2024 P100 Submittal Matrix

DELIVERY METHODS

1 Design Bid Build

2 Design / Build

3 Design / Build / Bridging

4 Construction Manager as Constructor

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

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

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

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

2024 P100 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

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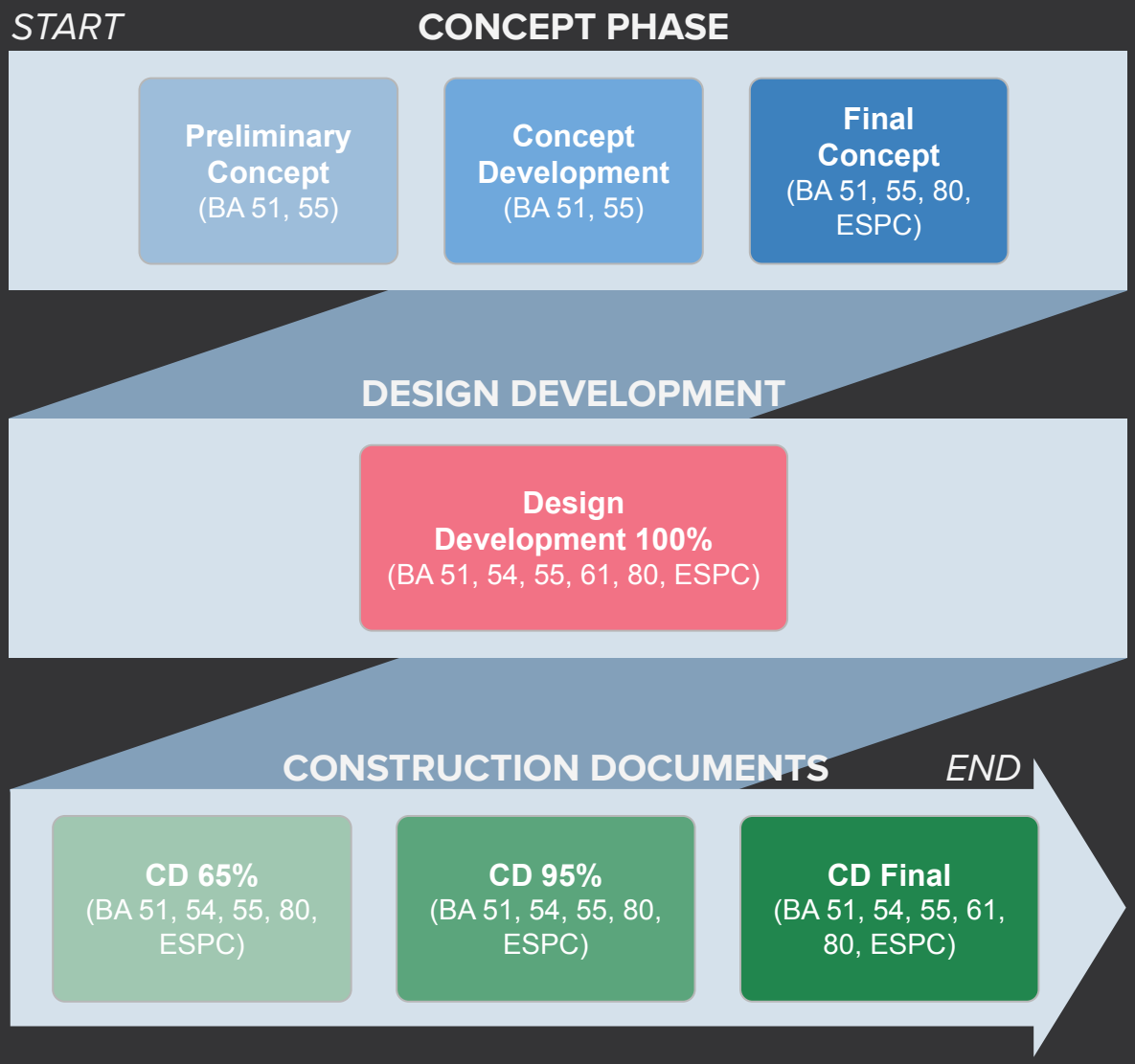

The submittal matrix is provided to document the baseline submittal requirements for the four project delivery methods and funding codes.

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

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

Construction Type

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

Project Phase

- **Preliminary Concept**
- Concept Development
- Final Concept
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

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

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

ABAAS Chapter 1	❑ Short narrative of any major accessibility/ABAAS compliance issues. ❑ Provide sketches and narrative explaining the key accessibility issues significantly impacting the concept design, such as: Site placement, Accessible route challenges, Program requirements impacted (e.g. - facility serving a high number of people with disabilities). ❑ For alterations and renovations projects, provide short narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). ❑ For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2). For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.
BIM Chapter 1	❑ BIM Execution, COBie-Playbook & GSA-CDX information plan updated ❑ Reality Capture documentation (for an existing building, or historic site, and if required by scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc. ❑ Document existing conditions ❑ Source models to coordinate geolocation/geocoding of site and model orientation ❑ Phasing plan
OPERATIONAL EXCELLENCE Chapter 1	❑ Preliminary Concept Operational Excellence Checklist ❑ Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Provide a statement outlining proposed methods to manage the observed and expected changes in climate, based on the criteria in the statement of work (SOW) and the climate profile information provided by GSA. ❑ Identify project climate protection levels (CPLs) - outcome-focused, performance-based criteria that informed the POR and other project criteria/specifications and include a simple phased adaptation plan. ❑ Include proposed method of documentation for each project design milestone to track that the design is able to adapt to changing conditions and include the thresholds to monitor the asset. ❑ A response template is available for use. The design team may use an alternate format but must include the content in the GSA template.
DESIGN COMMENTS Chapter 1	❑ N/A
CODE AND SAFETY Chapter 1	❑ Provide list of applicable codes
P100 COMPLIANCE Chapter 1	❑ Provide the P100 Performance Matrix with performance tiers identified

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Short sustainable strategy narrative for each design concept. Include LEED, energy (including EUI target), water, waste, and guiding principles.
ACHIEVABLE LEED GOAL Chapter 1	❑ Identify a preliminary LEED certification goal, including level and certification system. Address LEED achievement plans in the Sustainable Strategy Narrative.
ENERGY NET ZERO Chapter 1	❑ Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero was considered.
WATER NET ZERO Chapter 1	❑ Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero was considered.
WASTE NET ZERO Chapter 1	❑ N/A
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Consider *GSA's 2021 Guiding Principles Checklist*. Mention Guiding Principles compliance plan in Sustainable Strategy Narrative.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ N/A
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide short narrative of site's context regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages around and through the site.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Provide graphics and short narrative to describe site's community planning context, with regard to land use, economic development, urban design, relevant history, etc. and how that context informs the concept. ❑ Summarize consultation with local officials (to include names of stakeholders consulted, meeting minutes, and whether the parties consulted appear to represent the array of local demographics and opinions or whether further outreach to additional groups is needed) and outline plans for further consultation. ❑ Highlight relative merits or challenges presented by the various concepts.
ZONING ANALYSIS Chapter 2	❑ Provide brief zoning and design guideline analysis of site and surroundings. ❑ Discuss any uncertainties that the proposed concept would align with local requirements. Note that local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide narrative that identifies potential areas inside and outside the building that would be suitable for shared public use (incl. after hours). Highlight any significant challenges or opportunities to create such spaces.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Provide a short narrative and preliminary supportive diagrams on each design concept approach that clearly demonstrates site and landscape approach at a design scale.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Each design has considered SITES and how this will be achieved. Provide basic information on the components and relationship of the spatial layout strategy.
STORMWATER MANAGEMENT Chapter 2	❑ Demonstrate compliance w/ federal stormwater law, EISA section 438 (SITES credit 3.3/ 6 points). ❑ Each design has considered the overall site water balance and how that will be preserved and/or enhanced through the various proposals.
LANDSCAPE IRRIGATION Chapter 2	❑ Each design has considered the overall vegetation approach, whether irrigation will be required, and if so, how required water will be harvested from non-potable sources
LANDSCAPE DESIGN Chapter 2	❑ Each design has considered the surface parking requirements of the project program and provided a spatial approach that meets specific criteria identified in P100.

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

ENCLOSURE COMMISSIONING PLAN Chapter 3	❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.). ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.
VISUAL & PERFORMANCE MOCK-UPS Chapter 3	❑ N/A
ROOFING / ROOF DRAINAGE SYSTEM Chapter 3	❑ Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
WHOLE BUILDING AIR TIGHTNESS Chapter 3	❑ N/A
THERMAL BARRIERS (INSULATION) Chapter 3	❑ N/A
FENESTRATION (GLAZING SYSTEMS) Chapter 3	❑ Proposed fenestration systems are appropriate to the climate. ❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
BELOW-GRADE WATERPROOFING Chapter 3	❑ N/A
OPERATIONS & MAINTENANCE Chapter 3	❑ N/A

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

APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ All major spaces are identified with appropriate adjacencies and reasonable size related to the program by division or areas.
GENERAL INFORMATION Chapter 3	❑ Provide the project objectives relative to the scope.
MECHANICAL SPACES Chapter 3	❑ Plans identifying support spaces with appropriate adjacencies and reasonable size related to the program ❑ Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment.
BUILDING & SERVICE SPACES Chapter 3	❑ N/A
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Short narrative on each design concept. Include basic calculations showing all assumptions.
DESIGN CONCEPTS Chapter 3	❑ Three (3) overall building concept designs including drawings, BIM, renderings & photos. Compare net, usable and gross SF of design concepts to program.
FINISHES Chapter 3	❑ N/A
MILLWORK Chapter 3	❑ N/A
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ N/A

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OFFICE AREAS Chapter 3	❑ N/A
INTERIOR CONDITIONS Chapter 3	❑ N/A
INTERIOR FACILITIES Chapter 3	❑ All support spaces identified with appropriate adjacencies and reasonable size related to the program ❑ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load.
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ Show a reasonable vertical profile that will allow for systems integration. ❑ Floor-to-floor heights are sufficient to accommodate any utilities/cabling/above ceiling requirements.
EXTERIOR DESIGN Chapter 3	❑ Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain. ❑ Show a reasonable representation of all of the exterior planes to include materiality and fenestration; describe the design intent for the enclosure system(s): (barrier wall, cavity wall, curtain wall, rain screen, etc.).
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ N/A
BUILDING MASSING Chapter 3	❑ Provide an electronic massing model on a common base, for each design scheme. No fenestration.
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ Show that no major obvious deficiencies are present in the design. Document any deficiencies or waivers required. ❑ Interior and exterior architectural features are code compliant
SIGNAGE & WAYFINDING Chapter 3	❑ N/A

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

DESIGN LOADS Chapter 4	❑ Prepare narrative that summarizes design loads.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Provide geotechnical report. Provide minutes from report recommendations discussion with GSA structural engineer, landscape architect, and architect.
VIBRATIONS Chapter 4	❑ N/A
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Identify any special materials or potential construction methods that are planned or could potentially be required.
STRUCTURAL SYSTEMS Chapter 4	❑ Narrative describing a minimum of 3 alternatives schemes/materials (including superstructure and foundations) to be considered.
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Narrative describing anticipated content of calculations including any special requirements that involve unusual features of the design or complex analysis methods.
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Narrative that identifies historic status and related potential constraints
PHYSICAL SECURITY Chapter 4	❑ Narrative summarizing anticipated physical security requirements and standards. Include FSL information from FSC.
CIVIL SITE Chapter 4	❑ Narrative identifying project site characteristics and civil design challenges
MISCELLANEOUS COMPONENTS Chapter 4	❑ Narrative summarizing primary structural and facade attachments to the exterior of the building

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

NARRATIVE Chapter 5	❑ Describe at least three HVAC Concepts for the proposed designs. ❑ Criteria to be used for Energy Goals ❑ Describe the Tiers to be used in the Mechanical Design.
DRAWINGS Chapter 5	❑ Identify mechanical spaces.
CALCULATIONS Chapter 5	❑ Develop all base assumptions.
SPECIFICATIONS Chapter 5	❑ N/A

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

SYSTEMS & EQUIPMENT Chapter 5	❑ Description of the water reduction goals ❑ Criteria to be used for Energy Goals (such as solar hot water)
DRAWINGS Chapter 5	❑ N/A
CALCULATIONS Chapter 5	❑ N/A
SPECIFICATIONS Chapter 5	❑ N/A

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

BASIS OF DESIGN Chapter 6	❑ Basis of design
ONE LINE Chapter 6	❑ N/A
DRAWINGS Chapter 6	❑ Show basic location of mechanical/electrical rooms
CALCULATIONS Chapter 6	❑ N/A
SPECIFICATION Chapter 6	❑ N/A

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

SYSTEMS DESIGN Chapter 7	❑ Design team fire protection engineer must provide a narrative regarding the applicable codes and standards, and special requirements referenced in P100 that relate to the site and the proposed occupancy use. ❑ Construction, protection, egress facilities, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases. adherence to all applicable codes and standards, and special requirements referenced in P100.
DRAWINGS Chapter 7	❑ N/A
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ N/A

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

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

COURTROOMS Chapter 8	❑ N/A
SPECIALTY SPACES Chapter 8	❑ N/A
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❑ List any exceptions or deviations from Customer Agency Design Guides such as *US Courts Design Guides* and *USMS Publication 64*

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SITE PRESERVATION REQUIREMENTS (Chapter, #, etc)	❑ Narrative addressing treatment of historic property on sites acquired for new construction, visual impact of new construction on adjoining historic property, planned mitigation for affected archeological resources, treatment of preservation zones in GSA-controlled historic buildings. Consult *Regional Historic Preservation Officer* and *Building Preservation Plan*.
DOCUMENT EXISTING CONDITIONS (Chapter, #, etc)	❑ N/A
ARCHEOLOGICAL CONDITIONS (Chapter, #, etc)	❑ Assess potential for archeological artifacts before site acquisition and before initiating design for work requiring ground disturbance on federally controlled property. *Consult Regional Historic Preservation Officer* regarding 106 compliance requirements.

