclosure Systems** CORE/SHELL, TI Architecture / Interiors Structural / Civil □ N/A Mechanical **VALUE ENGINEERING Plumbing** Electrical □ N/A PROJECT DEVELOPING Fire Protection **ON-BUDGET Cost Estimating Specialty Spaces** □ N/A **QUALITY CONTROL** Historic Preservation **REVIEW** Art in Architecture GSA CBS Submittal Matrix (2025) - Version 1.0

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

COURTROOMS

Section 8

□ N/A

SPECIALTY SPACES

Section 8

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

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:

- Pre Award submittal requirements for compliance with competency of restoration specialist requirements
- ☐ Technical specifications for treatment of historic materials
- ☐ Specialized materials and procedures for repair and restoration
- Procedures for protecting historic materials in areas being altered
- ☐ Sample submittal requirements for replacement materials and new installations in preservation zones
- ☐ Sample review of repair and restoration procedures

DOCUMENT EXISTING CONDITIONS

- Final 106 Compliance Preservation Report (iterative, as design develops, with each submission)
- ☐ Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable.

ARCHEOLOGICAL CONDITIONS

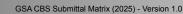
☐ Archeological compliance requirements, including required monitoring or mitigation











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









Construction Type 1 - DBB 2 - DB 3 - DB Bridging 4 - CMC **Project Phase Concept Design (all types) DD - 100%** CD - 65% **ENERGY USAGE MODEL** CD - 95% **CD** - Final Discipline

Energy Modeling

Concept Design (all phases)

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

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.



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

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.









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

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If you have any comments or feedback on this document, please $% \left\{ 1,2,\ldots ,n\right\}$

send them to: cbs@gsa.gov