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ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ N/A
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

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

ABAAS Chapter 1	❑ Narrative of accessibility strategy addressing accessible routes, toilet rooms, ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility. For any unique/speciality spaces (courtrooms, assembly, exhibit, etc.), address key access issues including number of accessible spaces. ❑ Alterations/additions: Describe accessibility barriers technically infeasible (as defined by ABAAS) to remedy and alternatives to provide access. ❑ Historic Preservation: Identify any ABAAS exceptions, the reasoning for it, and likelihood for concurrence by the appropriate historic preservation officer or council. ❑ Diagrams and drawings: ❑ Site - Proposed accessible routes for pedestrians from proposed accessible surface parking locations, drop-off and public transit to front entrance to include locations of ramps, curb cuts and viewability as applicable. ❑ Building - Proposed accessible routes for pedestrians from main entrances and proposed accessible in-building parking locations, to elevator lobbies, accessible bathrooms and primary function spaces as applicable. ❑ Highlight areas where accessibility may conflict with other building systems/components. Cite local codes and restrictions in addition to ABAAS.
BIM Chapter 1	❑ BIM Execution, COBie-Playbook & GSA-CDX information plan updated ❑ Reality Capture documentation (for an existing building, or historic site, and if required by scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.) ❑ Source models to coordinate geolocation/geocoding of site and model orientation
OPERATIONAL EXCELLENCE Chapter 1	❑ Concept Development Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ If the POR is updated, then update the climate statement to reflect relevant findings and changes. Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments.
CODE AND SAFETY Chapter 1	❑ Provide list of applicable codes. ❑ Provide assessment of hazardous materials
P100 COMPLIANCE Chapter 1	❑ Update the P100 Performance Matrix.

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SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Narrative detailing the integrated design process, the design's sustainability strategy, and technologies that are expected to help achieve building performance
ACHIEVABLE LEED GOAL Chapter 1	❑ Draft LEED scorecard with expected points, possible points, and points that are unlikely or not applicable
ENERGY NET ZERO Chapter 1	❑ Narrative describing type and size of renewable energy generating equipment, if any, planned for the project. Identify any infrastructure for post-project additional renewable installation, or any plans for more renewables to be added post-project.
WATER NET ZERO Chapter 1	❑ Narrative describing any water net zero strategies
WASTE NET ZERO Chapter 1	❑ Describe strategy for managing waste in the Sustainable Strategy Narrative. Identify appropriate space for waste net zero activities in the drawings.
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Complete *GSA's Guiding Principles Checklist.* Ensure project scope meets their requirements to be on track for compliance.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ Narrative describing daylight, view and glare strategy including initial calculations to meet *Designing for Daylight*
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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SUSTAINABLE LOCATIONS Chapter 2	❑ Provide additional detail of site's context, as appropriate, to properly evaluate the concept.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Include graphics and narrative to provide additional detail for the site's community planning context, as appropriate, to properly evaluate the concept and its ability to align with local planning, design, and development goals.
ZONING ANALYSIS Chapter 2	❑ Provide additional details of zoning and design guideline analysis of site and surroundings, as appropriate, to evaluate the concept.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide additional details for shared public use, as appropriate, to evaluate the concept.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Extended narrative and supporting diagrams describing the site layout spatial design approach. ❑ Include all critical site relationships both architectural and non architectural, site hydrology and circulation systems, all critical design spot elevations (including adjacent landscape) finished floor elevations, and all discrete spatial site features being proposed. ❑ Critical areas depicting the landscape should be provided including an illustrative plan, critical illustrative sections, and critical landscape architectural renderings that depict the design character and quality of the proposal.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ SITES scorecard with expected points, possible points, and points not applicable.
STORMWATER MANAGEMENT Chapter 2	❑ Various approaches to achieve compliance with EISA section 438 and SITES Credit 3.3- for 6 points are identified for the project and site systems are diagrammed. ❑ A separate brief submission is required to demonstrate compliance with EISA section 438. Any potential project divergence from following the intent of the Federal Law needs to be raised to the full client team at this time and consultation with Project Management staff and National Subject Matter experts needs to begin in earnest.
LANDSCAPE IRRIGATION Chapter 2	❑ Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for the project.
LANDSCAPE DESIGN Chapter 2	❑ Various approaches to achieve compliance with P100 for Parking Lot design have been explored. ❑ Each approach provides a rough order of magnitude assessment of total parking stalls proposed, impact and relationship to site hydrology and architectural layout, and a diagram legend with the overall paved surface being proposed relative to the total parking provided. ❑ All vegetation required for Parking Lot design are calculated and located within the Parking Lot as per the design requirement.

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- Preliminary Concept
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Discipline

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

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

ENCLOSURE COMMISSIONING PLAN Chapter 3	❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.). ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.
VISUAL & PERFORMANCE MOCK-UPS Chapter 3	❑ N/A
ROOFING / ROOF DRAINAGE SYSTEM Chapter 3	❑ Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
WHOLE BUILDING AIR TIGHTNESS Chapter 3	❑ N/A
THERMAL BARRIERS (INSULATION) Chapter 3	❑ Proposed insulation types and considerations
FENESTRATION (GLAZING SYSTEMS) Chapter 3	❑ Proposed fenestration systems are appropriate to the climate. Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
BELOW-GRADE WATERPROOFING Chapter 3	❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance.
OPERATIONS & MAINTENANCE Chapter 3	❑ Proposed enclosure systems are accessible for regular maintenance.

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

APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ Drawings should include at a minimum: entrances, lobbies, corridors, stairways, elevators, work areas, special spaces, mechanical rooms for major equipment and air handlers, and service spaces (with the principal spaces labeled). ❑ Dimensions for critical clearances, such as vehicle access, should be indicated. ❑ Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations.
GENERAL INFORMATION Chapter 3	❑ Table of contents identifying specifications to be used on the project
MECHANICAL SPACES Chapter 3	❑ Floorplans of all service spaces, including mailrooms and loading dock/access
BUILDING & SERVICE SPACES Chapter 3	❑ Floorplans of all service spaces, including mailrooms and loading dock/access
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Extended narrative and further developed calculations. Calculations must refer to code, paragraph of code used, standards, and text books used for specific portion of calculation.
DESIGN CONCEPTS Chapter 3	❑ Refinement of selected concept, additional detail in drawings and BIM model ❑ Compare net, usable and gross SF of design concept to program.
FINISHES Chapter 3	❑ N/A
MILLWORK Chapter 3	❑ N/A
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ N/A

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

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

Section Continues (previous page)

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

DESIGN LOADS Chapter 4	❑ Update narrative. List design loads on schematic plans.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach
VIBRATIONS Chapter 4	❑ Narrative addressing potential vibration issues associated with selected structural scheme
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Update narrative. Provide schematic plans showing location of innovative materials and notes for special construction methods.
STRUCTURAL SYSTEMS Chapter 4	❑ Update narrative identifying strengths and weaknesses of alternatives. Provide schematic plans showing recommended approach.
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Coordinate project calculation package requirements with GSA Structural Engineer. Update narrative.
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Update historic narrative.
PHYSICAL SECURITY Chapter 4	❑ Update narrative, including FSL designation. Identify special requirements on schematic plans.
CIVIL SITE Chapter 4	❑ Update civil narrative. Provide schematic site plans.
MISCELLANEOUS COMPONENTS Chapter 4	❑ Provide schematic drawings showing locations. ❑ Update narrative and schematic drawings. Existing structures - identify concealed structural conditions that require probes or non-destructive testing, anchor pull test, steel coupon tests, concrete cores, etc,

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

NARRATIVE Chapter 5	❑ Comparison of the three mechanical systems and equipment for the selected design ❑ Criteria used for Energy Analysis of each of the three systems ❑ Identify how Tier criteria is used in each of the three options ❑ Refined Rough order of Magnitude for each of the three choices
DRAWINGS Chapter 5	❑ Major mechanical equipment layed out in the mechanical spaces for each of the three concepts. ❑ Preliminary Equipment Schedules
CALCULATIONS Chapter 5	❑ Apply Base Assumptions to each of the 3 mechanical concepts ❑ Provide a dew point analysis
SPECIFICATIONS Chapter 5	❑ Table of contents identifying specifications to be used on the project

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

SYSTEMS & EQUIPMENT Chapter 5	Update previous narrative to include: ❏ Domestic cold water ❏ Domestic hot water ❏ Sanitary systems ❏ Storm drainage ❏ Irrigation
DRAWINGS Chapter 5	❏ Proposed building zoning and major piping runs ❏ Locations of proposed plumbing fixtures and equipment
CALCULATIONS Chapter 5	❏ Rough order of magnitude water consumption calculations
SPECIFICATIONS Chapter 5	❏ Specifications Table of Contents (TOC)

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

BASIS OF DESIGN Chapter 6	❑ Basis of design
ONE LINE Chapter 6	❑ N/A
DRAWINGS Chapter 6	❑ Stacking, basic room sizes, and locations of major equipment
CALCULATIONS Chapter 6	❑ N/A
SPECIFICATION Chapter 6	❑ Specifications Table of Contents (TOC)

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

SYSTEMS DESIGN Chapter 7	❑ N/A
DRAWINGS Chapter 7	❑ N/A
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ N/A

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

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

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

COURTROOMS Chapter 8	❏ Design is in keeping with GSA's design philosophy regarding courtroom spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64* ❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points
SPECIALTY SPACES Chapter 8	❏ N/A
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❏ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*

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

SITE PRESERVATION REQUIREMENTS (Chapter, #, etc)	❑ 106 Compliance Preservation Report (iterative with each submission) - narrative, photos, drawings explaining preservation design issues and proposed solutions. See *Appendix A* for report outline template.
DOCUMENT EXISTING CONDITIONS (Chapter, #, etc)	❑ Show existing major site utilities.
ARCHEOLOGICAL CONDITIONS (Chapter, #, etc)	❑ Archeological compliance submittals in accordance with 106 consultation terms for projects involving ground disturbance - coordinate with RHPO

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values ❑ Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project.
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

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

ABAAS Chapter 1	❑ Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues. ❑ Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways. ❑ Show all required clearances of accessible routes to include widths of corridors, non complying projections, floor transitions, lighting and clear floor areas at all doors along route.
BIM Chapter 1	❑ Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program. Final Concept model contains all SDM data for all spaces/rooms. ❑ IFC File export from Design BIM ❑ BIM Execution, COBie-Playbook & GSA-CDX information plan updated- Initial COBie Spreadsheet ❑ BIM QC Checklist: Identifies what is currently contained in Design BIM ❑ Conceptual Energy BIM Model files (if required)
OPERATIONAL EXCELLENCE Chapter 1	❑ Final Concept Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Provide finalized Concept statement. If the POR is updated, then update the climate statement to reflect relevant findings and changes. ❑ Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments. Provide a list of any outstanding substantive comments that have not been resolved.
CODE AND SAFETY Chapter 1	❑ Provide narrative statement that the proposed design will comply with the applicable codes. ❑ Safety narrative including hazardous materials, fall protection, and arc flash requirements.
P100 COMPLIANCE Chapter 1	❑ Updated P100 Performance Matrix with statement that the proposed design will comply with P100 and the performance tiers. ❑ List any approved waivers.

Construction Type

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Structural

Mechanical

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Clearly identify sustainable design strategies on the drawings.
ACHIEVABLE LEED GOAL Chapter 1	❑ Updated LEED scorecard showing enough points expected to meet contractual requirement.
ENERGY NET ZERO Chapter 1	❑ Finalized description of renewables planned for the project. ❑ Identify location and amount of any renewable equipment planned for post-project addition.
WATER NET ZERO Chapter 1	❑ Finalized water strategy, and clear designation of components within the drawings.
WASTE NET ZERO Chapter 1	❑ Finalized waste strategy, and clear designation of components within the drawings.
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Update *Guiding Principles Checklist* if/as appropriate.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ Finalize narrative and calculations showing compliance with *Designing for Daylight*.
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide final analysis of the concept's status with regard to P100 sustainable location standards, including transit access and walkability.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals. ❑ Highlight any outstanding uncertainties or opportunities that require further consultation or analysis. ❑ Per P100, local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure; the concept package must clarify any relevant areas that have not yet resolved relevant issues.
ZONING ANALYSIS Chapter 2	❑ Provide final zoning analysis. Describe status of local review and comment.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide additional details as appropriate to evaluate the concept. ❑ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses. ❑ For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ All site strategies are clearly shown and identified within the drawings and further developed from the second peer review stage with all peer review commentary responded to.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Update SITES scorecard showing enough points achievable to meet contracted requirement and all possible points that require owner operational commitments are identified.
STORMWATER MANAGEMENT Chapter 2	❑ Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3- for 6 points are prepared and submitted.
LANDSCAPE IRRIGATION Chapter 2	❑ Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points..
LANDSCAPE DESIGN Chapter 2	❑ Narrative and drawings with requisite calculations, including permeable and impermeable area, number of parking stalls, number of trees required and proposed, and sustainable features such as biofiltration areas, level spreaders, infiltration chambers, etc.

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

ENCLOSURE COMMISSIONING PLAN Chapter 3	❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.). ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.
VISUAL & PERFORMANCE MOCK-UPS Chapter 3	❑ Describe quantity, type(s), size(s), and complexity of proposed mock-ups.
ROOFING / ROOF DRAINAGE SYSTEM Chapter 3	❑ Describe roofing type. Indicate roof slopes and drain locations. Indicate type and extents of fall protection. Indicate means of safe suspended access.
WHOLE BUILDING AIR TIGHTNESS Chapter 3	❑ Describe air barrier types.
THERMAL BARRIERS (INSULATION) Chapter 3	❑ Proposed insulation types and considerations. Compare design performance model to design EUI.
FENESTRATION (GLAZING SYSTEMS) Chapter 3	❑ Proposed fenestration systems are appropriate to the climate. ❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
BELOW-GRADE WATERPROOFING Chapter 3	❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance.
OPERATIONS & MAINTENANCE Chapter 3	❑ Proposed enclosure systems are accessible for regular maintenance.

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

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

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

OFFICE AREAS Chapter 3	❑ Floorplan showing open office and enclosed office area/layout & typical workstation design intent ❑ Office areas comply with *GSA's Space Utilization Benchmark* and that the integration between the approved program and the building concept is achievable (this is also dependent on the tenant)
INTERIOR CONDITIONS Chapter 3	❑ Interior conditions (noise, temperature, etc.) will contribute to occupant comfort at maximum occupant load levels ❑ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.
INTERIOR FACILITIES Chapter 3	❑ Toilet fixture count analysis
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ Sections, floor-to-floor, indicating ALL critical dimensions
EXTERIOR DESIGN Chapter 3	❑ Elevations of major building facades; List of exterior materials proposed (provide samples upon request)
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points
BUILDING MASSING Chapter 3	❑ Realistic electronic model of final concept
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ Code analysis
SIGNAGE & WAYFINDING Chapter 3	❑ Identify public vs. private areas, identify paths of travel

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- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

DESIGN LOADS Chapter 4	❑ Finalize narrative and update schematic plans.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Finalize narrative with recommended preferred foundation approach with supporting information. Show foundations on schematic plans.
VIBRATIONS Chapter 4	❑ Finalize narrative, prepare preliminary calculations and include information on schematic plans.
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Finalize narrative and update schematic plans.
STRUCTURAL SYSTEMS Chapter 4	❑ Update narrative and schematic plans. Provide preliminary calculations verifying major member depths.
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Final analysis and calculations narrative
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Final historic narrative
PHYSICAL SECURITY Chapter 4	❑ Update narrative and schematic plans, including FSL designation. Provide preliminary calculations verifying size of forced protection structural elements.
CIVIL SITE Chapter 4	❑ Final civil narrative and schematic plans
MISCELLANEOUS COMPONENTS Chapter 4	❑ Final narrative and schematic drawings. Existing structures - identify concealed structural conditions that require probes or non-destructive testing, anchor pull test, steel coupon tests, concrete cores, etc.

Construction Type

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

Project Phase

- Preliminary Concept
- Concept Development
- **Final Concept**
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

- General Information
- Sustainability
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural
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Concept Design: Final Concept (BA 51, 55, 80, ESPC)

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

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

SYSTEMS & EQUIPMENT Chapter 5	Update previous narrative to include: ❑ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)
DRAWINGS Chapter 5	Update previous drawings to include: ❑ Systems schematics and flow diagrams ❑ Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building
CALCULATIONS Chapter 5	❑ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water
SPECIFICATIONS Chapter 5	❑ Specifications Table of Contents (TOC)

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

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

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

SYSTEMS DESIGN Chapter 7	Narrative description of: ❑ The building's proposed construction features ❑ Means of egress system ❑ Water-based fire extinguishing systems ❑ Non water-based fire extinguishing systems ❑ Smoke control systems ❑ Fire alarm and emergency communication system ❑ Fire service access elevators (if applicable) ❑ Occupant evacuation elevators (if applicable)
DRAWINGS Chapter 7	Drawings (Floor Plans) showing: ❑ Equipment spaces for fire protection systems (fire pump, fire command center, etc.) ❑ Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ Code analysis

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

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

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

COURTROOMS Chapter 8	❑ Design is in keeping with GSA's Design Philosophy regarding Courtroom spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64* ❑ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points
SPECIALTY SPACES Chapter 8	❑ N/A
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❑ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*

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

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

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ N/A
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

Submittal Matrix

DELIVERY METHODS

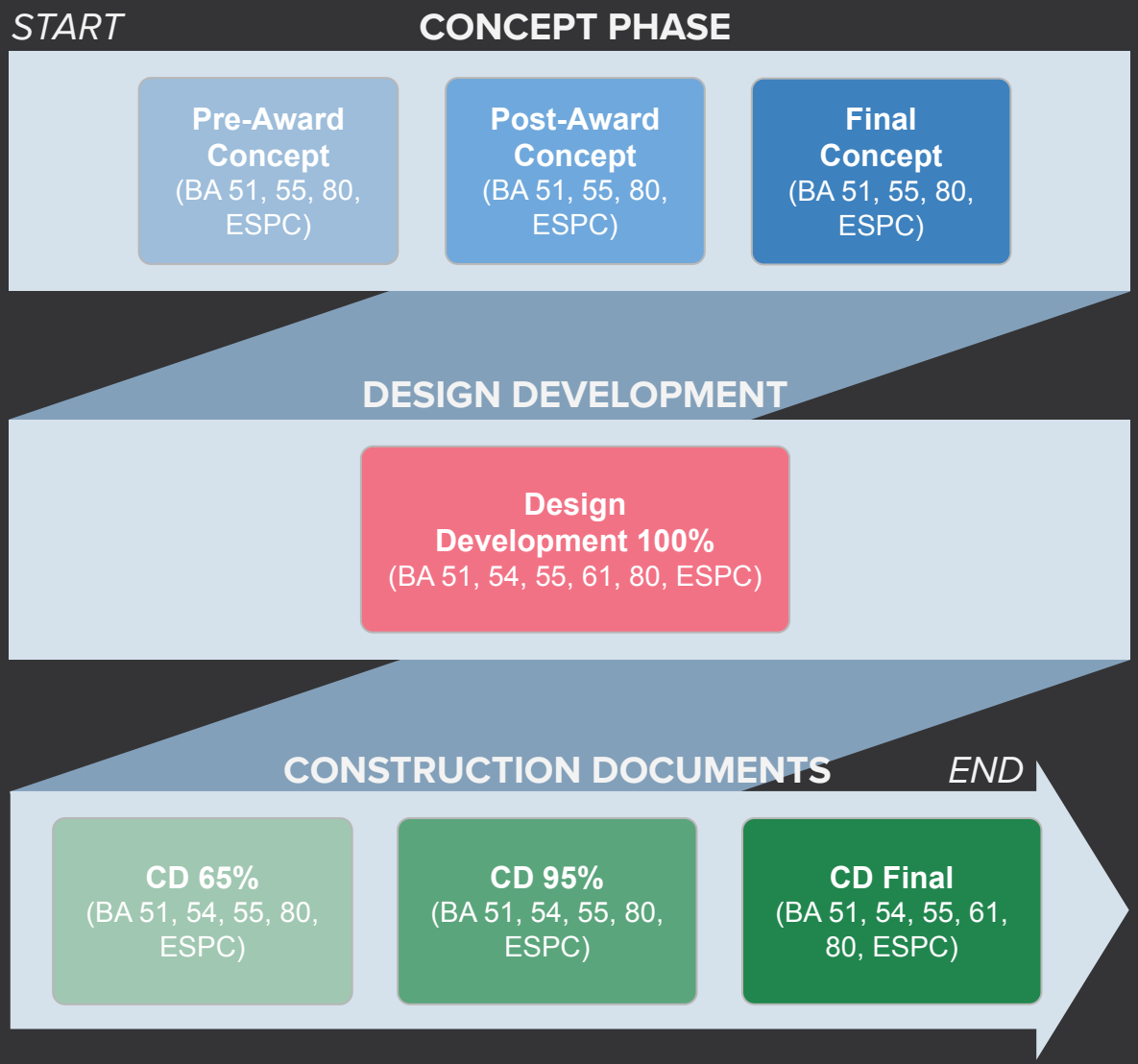
BA51 New Construction	**BA61** Operating Funds for the purpose of repairs and alterations
BA54 Minor Repair and Alterations	**BA80** Reimbursable Work Authorization
BA55 Major Repair and Alterations	**ESPC** Energy Savings Performance Contract including utility projects

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 P100. Additional submittal requirements may be included in the project contract.

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

ABAAS Chapter 1	❑ Narrative overview of any major accessibility/ABAAS compliance issues for each concept ❑ Provide sketches and narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program requirements such as facility serving a high number of people with disabilities). ❑ For alterations and renovations projects, provide narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). ❑ For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2). ❑ For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.
BIM Chapter 1	❑ Source models for concept validation ❑ Phasing plan
OPERATIONAL EXCELLENCE Chapter 1	❑ Submit the Total Operational Excellence Checklist ❑ Submit the Total Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Provide a statement outlining proposed methods to manage the observed and expected changes in climate, based on the criteria in the statement of work (SOW) and the climate profile information provided by GSA. ❑ Identify project climate protection levels (CPLs) - outcome-focused, performance-based criteria that informed the POR and other project criteria/specifications and include a simple phased adaptation plan. ❑ Include the proposed method of documentation for each project design milestone to track that the design is able to adapt to changing conditions and include the thresholds to monitor the asset. A response template is available for use. ❑ The design team may use an alternate format but must include the content in the GSA template.
DESIGN COMMENTS Chapter 1	❑ N/A
CODE AND SAFETY Chapter 1	❑ Provide list of applicable codes and compliance narrative. ❑ Provide assessment of hazardous materials.
P100 COMPLIANCE Chapter 1	❑ Provide the P100 Performance Matrix with performance tiers identified.

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Short sustainable strategy narrative for each design concept. Include LEED, energy (including EUI target), water, waste, and guiding principles.
ACHIEVABLE LEED GOAL Chapter 1	❑ Identify a preliminary LEED certification goal, including level and certification system. Address LEED achievement plans in the Sustainable Strategy Narrative.
ENERGY NET ZERO Chapter 1	❑ Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero was considered.
WATER NET ZERO Chapter 1	❑ Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero was considered.
WASTE NET ZERO Chapter 1	❑ N/A
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Achieve LEED BD+C silver or better, and consider *GSA's 2021 Guiding Principles Checklist*. Mention Guiding Principles compliance plan in Sustainable Strategy Narrative.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ N/A
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide short narrative of site's context regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages around and through the site.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Provide graphics and short narrative to describe site's community planning context, with regard to land use, economic development, urban design, relevant history, etc. and how that context informs the concept. ❑ Summarize consultation with local officials (to include names of stakeholders consulted, meeting minutes, and whether the parties consulted appear to represent the array of local demographics and opinions or whether further outreach to additional groups is needed) and outline plans for further consultation. ❑ Highlight relative merits or challenges presented by the various concepts.
ZONING ANALYSIS Chapter 2	❑ Provide brief zoning and design guideline analysis of site and surroundings. ❑ Discuss any uncertainties that the proposed concept would align with local requirements. ❑ Note that local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide narrative that identifies potential areas inside and outside the building that would be suitable for shared public use (including after hours). ❑ Highlight any significant challenges or opportunities to create such spaces.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Provide a short narrative and preliminary supportive diagrams on each design concept approach that clearly demonstrates site and landscape approach at a design scale.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Each design has considered SITES and how this will be achieved. ❑ Provide basic information on the components and relationship of the spatial layout strategy.
STORMWATER MANAGEMENT Chapter 2	❑ Brief narrative and/or annotated site plan describing overall site water balance and how that will be preserved and/or enhanced through the various proposals
LANDSCAPE IRRIGATION Chapter 2	❑ Brief narrative and/or annotated site plan describing overall vegetation approach, whether irrigation will be required, and if so, how required water will be harvested from non-potable sources
LANDSCAPE DESIGN Chapter 2	❑ Brief narrative and/or annotated site plan describing surface parking requirements of the project program and provided a spatial approach that meets specific criteria identified P100.

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

ENCLOSURE COMMISSIONING PLAN Chapter 3	❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.). ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.
VISUAL & PERFORMANCE MOCK-UPS Chapter 3	❑ N/A
ROOFING / ROOF DRAINAGE SYSTEM Chapter 3	❑ Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability ❑ List any unique environmental/climate conditions that may impact proposed system.
WHOLE BUILDING AIR TIGHTNESS Chapter 3	❑ N/A
THERMAL BARRIERS (INSULATION) Chapter 3	❑ N/A
FENESTRATION (GLAZING SYSTEMS) Chapter 3	❑ Proposed fenestration systems are appropriate to the climate ❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability ❑ List any unique environmental/climate conditions that may impact proposed system.
BELOW-GRADE WATERPROOFING Chapter 3	❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance
OPERATIONS & MAINTENANCE Chapter 3	❑ Proposed enclosure systems are accessible for regular maintenance

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

APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ All major spaces identified with appropriate adjacencies and reasonable size related to the program by division or areas
GENERAL INFORMATION Chapter 3	❑ Project objectives and scope. Area of work plans.
MECHANICAL SPACES Chapter 3	❑ Plans identifying support spaces with appropriate adjacencies and reasonable size related to the program ❑ Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment.
BUILDING & SERVICE SPACES Chapter 3	❑ N/A
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Short narrative on design concept. Include summary sheet of calculations showing all assumptions, applicable codes and standards referenced, and conclusions. ❑ Calculations should include engineering sketches.
DESIGN CONCEPTS Chapter 3	❑ An overall building concept designs including drawings, BIM, renderings & photos ❑ Compare net, usable and gross SF of design concepts to program.
FINISHES Chapter 3	❑ N/A
MILLWORK Chapter 3	❑ N/A
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ N/A

Section Continues (next page)

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

OFFICE AREAS Chapter 3	❑ N/A
INTERIOR CONDITIONS Chapter 3	❑ N/A
INTERIOR FACILITIES Chapter 3	❑ All support spaces identified with appropriate adjacencies and reasonable size related to the program ❑ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ Show a reasonable vertical profile/section that will allow for systems integration ❑ Floor-to-floor heights are sufficient to accommodate any utilities/cabling/above ceiling requirements
EXTERIOR DESIGN Chapter 3	❑ Show a reasonable representation of all of the exterior planes to include materiality and fenestration; describe the design intent for the enclosure system(s): (barrier wall, cavity wall, curtain wall, rain screen, etc.). ❑ Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ N/A
BUILDING MASSING Chapter 3	❑ Provide an electronic massing model to give a sense of the design including materiality and fenestration.
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ Show that no major obvious deficiencies are present in the design. ❑ Document any deficiencies or waivers required. ❑ Interior and exterior architectural features are code compliant
SIGNAGE & WAYFINDING Chapter 3	❑ N/A

Section Continues (previous page)

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

DESIGN LOADS Chapter 4	❑ Prepare narrative that summarizes design loads.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Provide geotechnical report. ❑ Provide minutes from report recommendations discussion with GSA structural engineer.
VIBRATIONS Chapter 4	❑ N/A
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Identify any special materials or potential construction methods that are planned or could potentially be required.
STRUCTURAL SYSTEMS Chapter 4	❑ Narrative describing a minimum of 3 alternatives schemes/materials (including superstructure and foundations) to be considered
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Narrative describing anticipated content of calculations including any special requirements that involve unusual features of the design or complex analysis methods
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Narrative that identifies historic status and related potential constraints
PHYSICAL SECURITY Chapter 4	❑ Narrative summarizing anticipated physical security requirements and standards ❑ Include FSL information from FSC.
CIVIL SITE Chapter 4	❑ Narrative identifying project site characteristics and civil design challenges
MISCELLANEOUS COMPONENTS Chapter 4	❑ Narrative summarizing primary structural and facade attachments to the exterior of the building

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

NARRATIVE Chapter 5	❏ Describe at least three HVAC Concepts for the proposed designs, ❏ Criteria to be used for Energy Goals ❏ Describe the Tiers to be used in the Mechanical Design.
DRAWINGS Chapter 5	❏ Identify mechanical spaces.
CALCULATIONS Chapter 5	❏ Develop all base assumptions.
SPECIFICATIONS Chapter 5	❏ Table of contents identifying specifications to be used on the project

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

SYSTEMS & EQUIPMENT Chapter 5	❑ Description of the water reduction goals ❑ Criteria to be used for Energy Goals (such as solar hot water)
DRAWINGS Chapter 5	❑ N/A
CALCULATIONS Chapter 5	❑ N/A
SPECIFICATIONS Chapter 5	❑ N/A

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

BASIS OF DESIGN Chapter 6	❑ Basis of design
ONE LINE Chapter 6	❑ N/A
DRAWINGS Chapter 6	❑ Show basic location of mechanical/electrical rooms.
CALCULATIONS Chapter 6	❑ N/A
SPECIFICATION Chapter 6	❑ N/A

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

SYSTEMS DESIGN Chapter 7	❑ Design team fire protection engineer must provide a narrative regarding the applicable codes and standards, and special requirements referenced in P100 that relate to the site and the proposed occupancy use. ❑ Construction, protection, egress facilities, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases. adherence to all applicable codes and standards, and special requirements referenced in P100.
DRAWINGS Chapter 7	❑ N/A
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ N/A

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

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

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

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

SITE PRESERVATION REQUIREMENTS (Chapter, #, etc)	❏ Narrative addressing treatment of historic property on sites acquired for new construction, visual impact of new construction on adjoining historic property, planned mitigation for affected archeological resources, treatment of preservation zones in GSA-controlled historic buildings ❏ Consult Regional Historic Preservation Officer and *Building Preservation Plan*.
DOCUMENT EXISTING CONDITIONS (Chapter, #, etc)	❏ N/A
ARCHEOLOGICAL CONDITIONS (Chapter, #, etc)	❏ Assess potential for archeological artifacts before site acquisition and before initiating design for work requiring ground disturbance. ❏ On federally controlled property-consult Regional Historic Preservation Officer regarding 106 compliance requirements.

Construction Type

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

Project Phase

- **Pre-Award Concept**
- Post-Award Concept
- Final Concept
- DD - 100%
- CD - 65%
- CD - 95%
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Discipline

- General Information
- Sustainability
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural
- 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)

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❏ Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values ❏ Provide documentation of the deviations from the P100 (if applicable) along with reasons for deviation
PROCESS DOCUMENTATION (Chapter, #, etc)	❏ N/A

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

ABAAS Chapter 1	❑ Narrative overview of any major accessibility and ABAAS compliance issues for each concept. Provide sketches and narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program requirements such as facility serving a high number of people with disabilities). ❑ For alterations and Narrative of accessibility strategy addressing accessible routes, toilet rooms, ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility. For any unique/speciality spaces (courtrooms, assembly, exhibit, etc.), address key access issues including number of accessible spaces. ❑ Alterations/additions: Describe accessibility barriers technically infeasible (as defined by ABAAS) to remedy and alternatives to provide access. ❑ Historic Preservation: Identify any ABAAS exceptions, the reasoning for it, and likelihood for concurrence by the appropriate historic preservation officer or council. projects, provide narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2). For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.
BIM Chapter 1	❑ BIM Execution, COBie-Playbook & GSA-CDX information plan updated ❑ Source Models and IFC model translations ❑ Updated spatial validation / calculations ❑ Updated COBie Spreadsheet (Concept information) ❑ Updated Energy BIM Model files (if required) ❑ Document existing conditions
OPERATIONAL EXCELLENCE Chapter 1	❑ Submit the Total Concept Operational Excellence Checklist ❑ Submit the Total Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes. Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments.
CODE AND SAFETY Chapter 1	❑ Provide list of applicable codes and compliance narrative. ❑ Safety narrative including hazardous materials, fall protection, and arc flash requirements.
P100 COMPLIANCE Chapter 1	❑ Update the P100 Performance Matrix.

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Narrative detailing the integrated design process, the design's sustainability strategy, and technologies that are expected to help achieve building performance
ACHIEVABLE LEED GOAL Chapter 1	❑ Draft LEED scorecard with expected points, possible points, and points that are unlikely or not applicable.
ENERGY NET ZERO Chapter 1	❑ Narrative describing type and size of renewable energy generating equipment, if any, planned for the project. Identify any infrastructure for post-project additional renewable installation, or any plans for more renewables to be added post-project.
WATER NET ZERO Chapter 1	❑ Narrative describing any water net zero strategies
WASTE NET ZERO Chapter 1	❑ Describe strategy for managing waste in the Sustainable Strategy Narrative. Identify appropriate space for waste net zero activities in the drawings.
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Complete *GSA's Guiding Principles Checklist.* Ensure project scope meets their requirements to be on track for compliance.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ Narrative describing daylight, view and glare strategy including initial calculations to meet *Designing for Daylight*
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide additional detail, as appropriate, to properly evaluate the concept.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Include graphics and narrative to provide additional detail, as appropriate, to properly evaluate the concept and its ability to align with local planning, design, and development goals.
ZONING ANALYSIS Chapter 2	❑ Provide additional details as appropriate to evaluate the concept.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide additional details as appropriate to evaluate the concept.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Extended narrative and supporting diagrams describing the site layout spatial design approach, including all critical site relationships both architectural and non architectural, site hydrology and circulation systems, all critical design spot elevations (including adjacent landscape) finished floor elevations, and all discrete spatial site features being proposed ❑ Critical areas depicting the landscape should be provided including an illustrative plan, critical illustrative sections, and critical landscape architectural renderings that depict the design character and quality of the proposal
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ SITES scorecard with expected points, possible points, and points not applicable
STORMWATER MANAGEMENT Chapter 2	❑ Various approaches to achieve compliance with EISA section 438 and SITES Credit 3.3- for 6 points are identified for the project and site systems are diagrammed. ❑ A separate brief submission is required to demonstrate compliance with EISA section 438. Any potential project divergence from following the intent of the Federal Law needs to be raised to the full client team at this time and consultation with Project Management staff and National Subject Matter experts needs to begin in earnest.
LANDSCAPE IRRIGATION Chapter 2	❑ Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for the project.
LANDSCAPE DESIGN Chapter 2	❑ Various approaches to achieve compliance with P100 for Parking Lot Design have been explored. Each approach provides a rough order of magnitude assessment of total parking stalls proposed, impact and relationship to site hydrology and architectural layout, and a diagram legend with the overall paved surface being proposed relative to the total parking provided. All vegetation required for Parking Lot design are calculated and located within the Parking Lot as per the design requirement.

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

ENCLOSURE COMMISSIONING PLAN Chapter 3	❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.). ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.
VISUAL & PERFORMANCE MOCK-UPS Chapter 3	❑ N/A
ROOFING / ROOF DRAINAGE SYSTEM Chapter 3	❑ Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
WHOLE BUILDING AIR TIGHTNESS Chapter 3	❑ N/A
THERMAL BARRIERS (INSULATION) Chapter 3	❑ Proposed insulation types and considerations
FENESTRATION (GLAZING SYSTEMS) Chapter 3	❑ Proposed fenestration systems are appropriate to the climate. ❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
BELOW-GRADE WATERPROOFING Chapter 3	❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance.
OPERATIONS & MAINTENANCE Chapter 3	❑ Proposed enclosure systems are accessible for regular maintenance.

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

APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ Drawings should include at a minimum: entrances, lobbies, corridors, stairways, elevators, work areas, special spaces, mechanical rooms for major equipment and air handlers, and service spaces (with the principal spaces labeled). ❑ Dimensions for critical clearances, such as vehicle access, should be indicated. ❑ Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations.
GENERAL INFORMATION Chapter 3	❑ Table of contents identifying specifications to be used on the project
MECHANICAL SPACES Chapter 3	❑ Floorplans of mechanical rooms for major equipment and air handlers
BUILDING & SERVICE SPACES Chapter 3	❑ Floorplans of all service spaces, including mailrooms and loading dock/access
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Extended narrative and further developed calculations ❑ Calculations must refer to code, paragraph of code used, standards, and text books used for specific portion of calculation.
DESIGN CONCEPTS Chapter 3	❑ Refinement of selected concept, additional detail in drawings and BIM model. Compare net, usable and gross SF of design concept to program.
FINISHES Chapter 3	❑ N/A
MILLWORK Chapter 3	❑ N/A
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ N/A

Section Continues (next page)

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

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

Section Continues (previous page)

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

DESIGN LOADS Chapter 4	❑ Update narrative. List design loads on schematic plans.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach
VIBRATIONS Chapter 4	❑ Narrative addressing potential vibration issues associated with selected structural scheme
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Update narrative. Provide schematic plans showing location of innovative materials and notes for special construction methods.
STRUCTURAL SYSTEMS Chapter 4	❑ Update narrative identifying strengths and weaknesses of alternatives. Provide schematic plans showing recommended approach.
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Coordinate project calculation package requirements with GSA Structural Engineer. Update narrative.
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Update narrative.
PHYSICAL SECURITY Chapter 4	❑ Update narrative, including FSL designation. Identify special requirements on schematic plans.
CIVIL SITE Chapter 4	❑ Update narrative. Provide schematic site plans.
MISCELLANEOUS COMPONENTS Chapter 4	❑ Update narrative. Provide schematic drawings showing locations.

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

NARRATIVE Chapter 5	❑ Comparison of the three mechanical systems and equipment for the selected design ❑ Criteria used for Energy Analysis of each of the three systems ❑ Identify how Tier criteria is used in each of the three options ❑ Refined Rough order of Magnitude for each of the three choices
DRAWINGS Chapter 5	❑ Major mechanical equipment layed out in the mechanical spaces for each of the three concepts ❑ Preliminary Equipment Schedules
CALCULATIONS Chapter 5	❑ Apply Base Assumptions to each of the 3 mechanical concepts. ❑ Provide a dew point analysis.
SPECIFICATIONS Chapter 5	❑ Table of contents identifying specifications to be used on the project

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

SYSTEMS & EQUIPMENT Chapter 5	Update previous narrative to include: ❑ Domestic cold water ❑ Domestic hot water ❑ Sanitary systems ❑ Storm drainage ❑ Irrigation
DRAWINGS Chapter 5	❑ Proposed building zoning and major piping runs ❑ Locations of proposed plumbing fixtures and equipment
CALCULATIONS Chapter 5	❑ Rough order of magnitude water consumption calculations
SPECIFICATIONS Chapter 5	❑ Specifications Table of Contents (TOC)

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

BASIS OF DESIGN Chapter 6	❑ Basis of design
ONE LINE Chapter 6	❑ N/A
DRAWINGS Chapter 6	❑ Stacking, basic room sizes, and locations of major equipment
CALCULATIONS Chapter 6	❑ N/A
SPECIFICATION Chapter 6	❑ N/A

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

SYSTEMS DESIGN Chapter 7	❑ N/A
DRAWINGS Chapter 7	❑ N/A
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ N/A

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

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

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

COURTROOMS Chapter 8	❏ Design is in keeping with GSA's Design Philosophy regarding Courtroom spaces as laid out in the *U.S. courts Design Guide* and *USMS Publication 64* ❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points
SPECIALTY SPACES Chapter 8	❏ N/A
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❏ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64.*

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

SITE PRESERVATION REQUIREMENTS (Chapter, #, etc)	❑ 106 Compliance Preservation Report (iterative with each submission) - narrative, photos, drawings explaining preservation design issues and proposed solutions. See *Appendix A* for report outline template.
DOCUMENT EXISTING CONDITIONS (Chapter, #, etc)	❑ Existing major site utilities
ARCHEOLOGICAL CONDITIONS (Chapter, #, etc)	❑ Archeological compliance submittals in accordance with 106 consultation terms for projects involving ground disturbance - coordinate with RHPO

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❏ Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values ❏ Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project.
PROCESS DOCUMENTATION (Chapter, #, etc)	❏ N/A

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

ABAAS Chapter 1	❑ Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues ❑ Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways. ❑ Show all required clearances of accessible routes to include widths of corridors, non complying projections, floor transitions, lighting and clear floor areas at all doors along route.
BIM Chapter 1	❑ Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program ❑ Final Concept model contains all SDM data for all spaces/rooms. ❑ IFC File export from Design BIM ❑ Initial COBie Spreadsheet ❑ BIM QC Checklist: Identifies what is currently contained in Design BIM ❑ Updated Energy BIM Model files (if required)
OPERATIONAL EXCELLENCE Chapter 1	❑ Final Concept Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Submit revised statement to reflect development of design. If the POR is updated, then update the statement to reflect relevant findings and changes. ❑ Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments. ❑ Provide a list of any outstanding substantive comments that have not been resolved.
CODE AND SAFETY Chapter 1	❑ Provide list of applicable codes and compliance narrative. ❑ Safety narrative including hazardous materials, fall protection, and arc flash requirements.
P100 COMPLIANCE Chapter 1	❑ Updated P100 Performance Matrix with statement that the proposed design will comply with P100 and the performance tiers. ❑ List any approved waivers.

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Clearly identify sustainable design strategies on the drawings.
ACHIEVABLE LEED GOAL Chapter 1	❑ Updated LEED scorecard showing enough points expected to meet contractual requirement.
ENERGY NET ZERO Chapter 1	❑ Finalized description of renewables planned for the project ❑ Identify location and amount of any renewable equipment planned for post-project addition.
WATER NET ZERO Chapter 1	❑ Finalized water strategy, and clear designation of components within the drawings
WASTE NET ZERO Chapter 1	❑ Finalized waste strategy, and clear designation of components within the drawings
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Update *Guiding Principles Checklist* if/as appropriate.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ Finalize narrative and calculations showing compliance with *Designing for Daylight.*
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide final analysis of the concept's status with regard to P100 sustainable location standards, incl. transit access and walkability.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals. ❑ Highlight any outstanding uncertainties or opportunities that require further consultation or analysis. ❑ Per P100, local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure; the concept package must clarify any relevant areas that have not yet resolved relevant issues.
ZONING ANALYSIS Chapter 2	❑ Provide final zoning analysis. Describe status of local review and comment.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide additional details as appropriate to evaluate the concept. ❑ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses. ❑ For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ All site strategies are clearly shown and identified within the drawings and further developed from the second peer review stage with all peer review commentary responded to.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Update SITES scorecard showing enough points achievable to meet contracted requirement and all possible points that require owner operational commitments are identified.
STORMWATER MANAGEMENT Chapter 2	❑ Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3- for 6 points are prepared and submitted.
LANDSCAPE IRRIGATION Chapter 2	❑ Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points.
LANDSCAPE DESIGN Chapter 2	❑ Narrative and drawings with requisite calculations, including permeable and impermeable area, number of parking stalls, number of trees required and proposed, and sustainable features such as biofiltration areas, level spreaders, infiltration chambers, etc.

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

ENCLOSURE COMMISSIONING PLAN Chapter 3	❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.). ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience. ❑ Draft PRELIMINARY Building Enclosure Commissioning (BECx) Plan. ❑ Identify any testing required to address risk inherent in the design intent. ❑ Describe mockup types required to develop consensus for the design intent and/or prove system performance.
VISUAL & PERFORMANCE MOCK-UPS Chapter 3	❑ Describe quantity, type(s), size(s), and complexity of proposed mock-ups.
ROOFING / ROOF DRAINAGE SYSTEM Chapter 3	❑ Describe roofing type. ❑ Indicate roof slopes and drain locations. ❑ Indicate type and extents of fall protection. ❑ Indicate means of safe suspended access.
WHOLE BUILDING AIR TIGHTNESS Chapter 3	❑ Describe air barrier types.
THERMAL BARRIERS (INSULATION) Chapter 3	❑ Proposed insulation types and considerations ❑ Compare design performance model to design EUI.
FENESTRATION (GLAZING SYSTEMS) Chapter 3	❑ Describe fenestration types.
BELOW-GRADE WATERPROOFING Chapter 3	❑ Describe approach to below-grade waterproofing.
OPERATIONS & MAINTENANCE Chapter 3	❑ Describe approaches to fall protection and safe suspended access.

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- Art in Architecture

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

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

Section Continues (next page)

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

OFFICE AREAS Chapter 3	❑ Floorplan showing open office and enclosed office area/layout & typical workstation design intent ❑ Office areas comply with *GSA's Space Utilization Benchmark* and that the integration between the approved program and the building concept is achievable (this is also dependent on the tenant)
INTERIOR CONDITIONS Chapter 3	❑ Interior conditions (noise, temperature, etc.) will contribute to occupant comfort at maximum occupant load levels ❑ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.
INTERIOR FACILITIES Chapter 3	❑ Toilet fixture count analysis
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ Sections, floor-to-floor, indicating ALL critical dimensions
EXTERIOR DESIGN Chapter 3	❑ Elevations of major building facades ❑ List of exterior materials proposed (provide samples upon request)
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points
BUILDING MASSING Chapter 3	❑ Electronic model of final concept
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ Code analysis
SIGNAGE & WAYFINDING Chapter 3	❑ N/A

Section Continues (previous page)

Construction Type

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

Project Phase

- Pre-Award Concept
- Post-Award Concept
- **Final Concept**
- DD - 100%
- CD - 65%
- CD - 95%
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Discipline

- General Information
- Sustainability
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- **Structural**
- 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)

DESIGN LOADS Chapter 4	❑ Finalize narrative and update schematic plans.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Finalize narrative with recommended preferred foundation approach with supporting information. ❑ Show foundations on schematic plans.
VIBRATIONS Chapter 4	❑ Finalize narrative, prepare preliminary calculations and include information on schematic plans.
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Finalize narrative and update schematic plans.
STRUCTURAL SYSTEMS Chapter 4	❑ Update narrative and schematic plans. ❑ Provide preliminary calculations verifying major member depths.
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Final narrative
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Final narrative
PHYSICAL SECURITY Chapter 4	❑ Update narrative and schematic plans, including FSL designation. ❑ Provide preliminary calculations verifying size of forced protection structural elements.
CIVIL SITE Chapter 4	❑ Update narrative and schematic plans.
MISCELLANEOUS COMPONENTS Chapter 4	❑ Update narrative and schematic drawings.

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

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

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

SYSTEMS & EQUIPMENT Chapter 5	Update previous narrative to include: ❑ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)
DRAWINGS Chapter 5	Update previous drawings to include: ❑ Systems schematics and flow diagrams ❑ Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building
CALCULATIONS Chapter 5	❑ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water
SPECIFICATIONS Chapter 5	❑ Specifications Table of Contents (TOC)

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

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

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

SYSTEMS DESIGN Chapter 7	❏ Narrative description of the building's proposed construction features, means of egress system, water-based fire extinguishing systems, non water-based fire extinguishing systems, smoke control systems, fire alarm and emergency communication system, fire service access elevators (if applicable), occupant evacuation elevators (if applicable), etc.
DRAWINGS Chapter 7	Drawings (Floor Plans) showing: ❏ Equipment spaces for fire protection systems (fire pump, fire command center, etc.) ❏ Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes
CALCULATIONS Chapter 7	❏ N/A
CODE ANALYSIS Chapter 7	❏ Code analysis

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

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

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

COURTROOMS Chapter 8	❏ Design is in keeping with GSA's Design Philosophy regarding Courtroom spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64* ❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points
SPECIALTY SPACES Chapter 8	❏ N/A
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❏ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*

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

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

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ N/A
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

Submittal Matrix

DELIVERY METHODS

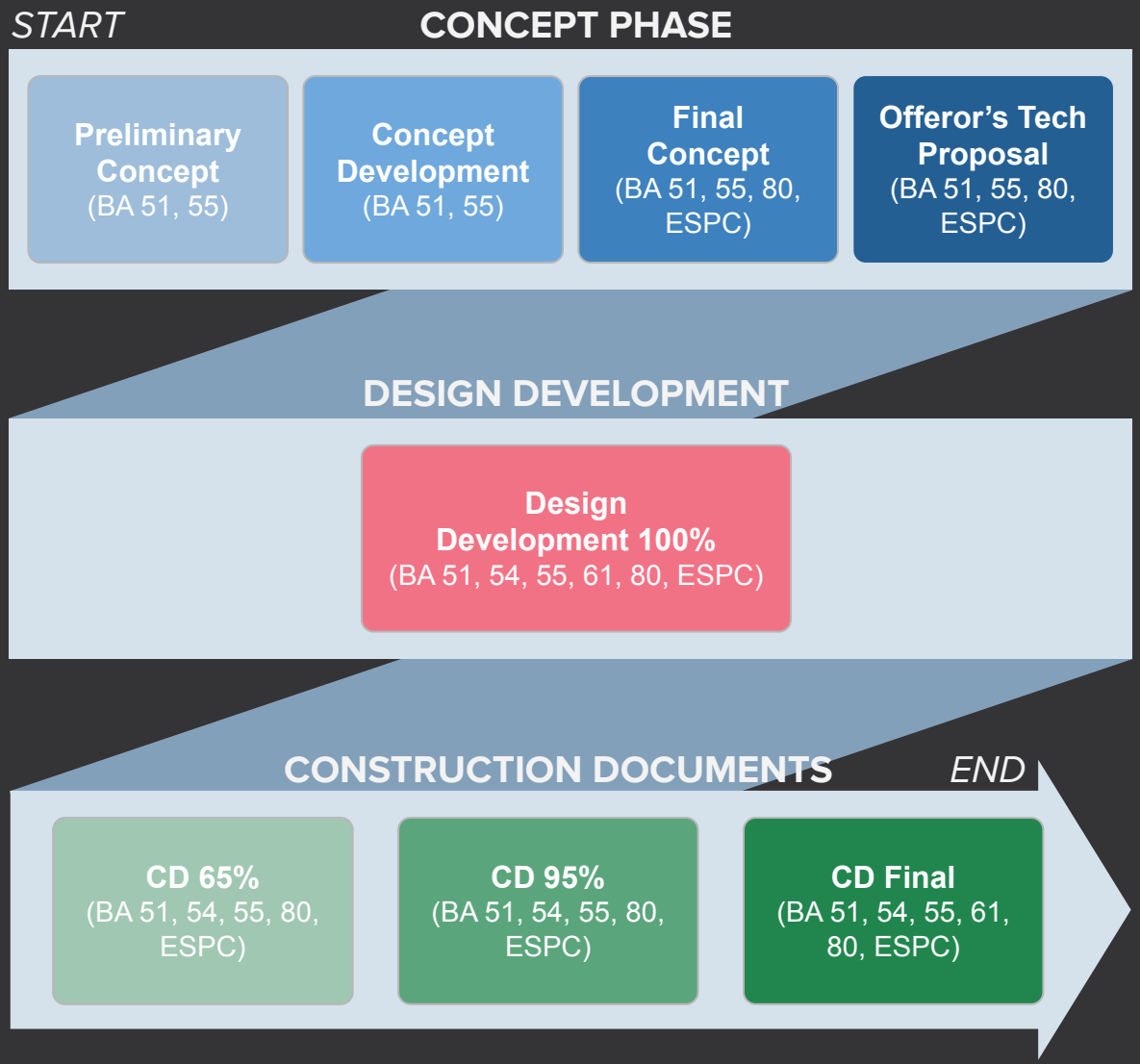
BA51 New Construction	**BA61** Operating Funds for the purpose of repairs and alterations
BA54 Minor Repair and Alterations	**BA80** Reimbursable Work Authorization
BA55 Major Repair and Alterations	**ESPC** Energy Savings Performance Contract including utility projects

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 P100. Additional submittal requirements may be included in the project contract.

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

ABAAS Chapter 1	❑ Narrative overview of any major accessibility/ABAAS compliance issues for each concept ❑ Provide sketches and narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program requirements such as facility serving a high number of people with disabilities). ❑ For alterations and renovations projects, provide narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2). For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.
BIM Chapter 1	❑ BIM Execution Plan update ❑ Reality Capture documentation (for an existing building, or historic site, and if required by scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.) ❑ Source models to coordinate geolocation/geocoding of site and model orientation ❑ Document existing conditions ❑ Phasing plan
OPERATIONAL EXCELLENCE Chapter 1	❑ Preliminary Concept Operational Excellence Checklist ❑ Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Provide a statement outlining proposed methods to manage the observed and expected changes in climate, based on the criteria in the statement of work (SOW) and the climate profile information provided by GSA. ❑ Identify project climate protection levels (CPLs) - outcome-focused, performance-based criteria that informed the POR and other project criteria/specifications and include a simple phased adaptation plan. ❑ Include proposed method of documentation for each project design milestone to track that the design is able to adapt to changing conditions and include the thresholds to monitor the asset. ❑ A response template is available for use. The design team may use an alternate format but must include the content in the GSA template.
DESIGN COMMENTS Chapter 1	❑ N/A
CODE AND SAFETY Chapter 1	❑ Provide list of applicable codes.
P100 COMPLIANCE Chapter 1	❑ Provide the P100 Performance Matrix with performance tiers identified.

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Short sustainable strategy narrative for each design concept. Include LEED, energy (including EUI target), water, waste, and guiding principles.
ACHIEVABLE LEED GOAL Chapter 1	❑ Identify a preliminary LEED certification goal, including level and certification system. ❑ Address LEED achievement plans in the Sustainable Strategy Narrative.
ENERGY NET ZERO Chapter 1	❑ Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero was considered.
WATER NET ZERO Chapter 1	❑ Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero was considered.
WASTE NET ZERO Chapter 1	❑ N/A
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Achieve LEED BD+C silver or better, and consider *GSA's 2021 Guiding Principles Checklist*. Mention Guiding Principles compliance plan in Sustainable Strategy Narrative.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ N/A
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide short narrative of site's context regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages around and through the site.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Provide graphics and short narrative to describe site's community planning context, with regard to land use, economic development, urban design, relevant history, etc. and how that context informs the concept. ❑ Summarize consultation with local officials (to include names of stakeholders consulted, meeting minutes, and whether the parties consulted appear to represent the array of local demographics and opinions or whether further outreach to additional groups is needed) and outline plans for further consultation. ❑ Highlight relative merits or challenges presented by the various concepts.
ZONING ANALYSIS Chapter 2	❑ Provide brief zoning and design guideline analysis of site and surroundings. ❑ Discuss any uncertainties that the proposed concept would align with local requirements. ❑ Note that local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide narrative that identifies potential areas inside and outside the building that would be suitable for shared public use (incl. after hours). Highlight any significant challenges or opportunities to create such spaces.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Provide a short narrative and preliminary supportive diagrams on each design concept approach that clearly demonstrates site and landscape approach at a design scale.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Each design has considered SITES and how this will be achieved. Provide basic information on the components and relationship of the spatial layout strategy.
STORMWATER MANAGEMENT Chapter 2	❑ Each design has considered the overall site water balance and how that will be preserved and/or enhanced through the various proposals.
LANDSCAPE IRRIGATION Chapter 2	❑ Each design has considered the overall vegetation approach , whether irrigation will be required, and if so, how required water will be harvested from non-potable sources
LANDSCAPE DESIGN Chapter 2	❑ Each design has considered the surface parking requirements of the project program and provided a spatial approach that meets specific criteria identified in P100.

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

ENCLOSURE COMMISSIONING PLAN Chapter 3	❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.). ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.
VISUAL & PERFORMANCE MOCK-UPS Chapter 3	❑ N/A
ROOFING / ROOF DRAINAGE SYSTEM Chapter 3	❑ Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
WHOLE BUILDING AIR TIGHTNESS Chapter 3	❑ N/A
THERMAL BARRIERS (INSULATION) Chapter 3	❑ N/A
FENESTRATION (GLAZING SYSTEMS) Chapter 3	❑ Proposed fenestration systems are appropriate to the climate. Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
BELOW-GRADE WATERPROOFING Chapter 3	❑ N/A
OPERATIONS & MAINTENANCE Chapter 3	❑ N/A

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

APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ Approved Program and Adjacencies
GENERAL INFORMATION Chapter 3	❑ General Information
MECHANICAL SPACES Chapter 3	❑ Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment.
BUILDING & SERVICE SPACES Chapter 3	❑ Building and Service Spaces
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Design Narrative & Calculations
DESIGN CONCEPTS Chapter 3	❑ Three (3) overall building concept designs including drawings, BIM, renderings & photos ❑ Compare net, usable and gross SF of design concepts to program.
FINISHES Chapter 3	❑ N/A
MILLWORK Chapter 3	❑ N/A
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ N/A

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Section Continues (next page)

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

OFFICE AREAS Chapter 3	❑ N/A
INTERIOR CONDITIONS Chapter 3	❑ N/A
INTERIOR FACILITIES Chapter 3	❑ All support spaces identified with appropriate adjacencies and reasonable size related to the program ❑ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ Show a reasonable vertical profile that will allow for systems integration. ❑ Floor-to-floor heights are sufficient to accommodate any utilities/cabling/above ceiling requirements
EXTERIOR DESIGN Chapter 3	❑ Show a reasonable representation of all of the exterior planes to include materiality and fenestration; describe the design intent for the enclosure system(s): (barrier wall, cavity wall, curtain wall, rain screen, etc.). ❑ Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ N/A
BUILDING MASSING Chapter 3	❑ Provide an electronic massing model to give a sense of the design including materiality and fenestration.
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ Show that no major obvious deficiencies are present in the design. ❑ Document any deficiencies or waivers required. ❑ Interior and exterior architectural features are code compliant
SIGNAGE & WAYFINDING Chapter 3	❑ N/A

Section Continues (previous page)

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

DESIGN LOADS Chapter 4	❑ Prepare narrative that summarizes design loads.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Provide geotechnical report. ❑ Provide minutes from report recommendations discussion with GSA structural engineer.
VIBRATIONS Chapter 4	❑ N/A
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Identify any special materials or potential construction methods that are planned or could potentially be required.
STRUCTURAL SYSTEMS Chapter 4	❑ Narrative describing a minimum of three (3) alternatives schemes/materials (including superstructure and foundations) to be considered
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Narrative describing anticipated content of calculations including any special requirements that involve unusual features of the design or complex analysis methods
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Narrative that identifies historic status and related potential constraints
PHYSICAL SECURITY Chapter 4	❑ Narrative summarizing anticipated physical security requirements and standards. Include FSL information from FSC.
CIVIL SITE Chapter 4	❑ Narrative identifying project site characteristics and civil design challenges
MISCELLANEOUS COMPONENTS Chapter 4	❑ Narrative summarizing primary structural and facade attachments to the exterior of the building

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

NARRATIVE Chapter 5	❑ Describe at least three HVAC Concepts for the proposed designs. ❑ Criteria to be used for Energy Goals ❑ Describe the Tiers to be used in the Mechanical Design.
DRAWINGS Chapter 5	❑ Identify mechanical spaces.
CALCULATIONS Chapter 5	❑ Develop all base assumptions.
SPECIFICATIONS Chapter 5	❑ N/A

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

SYSTEMS & EQUIPMENT Chapter 5	❑ Description of the water reduction goals ❑ Criteria to be used for Energy Goals (such as solar hot water)
DRAWINGS Chapter 5	❑ N/A
CALCULATIONS Chapter 5	❑ N/A
SPECIFICATIONS Chapter 5	❑ N/A

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

BASIS OF DESIGN Chapter 6	❑ Basis of design
ONE LINE Chapter 6	❑ N/A
DRAWINGS Chapter 6	❑ Show basic location of mechanical/electrical rooms.
CALCULATIONS Chapter 6	❑ N/A
SPECIFICATION Chapter 6	❑ N/A

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

SYSTEMS DESIGN Chapter 7	❑ Design team fire protection engineer must provide a narrative regarding the applicable codes and standards, and special requirements referenced in P100 that relate to the site and the proposed occupancy use. ❑ Construction, protection, egress facilities, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases. adherence to all applicable codes and standards, and special requirements referenced in P100.
DRAWINGS Chapter 7	❑ N/A
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ N/A

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

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

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

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

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

SITE PRESERVATION REQUIREMENTS (Chapter, #, etc)	❑ Narrative addressing treatment of historic property on sites acquired for new construction, visual impact of new construction on adjoining historic property, planned mitigation for affected archeological resources, treatment of preservation zones in GSA-controlled historic buildings. Consult Regional Historic Preservation Officer and *Building Preservation Plan*.
DOCUMENT EXISTING CONDITIONS (Chapter, #, etc)	❑ BIM used as required per contract, or as otherwise agreed, to support Section 106 compliance. These uses may influence earlier phases in laser scanning, photogrammetry, photo-documentation and the inclusion of this information in the modelling effort.
ARCHEOLOGICAL CONDITIONS (Chapter, #, etc)	❑ Assess potential for archeological artifacts before site acquisition and before initiating design for work requiring ground disturbance on federally controlled property-consult Regional Historic Preservation Officer regarding 106 compliance requirements.

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ N/A
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

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

ABAAS Chapter 1	❑ Narrative of accessibility strategy addressing accessible routes, toilet rooms, ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility. For any unique/speciality spaces (courtrooms, assembly, exhibit, etc.), address key access issues including number of accessible spaces. ❑ Alterations/additions: Describe accessibility barriers technically infeasible (as defined by ABAAS) to remedy and alternatives to provide access. ❑ Historic Preservation: Identify any ABAAS exceptions, the reasoning for it, and likelihood for concurrence by the appropriate historic preservation officer or council. ❑ Diagrams and drawings: ❑ Site - Proposed accessible routes for pedestrians from proposed accessible surface parking locations, drop-off and public transit to front entrance to include locations of ramps, curb cuts and viewability as applicable ❑ Building - Proposed accessible routes for pedestrians from main entrances and proposed accessible in-building parking locations, to elevator lobbies, accessible bathrooms and primary function spaces as applicable. ❑ Highlight areas where accessibility may conflict with other building systems/components. Cite local codes and restrictions in addition to ABAAS
BIM Chapter 1	❑ BIM Execution Plan update ❑ Source Models ❑ IFC model translations ❑ Modeled spatial validation / calculations ❑ Division 1 Specifications Sections on BIM
OPERATIONAL EXCELLENCE Chapter 1	❑ Concept Development Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ At each subsequent phase of the design development, if the POR is updated, then update the statement to reflect relevant findings and changes. Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments.
CODE AND SAFETY Chapter 1	❑ N/A
P100 COMPLIANCE Chapter 1	❑ Update the P100 Performance Matrix.

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Narrative detailing the integrated design process, the design's sustainability strategy, and technologies that are expected to help achieve building performance.
ACHIEVABLE LEED GOAL Chapter 1	❑ Draft LEED scorecard with expected points, possible points, and points that are unlikely or not applicable.
ENERGY NET ZERO Chapter 1	❑ Narrative describing type and size of renewable energy generating equipment, if any, planned for the project ❑ Identify any infrastructure for post-project additional renewable installation, or any plans for more renewables to be added post-project.
WATER NET ZERO Chapter 1	❑ Narrative describing any water net zero strategies
WASTE NET ZERO Chapter 1	❑ Describe strategy for managing waste in the Sustainable Strategy Narrative. ❑ Identify appropriate space for waste net zero activities in the drawings.
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Complete *GSA's Guiding Principles Checklist*. Ensure project scope meets their requirements to be on track for compliance.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ Narrative describing daylight, view and glare strategy including initial calculations to meet *Designing for Daylight*
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide additional detail, as appropriate, to properly evaluate the concept.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Include graphics and narrative to provide additional detail, as appropriate, to properly evaluate the concept and its ability to align with local planning, design, and development goals.
ZONING ANALYSIS Chapter 2	❑ Provide additional details as appropriate to evaluate the concept.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide additional details as appropriate to evaluate the concept.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Extended narrative and supporting diagrams describing the site layout spatial design approach, including all critical site relationships both architectural and non architectural, site hydrology and circulation systems, all critical design spot elevations (including adjacent landscape) finished floor elevations, and all discrete spatial site features being proposed. ❑ Critical areas depicting the landscape should be provided including an illustrative plan, critical illustrative sections, and critical landscape architectural renderings that depict the design character and quality of the proposal.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ SITES scorecard with expected points, possible points, and points not applicable.
STORMWATER MANAGEMENT Chapter 2	❑ Various approaches to achieve compliance with EISA section 438 and SITES Credit 3.3- for 6 points are identified for the project and site systems are diagrammed. ❑ A separate brief submission is required to demonstrate compliance with EISA section 438. Any potential project divergence from following the intent of the Federal Law needs to be raised to the full client team at this time and consultation with Project Management staff and National Subject Matter experts needs to begin in earnest.
LANDSCAPE IRRIGATION Chapter 2	❑ Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for the project.
LANDSCAPE DESIGN Chapter 2	❑ Various approaches to achieve compliance with P100 for Parking Lot design have been explored. Each approach provides a rough order of magnitude assessment of total parking stalls proposed, impact and relationship to site hydrology and architectural layout, and a diagram legend with the overall paved surface being proposed relative to the total parking provided. ❑ All vegetation required for Parking Lot design are calculated and located within the Parking Lot as per the design requirement.

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

ENCLOSURE COMMISSIONING PLAN Chapter 3	❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.). ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.
VISUAL & PERFORMANCE MOCK-UPS Chapter 3	❑ N/A
ROOFING / ROOF DRAINAGE SYSTEM Chapter 3	❑ Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability ❑ List any unique environmental/climate conditions that may impact proposed system.
WHOLE BUILDING AIR TIGHTNESS Chapter 3	❑ N/A
THERMAL BARRIERS (INSULATION) Chapter 3	❑ N/A
FENESTRATION (GLAZING SYSTEMS) Chapter 3	❑ Proposed fenestration systems are appropriate to the climate. Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
BELOW-GRADE WATERPROOFING Chapter 3	❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance
OPERATIONS & MAINTENANCE Chapter 3	❑ Proposed enclosure systems are accessible for regular maintenance

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

APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ All major spaces identified with appropriate adjacencies and reasonable size related to the program by division or areas
GENERAL INFORMATION Chapter 3	❑ Project objectives and scope. Area of work plans. ❑ Table of contents identifying specifications to be used on the project
MECHANICAL SPACES Chapter 3	❑ Plans identifying support spaces with appropriate adjacencies and reasonable size related to the program ❑ Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment
BUILDING & SERVICE SPACES Chapter 3	❑ N/A
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Short narrative on each design concept. Include summary sheet of calculations showing all assumptions, applicable codes and standards referenced, and conclusions. ❑ Calculations should include engineering sketches.
DESIGN CONCEPTS Chapter 3	❑ Refinement of selected concept, additional detail in drawings and BIM model ❑ Compare net, usable and gross SF of design concept to program.
FINISHES Chapter 3	❑ N/A
MILLWORK Chapter 3	❑ N/A
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ N/A

Section Continues (next page)

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

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

Section Continues (previous page)

Construction Type

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

Project Phase

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

Discipline

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

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

DESIGN LOADS Chapter 4	❑ Update narrative. ❑ List design loads on schematic plans.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach
VIBRATIONS Chapter 4	❑ Narrative addressing potential vibration issues associated with selected structural scheme
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Update narrative. ❑ Provide schematic plans showing location of innovative materials and notes for special construction methods.
STRUCTURAL SYSTEMS Chapter 4	❑ Update narrative identifying strengths and weaknesses of alternatives. ❑ Provide schematic plans showing recommended approach.
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Coordinate project calculation package requirements with GSA Structural Engineer. ❑ Update narrative.
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Update narrative.
PHYSICAL SECURITY Chapter 4	❑ Update narrative, including FSL designation. ❑ Identify special requirements on schematic plans.
CIVIL SITE Chapter 4	❑ Update narrative. ❑ Provide schematic site plans.
MISCELLANEOUS COMPONENTS Chapter 4	❑ Update narrative. ❑ Provide schematic drawings showing locations.

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

NARRATIVE Chapter 5	❑ Comparison of the three mechanical systems and equipment for the selected design ❑ Criteria used for Energy Analysis of each of the three systems ❑ Identify how Tier criteria is used in each of the three options ❑ Refined Rough order of Magnitude for each of the three choices
DRAWINGS Chapter 5	❑ Describe at least three HVAC Concepts for the proposed designs. ❑ Criteria to be used for Energy Goals ❑ Describe the Tiers to be used in the Mechanical Design.
CALCULATIONS Chapter 5	❑ Apply Base Assumptions to each of the 3 mechanical concepts. ❑ Provide a dew point analysis.
SPECIFICATIONS Chapter 5	❑ Table of contents identifying specifications to be used on the project

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

SYSTEMS & EQUIPMENT Chapter 5	Update previous narrative to include: ❑ Domestic cold water ❑ Domestic hot water ❑ Sanitary systems ❑ Storm drainage ❑ Irrigation
DRAWINGS Chapter 5	❑ Proposed building zoning and major piping runs ❑ Locations of proposed plumbing fixtures and equipment
CALCULATIONS Chapter 5	❑ Rough order of magnitude water consumption calculations
SPECIFICATIONS Chapter 5	❑ Specifications Table of Contents (TOC)

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

BASIS OF DESIGN Chapter 6	❑ Basis of design
ONE LINE Chapter 6	❑ N/A
DRAWINGS Chapter 6	❑ Stacking, basic room sizes, and locations of major equipment
CALCULATIONS Chapter 6	❑ N/A
SPECIFICATION Chapter 6	❑ N/A

Construction Type

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

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- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

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

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

SYSTEMS DESIGN Chapter 7	❑ N/A
DRAWINGS Chapter 7	❑ N/A
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ N/A

Construction Type

- 1 - DBB
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- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

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

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

COURTROOMS Chapter 8	❑ Design is in keeping with GSA's Design Philosophy regarding Courtroom Spaces as laid out in the *U.S. courts Design Guide* and *USMS Publication 64* ❑ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points
SPECIALTY SPACES Chapter 8	❑ N/A
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❑ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*

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

SITE PRESERVATION REQUIREMENTS (Chapter, #, etc)	❑ 106 Compliance Preservation Report (iterative with each submission) - narrative, photos, drawings explaining preservation design issues and proposed solutions. See *Appendix A* for report outline template
DOCUMENT EXISTING CONDITIONS (Chapter, #, etc)	❑ Existing major site utilities
ARCHEOLOGICAL CONDITIONS (Chapter, #, etc)	❑ Archeological compliance submittals in accordance with 106 consultation terms for projects involving ground disturbance - coordinate with RHPO

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❏ Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values ❏ Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project.
PROCESS DOCUMENTATION (Chapter, #, etc)	❏ N/A

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

ABAAS Chapter 1	❑ Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues ❑ Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways. ❑ Show all required clearances of accessible routes to include widths of corridors, non complying projections, floor transitions, lighting and clear floor areas at all doors along route.
BIM Chapter 1	DB package and deliverables should be tailor to the specifics of the project and DB approach. the list below is a suggestion of needs: ❑ Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program. Final Concept model contains SDM data for all spaces/rooms if bridging used as proof of spatial design. ❑ Bidding model for procurement purposes / bidding release - model stripped of details that would prevent transfer of design risk to design-build contractor ❑ IFC File export from Design BIM -record IFC ❑ Concept COBie Spreadsheet - if Bridging used to prove out mechanical performance of design ❑ BIM QC Checklist: Identifies what is currently contained in Design BIM ❑ updated Energy BIM Model files (if required as part of bridging design) ❑ BIM Interoperability Tool Model Check Report validating Model contains all CDX attributes and appropriate design data : helpful if model is transferred to DB team for use. ❑ Final 3D Design Coordination Report ❑ Final Division 1 Specifications Sections on BIM
OPERATIONAL EXCELLENCE Chapter 1	❑ Final Concept Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes. ❑ Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments. ❑ Provide a list of any outstanding substantive comments that have not been resolved.
CODE AND SAFETY Chapter 1	❑ Provide narrative statement that the proposed design will comply with the applicable codes. ❑ Provide assessment of any hazardous materials.
P100 COMPLIANCE Chapter 1	❑ Updated P100 Performance Matrix with statement that the proposed design will comply with P100 and the performance tiers ❑ List any approved waivers.

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Clearly identify sustainable design strategies on the drawings.
ACHIEVABLE LEED GOAL Chapter 1	❑ Updated LEED scorecard showing enough points expected to meet contractual requirement
ENERGY NET ZERO Chapter 1	❑ Finalized description of renewables planned for the project ❑ Identify location and amount of any renewable equipment planned for post-project addition.
WATER NET ZERO Chapter 1	❑ Finalized water strategy, and clear designation of components within the drawings
WASTE NET ZERO Chapter 1	❑ Finalized waste strategy, and clear designation of components within the drawings
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Update *Guiding Principles Checklist* if/as appropriate.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ Finalize narrative and calculations showing compliance with *Designing for Daylight.*
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide final analysis of the concept's status with regard to P100 sustainable location standards, including transit access and walkability.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals. ❑ Highlight any outstanding uncertainties or opportunities that require further consultation or analysis. ❑ Per P100, local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure; the concept package must clarify any relevant areas that have not yet resolved relevant issues.
ZONING ANALYSIS Chapter 2	❑ Provide final zoning analysis. Describe status of local review and comment.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide additional details as appropriate to evaluate the concept. ❑ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses. ❑ For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ All site strategies are clearly shown and identified within the drawings and further developed from the second peer review stage with all peer review commentary responded to.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Update SITES scorecard showing enough points achievable to meet contracted requirement and all possible points that require owner operational commitments are identified.
STORMWATER MANAGEMENT Chapter 2	❑ Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3- for 6 points are prepared and submitted
LANDSCAPE IRRIGATION Chapter 2	❑ Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points
LANDSCAPE DESIGN Chapter 2	❑ Narrative and drawings with requisite calculations, including permeable and impermeable area, number of parking stalls, number of trees required and proposed, and sustainable features such as biofiltration areas, level spreaders, infiltration chambers, etc.

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

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

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

APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ Drawings should include at a minimum: entrances, lobbies, corridors, stairways, elevators, work areas, special spaces, mechanical rooms for major equipment and air handlers, and service spaces (with the principal spaces labeled). ❑ Dimensions for critical clearances, such as vehicle access, should be indicated. ❑ Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations.
GENERAL INFORMATION Chapter 3	❑ N/A
MECHANICAL SPACES Chapter 3	❑ Floorplans of mechanical rooms for major equipment and air handlers
BUILDING & SERVICE SPACES Chapter 3	❑ Floorplans of all service spaces, including mailrooms and loading dock/access
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Extended narrative and further developed calculations. Calculations must refer to code, paragraph of code used, standards, and text books used for specific portion of calculation.
DESIGN CONCEPTS Chapter 3	❑ Further refinement of selected concept. Floor plans, elevations showing fenestration, exterior materials, cast shadows. ❑ Interior elevations of major spaces, building sections showing adequate space for all systems ❑ Color renderings, physical model to convey the architectural intent of the design ❑ Compare net, usable and gross SF of design concepts to program.
FINISHES Chapter 3	❑ Description of interior finish materials, with detailed explanation for public spaces
MILLWORK Chapter 3	❑ Identify millwork locations on plan.
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ Show proposed furniture locations on plan. Indicate ALL critical dimensions for ABAAS and egress.

Section Continues (next page)

Construction Type

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

Project Phase

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

Discipline

- General Information
- Sustainability
- Community and Landscape
- Building Enclosure Systems
- **Architecture / Interiors**
- Structural
- 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)

OFFICE AREAS Chapter 3	❑ Floorplan showing open office and enclosed office area/layout & typical workstation design intent ❑ Office areas comply with *GSA's Space Utilization Benchmark* and that the integration between the approved program and the building concept is achievable (this is also dependent on the tenant)
INTERIOR CONDITIONS Chapter 3	❑ Interior conditions (noise, temperature, etc.) will contribute to occupant comfort at maximum occupant load levels ❑ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.
INTERIOR FACILITIES Chapter 3	❑ Toilet fixture count analysis
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ N/A
EXTERIOR DESIGN Chapter 3	❑ Elevations of major building facades; List of exterior materials proposed (provide samples upon request)
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points
BUILDING MASSING Chapter 3	❑ Electronic model of final concept
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ Code analysis
SIGNAGE & WAYFINDING Chapter 3	❑ N/A

Section Continues (previous page)

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

DESIGN LOADS Chapter 4	❑ Finalize narrative and update schematic plans.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Finalize narrative with recommended preferred foundation approach with supporting information. ❑ Show foundations on schematic plans.
VIBRATIONS Chapter 4	❑ Finalize narrative, prepare preliminary calculations and include information on schematic plans.
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Finalize narrative and update schematic plans.
STRUCTURAL SYSTEMS Chapter 4	❑ Update narrative and schematic plans. ❑ Provide preliminary calculations verifying major member depths.
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Final narrative
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Final narrative
PHYSICAL SECURITY Chapter 4	❑ Update narrative and schematic plans, including FSL designation. ❑ Provide preliminary calculations verifying size of forced protection structural elements.
CIVIL SITE Chapter 4	❑ Update narrative and schematic plans.
MISCELLANEOUS COMPONENTS Chapter 4	❑ Update narrative and schematic drawings.

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%
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CD - Final
Discipline
General Information
Sustainability
Community and Landscape
Building Enclosure Systems
Architecture / Interiors
Structural
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)

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

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

SYSTEMS & EQUIPMENT Chapter 5	Update previous narrative to include: ❏ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)
DRAWINGS Chapter 5	Update previous drawings to include: ❏ Systems schematics and flow diagrams ❏ Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building
CALCULATIONS Chapter 5	❏ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water
SPECIFICATIONS Chapter 5	❏ Specifications Table of Contents (TOC)

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

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

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

SYSTEMS DESIGN Chapter 7	❑ Narrative description of the building's proposed construction features, means of egress system, water-based fire extinguishing systems, non water-based fire extinguishing systems, smoke control systems, fire alarm and emergency communication system, fire service access elevators (if applicable), occupant evacuation elevators (if applicable), etc.
DRAWINGS Chapter 7	Drawings Floor plans showing: ❑ Equipment spaces for fire protection systems (fire pump, fire command center, etc.) ❑ Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ Code analysis

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

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

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

COURTROOMS Chapter 8	❏ Design is in keeping with GSA's Design Philosophy regarding Courtroom Spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64* ❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points
SPECIALTY SPACES Chapter 8	❏ N/A
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❏ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*

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

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

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ N/A
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

Construction Type

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

Project Phase

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

Discipline

- **General Information**
- Sustainability
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural
- 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)

ABAAS Chapter 1	❑ Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues ❑ Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways. ❑ Show all required clearances of accessible routes to include widths of corridors, non complying projections, floor transitions, lighting and clear floor areas at all doors along route.
BIM Chapter 1	DB package and deliverables should be tailor to the specifics of the project and DB approach. the list below is a suggestion of needs: ❑ Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program. Final Concept model contains SDM data for all spaces/rooms if bridging used as proof of spatial design. ❑ Bidding model for procurement purposes / bidding release - model stripped of details that would prevent transfer of design risk to design-build contractor ❑ IFC File export from Design BIM -record IFC ❑ Concept COBie Spreadsheet - if Bridging used to prove out mechanical performance of design ❑ BIM QC Checklist: Identifies what is currently contained in Design BIM ❑ updated Energy BIM Model files (if required as part of bridging design) ❑ BIM Interoperability Tool Model Check Report validating Model contains all CDX attributes and appropriate design data : helpful if model is transferred to DB team for use. ❑ Final 3D Design Coordination Report ❑ Final Division 1 Specifications Sections on BIM
OPERATIONAL EXCELLENCE Chapter 1	❑ Submit the Total Operational Excellence Checklist ❑ Submit the Total Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Submit revised statement to reflect the relevant findings and changes explicitly noting the climate readiness elements that are included and excluded in the proposal. ❑ If the POR is updated, then update the statement to reflect relevant findings and changes. ❑ Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments. ❑ Provide a list of any outstanding substantive comments that have not been resolved.
CODE AND SAFETY Chapter 1	❑ Provide narrative statement that the proposed design will comply with the applicable codes. ❑ Safety narrative including hazardous materials, fall protection, and arc flash requirements.
P100 COMPLIANCE Chapter 1	❑ Updated P100 Performance Matrix with statement that the proposed design will comply with P100 and the performance tiers ❑ List any approved waivers.

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Clearly identify sustainable design strategies on the drawings.
ACHIEVABLE LEED GOAL Chapter 1	❑ Updated LEED scorecard showing enough points expected to meet contractual requirement
ENERGY NET ZERO Chapter 1	❑ Finalized description of renewables planned for the project ❑ Identify location and amount of any renewable equipment planned for post-project addition.
WATER NET ZERO Chapter 1	❑ Finalized description of renewables planned for the project. ❑ Identify location and amount of any renewable equipment planned for post-project addition.
WASTE NET ZERO Chapter 1	❑ Finalized waste strategy, and clear designation of components within the drawings.
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Update *Guiding Principles Checklist* if/as appropriate.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ Finalize narrative and calculations showing compliance with *Designing for Daylight*
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide final analysis of the concept's status with regard to P100 sustainable location standards, incl. transit access and walkability.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals. ❑ Highlight any outstanding uncertainties or opportunities that require further consultation or analysis. ❑ Per P100, local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure; the concept package must clarify any relevant areas that have not yet resolved relevant issues.
ZONING ANALYSIS Chapter 2	❑ Provide final zoning analysis. Describe status of local review and comment.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide additional details as appropriate to evaluate the concept. ❑ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses. ❑ For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ All site strategies are clearly shown and identified within the drawings.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Update SITES scorecard showing enough points achievable to meet contracted requirement and all possible points that require owner operational commitments are identified.
STORMWATER MANAGEMENT Chapter 2	❑ Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3- for 6 points are prepared and submitted.
LANDSCAPE IRRIGATION Chapter 2	❑ Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points..
LANDSCAPE DESIGN Chapter 2	❑ Narrative and drawings with requisite calculations, including permeable and impermeable area, number of parking stalls, number of trees required and proposed, and sustainable features such as biofiltration areas, level spreaders, infiltration chambers, etc.

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

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

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Discipline

- General Information
- Sustainability
- Community and Landscape
- Building Enclosure Systems
- **Architecture / Interiors**
- Structural
- 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)

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

Section Continues (next page)

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

OFFICE AREAS Chapter 3	❑ Floorplan showing open office and enclosed office area/layout & typical workstation design intent ❑ Office areas comply with GSA's Space Utilization Benchmark and that the integration between the approved program and the building concept is achievable (this is also dependent on the tenant)
INTERIOR CONDITIONS Chapter 3	❑ Interior conditions (noise, temperature, etc.) will contribute to occupant comfort at maximum occupant load levels ❑ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.
INTERIOR FACILITIES Chapter 3	❑ Toilet fixture count analysis
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ Sections, floor-to-floor, indicating ALL critical dimensions
EXTERIOR DESIGN Chapter 3	❑ Elevations of major building facades; List of exterior materials proposed (provide samples upon request)
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points
BUILDING MASSING Chapter 3	❑ Electronic model of final concept
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ Code analysis
SIGNAGE & WAYFINDING Chapter 3	❑ N/A

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Section Continues (previous page)

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

DESIGN LOADS Chapter 4	❑ Finalize narrative and update schematic plans.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Finalize narrative with recommended preferred foundation approach with supporting information. Show foundations on schematic plans.
VIBRATIONS Chapter 4	❑ Finalize narrative, prepare preliminary calculations and include information on schematic plans.
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Finalize narrative and update schematic plans.
STRUCTURAL SYSTEMS Chapter 4	❑ Update narrative and schematic plans. Provide preliminary calculations verifying major member depths.
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Final narrative
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Final narrative
PHYSICAL SECURITY Chapter 4	❑ Update narrative and schematic plans. Provide preliminary calculations verifying size of forced protection structural elements.
CIVIL SITE Chapter 4	❑ Update narrative and schematic plans.
MISCELLANEOUS COMPONENTS Chapter 4	❑ Update narrative and schematic drawings.

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

NARRATIVE Chapter 5	Concept narrative to include: ❑ Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions ❑ Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions ❑ Equipment capacities, weights, sizes, and power requirements ❑ Description of heating, cooling, ventilating, and dehumidification systems for each major functional space ❑ Description of heating, cooling, ventilating, and dehumidification control strategies for each air handling system under occupied, 24-hour, and unoccupied conditions ❑ Fuel and utility requirements
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CALCULATIONS Chapter 5	❑ Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries- ❑ Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions ❑ Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions ❑ Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods) ❑ Fuel consumption estimates
SPECIFICATIONS Chapter 5	❑ Table of contents identifying specifications to be used on the project

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

SYSTEMS & EQUIPMENT Chapter 5	Update previous narrative to include: ❑ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)
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DRAWINGS Chapter 6	❑ Further development of stacking, room sizes, equipment loading paths and locations of major equipment
CALCULATIONS Chapter 6	❑ Approximate service size calculation + generators + onsite generation
SPECIFICATION Chapter 6	❑ Specifications Table of Contents (TOC)

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

SYSTEMS DESIGN Chapter 7	Narrative description of the building's proposed: ❑ Construction features ❑ Means of egress system ❑ Water-based fire extinguishing systems ❑ Non water-based fire extinguishing systems ❑ Smoke control systems ❑ Fire alarm and emergency communication system ❑ Fire service access elevators (if applicable) ❑ Occupant evacuation elevators (if applicable), etc.
DRAWINGS Chapter 7	Drawings Floor plans showing: ❑ Equipment spaces for fire protection systems (fire pump, fire command center, etc.) ❑ Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ Code Analysis

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

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

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

COURTROOMS Chapter 8	❏ Design is in keeping with GSA's Design Philosophy regarding Courtroom Spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64* ❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points
SPECIALTY SPACES Chapter 8	❏ N/A
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❏ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*

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

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

Construction Type

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Project Phase

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Discipline

- General Information
- Sustainability
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural
- 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)

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ N/A
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

Submittal Matrix

DELIVERY METHODS

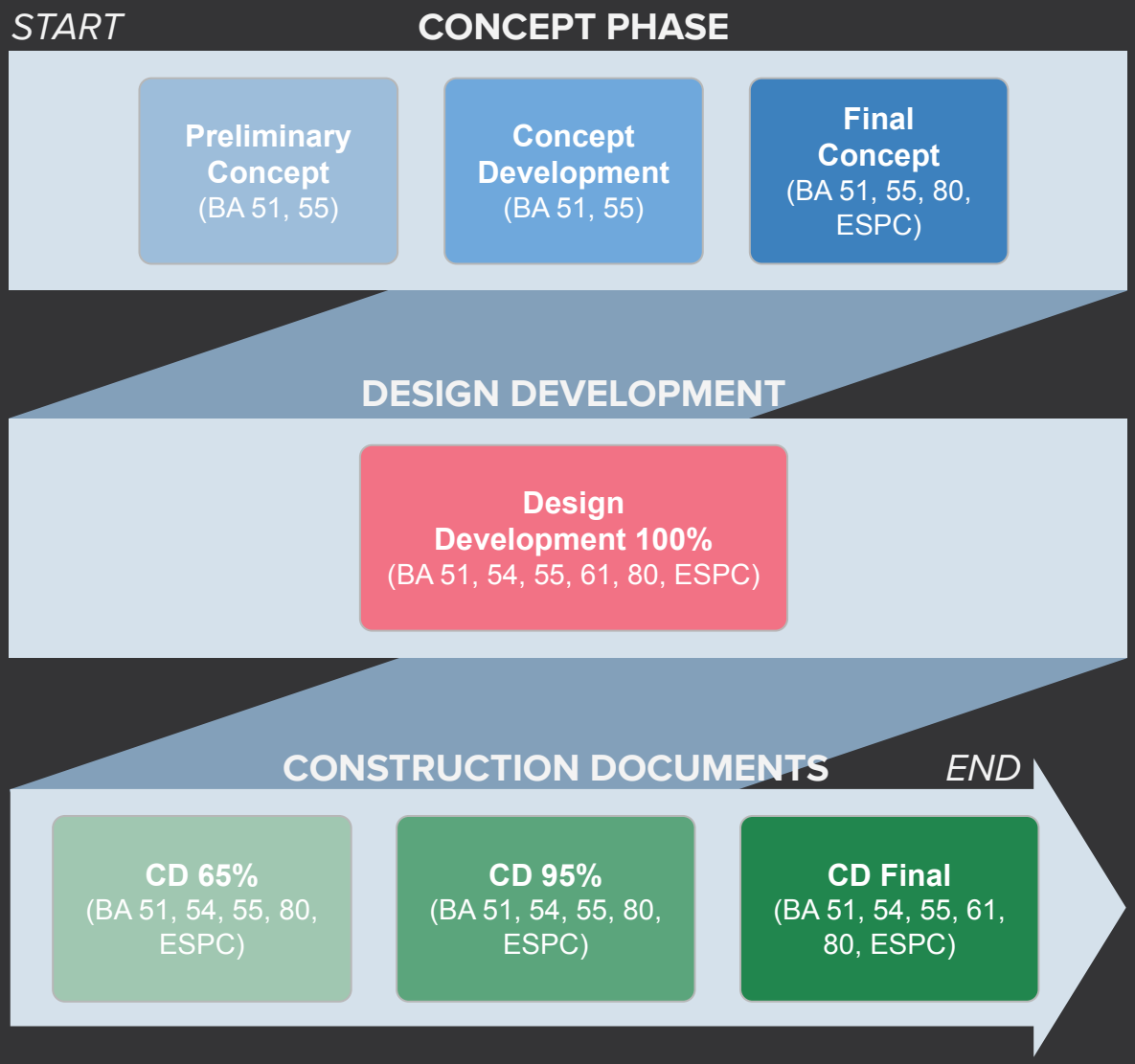
BA51 New Construction	**BA61** Operating Funds for the purpose of repairs and alterations
BA54 Minor Repair and Alterations	**BA80** Reimbursable Work Authorization
BA55 Major Repair and Alterations	**ESPC** Energy Savings Performance Contract including utility projects

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 P100. Additional submittal requirements may be included in the project contract.

Construction Type

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- Specialty Spaces
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- Art in Architecture

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

ABAAS Chapter 1	❑ Narrative overview of any major accessibility/ABAAS compliance issues for each concept ❑ Provide sketches and narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program requirements such as facility serving a high number of people with disabilities). ❑ For alterations and renovations projects, provide narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4). ❑ For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2). ❑ For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.
BIM Chapter 1	❑ BIM Execution, COBie-Playbook & GSA-CDX information plan updated ❑ Reality Capture documentation (for an existing building, or historic site, and if required by scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.) ❑ Source models to coordinate geolocation/geocoding of site and model orientation ❑ Document existing conditions ❑ Phasing plan
OPERATIONAL EXCELLENCE Chapter 1	❑ Preliminary Concept Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Provide a statement outlining proposed methods to manage the observed and expected changes in climate, based on the criteria in the statement of work (SOW) and the climate profile information provided by GSA. ❑ Identify project climate protection levels (CPLs) - outcome-focused, performance-based criteria that informed the POR and other project criteria/specifications and include a simple phased adaptation plan. ❑ Include proposed method of documentation for each project design milestone to track that the design is able to adapt to changing conditions and include the thresholds to monitor the asset. ❑ A response template is available for use. The design team may use an alternate format but must include the content in the GSA template.
DESIGN COMMENTS Chapter 1	❑ N/A
CODE AND SAFETY Chapter 1	❑ Provide list of applicable codes
P100 COMPLIANCE Chapter 1	❑ Provide the P100 Performance Matrix with performance tiers identified

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Short sustainable strategy narrative for each design concept. Include LEED, energy (including EUI target), water, waste, and guiding principles.
ACHIEVABLE LEED GOAL Chapter 1	❑ Identify a preliminary LEED certification goal, including level and certification system. ❑ Address LEED achievement plans in the Sustainable Strategy Narrative.
ENERGY NET ZERO Chapter 1	❑ Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero was considered.
WATER NET ZERO Chapter 1	❑ Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero was considered.
WASTE NET ZERO Chapter 1	❑ N/A
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Achieve LEED BD+C silver or better, and consider *GSA's 2021 Guiding Principles Checklist*. Mention Guiding Principles compliance plan in Sustainable Strategy Narrative.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ N/A
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide short narrative of site's context regarding walkability, proximity to neighborhood amenities, access to transit, and other pedestrian linkages around and through the site.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Provide graphics and short narrative to describe site's community planning context, with regard to land use, economic development, urban design, relevant history, etc. and how that context informs the concept. ❑ Summarize consultation with local officials (to include names of stakeholders consulted, meeting minutes, and whether the parties consulted appear to represent the array of local demographics and opinions or whether further outreach to additional groups is needed) and outline plans for further consultation. ❑ Highlight relative merits or challenges presented by the various concepts.
ZONING ANALYSIS Chapter 2	❑ Provide brief zoning and design guideline analysis of site and surroundings. ❑ Discuss any uncertainties that the proposed concept would align with local requirements. ❑ Note that local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide narrative that identifies potential areas inside and outside the building that would be suitable for shared public use (incl. after hours). ❑ Highlight any significant challenges or opportunities to create such spaces.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Provide a short narrative and preliminary supportive diagrams on each design concept approach that clearly demonstrates site and landscape approach at a design scale.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Each design has considered SITES and how this will be achieved. ❑ Provide basic information on the components and relationship of the spatial layout strategy.
STORMWATER MANAGEMENT Chapter 2	❑ Each design has considered the overall site water balance and how that will be preserved and/or enhanced through the various proposals.
LANDSCAPE IRRIGATION Chapter 2	❑ Each design has considered the overall vegetation approach and how water required for irrigation will be harvested from non potable sources.
LANDSCAPE DESIGN Chapter 2	❑ Each design has considered the surface parking requirements of the project program and provided a spatial approach that meets specific criteria identified in P100.

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

ENCLOSURE COMMISSIONING PLAN Chapter 3	❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.). ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.
VISUAL & PERFORMANCE MOCK-UPS Chapter 3	❑ N/A
ROOFING / ROOF DRAINAGE SYSTEM Chapter 3	❑ Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
WHOLE BUILDING AIR TIGHTNESS Chapter 3	❑ N/A
THERMAL BARRIERS (INSULATION) Chapter 3	❑ N/A
FENESTRATION (GLAZING SYSTEMS) Chapter 3	❑ Proposed fenestration systems are appropriate to the climate. ❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
BELOW-GRADE WATERPROOFING Chapter 3	❑ N/A
OPERATIONS & MAINTENANCE Chapter 3	❑ N/A

Construction Type

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

Project Phase

- **Preliminary Concept**
- Concept Development
- Final Concept
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

- General Information
- Sustainability
- Community and Landscape
- Building Enclosure Systems
- **Architecture / Interiors**
- Structural
- Mechanical
- Plumbing
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Concept Design: Preliminary Concept / First Design Review (BA 51, 55)

APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ All major spaces identified with appropriate adjacencies and reasonable size related to the program by division or areas
GENERAL INFORMATION Chapter 3	❑ Project objectives and scope. Area of work plans.
MECHANICAL SPACES Chapter 3	❑ Plans identifying support spaces with appropriate adjacencies and reasonable size related to the program ❑ Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all required equipment; consider maintenance/installation/removal of equipment.
BUILDING & SERVICE SPACES Chapter 3	❑ N/A
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Short narrative on each design concept. Include summary sheet of calculations showing all assumptions, applicable codes and standards referenced, and conclusions. ❑ Calculations should include engineering sketches.
DESIGN CONCEPTS Chapter 3	❑ Three (3) overall building concept designs including drawings, BIM, renderings & photos ❑ Compare net, usable and gross SF of design concepts to program.
FINISHES Chapter 3	❑ N/A
MILLWORK Chapter 3	❑ N/A
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ N/A

Section Continues (next page)

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

OFFICE AREAS Chapter 3	❑ N/A
INTERIOR CONDITIONS Chapter 3	❑ N/A
INTERIOR FACILITIES Chapter 3	❑ All support spaces identified with appropriate adjacencies and reasonable size related to the program ❑ Interior facilities (restrooms, breakrooms, etc.) are sufficient to comfortably accommodate maximum occupant load
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ Show a reasonable vertical profile that will allow for systems integration. ❑ Floor-to-floor heights are sufficient to accommodate any utilities/cabling/above ceiling requirements
EXTERIOR DESIGN Chapter 3	❑ Show a reasonable representation of all of the exterior planes to include materiality and fenestration; describe the design intent for the enclosure system(s): (barrier wall, cavity wall, curtain wall, rain screen, etc.). ❑ Overall exterior design is in keeping with specific program requirements by project; exterior is easy to maintain
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ N/A
BUILDING MASSING Chapter 3	❑ Provide an electronic massing model to give a sense of the design including materiality and fenestration.
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ Show that no major obvious deficiencies are present in the design. ❑ Document any deficiencies or waivers required. ❑ Interior and exterior architectural features are code compliant
SIGNAGE & WAYFINDING Chapter 3	❑ N/A

Section Continues (previous page)

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

DESIGN LOADS Chapter 4	❑ Prepare narrative that summarizes design loads.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Provide geotechnical report. ❑ Provide minutes from report recommendations discussion with GSA structural engineer.
VIBRATIONS Chapter 4	❑ N/A
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Identify any special materials or potential construction methods that are planned or could potentially be required.
STRUCTURAL SYSTEMS Chapter 4	❑ Narrative describing a minimum of 3 alternatives schemes/materials (including superstructure and foundations) to be considered
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Narrative describing anticipated content of calculations including any special requirements that involve unusual features of the design or complex analysis methods
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Narrative that identifies historic status and related potential constraints
PHYSICAL SECURITY Chapter 4	❑ Narrative summarizing anticipated physical security requirements and standards ❑ Include FSL information from FSC.
CIVIL SITE Chapter 4	❑ Narrative identifying project site characteristics and civil design challenges
MISCELLANEOUS COMPONENTS Chapter 4	❑ Narrative summarizing primary structural and facade attachments to the exterior of the building

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

NARRATIVE Chapter 5	❑ Describe at least three HVAC Concepts for the proposed designs. ❑ Criteria to be used for Energy Goals ❑ Describe the Tiers to be used in the Mechanical Design.
DRAWINGS Chapter 5	❑ Identify mechanical spaces.
CALCULATIONS Chapter 5	❑ Develop all base assumptions.
SPECIFICATIONS Chapter 5	❑ N/A

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

SYSTEMS & EQUIPMENT Chapter 5	❑ Description of the water reduction goals ❑ Criteria to be used for Energy Goals (such as solar hot water)
DRAWINGS Chapter 5	❑ N/A
CALCULATIONS Chapter 5	❑ N/A
SPECIFICATIONS Chapter 5	❑ N/A

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

BASIS OF DESIGN Chapter 6	❑ Basis of design
ONE LINE Chapter 6	❑ N/A
DRAWINGS Chapter 6	❑ Show basic location of mech/elec rooms
CALCULATIONS Chapter 6	❑ N/A
SPECIFICATION Chapter 6	❑ N/A

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

SYSTEMS DESIGN Chapter 7	❑ Design team fire protection engineer must provide a narrative regarding the applicable codes and standards, and special requirements referenced in P100 that relate to the site and the proposed occupancy use. ❑ Construction, protection, egress facilities, and occupancy features necessary to minimize danger to life, property, and mission continuity from the effects of fire, including smoke, heat, and toxic gases. adherence to all applicable codes and standards, and special requirements referenced in P100.
DRAWINGS Chapter 7	❑ N/A
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ N/A

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

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

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

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

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

SITE PRESERVATION REQUIREMENTS (Chapter, #, etc)	❑ Narrative addressing:
	  ❑ Treatment of historic property on sites acquired for new construction
	  ❑ Visual impact of new construction on adjoining historic property
	  ❑ Planned mitigation for affected archeological resources
	  ❑ Treatment of preservation zones in GSA-controlled historic buildings.
	❑ Consult Regional Historic Preservation Officer and *Building Preservation Plan*.

DOCUMENT EXISTING CONDITIONS (Chapter, #, etc)	❑ N/A
ARCHEOLOGICAL CONDITIONS (Chapter, #, etc)	❑ Assess potential for archeological artifacts before site acquisition and before initiating design for work requiring ground disturbance on federally controlled property-consult Regional Historic Preservation Officer regarding 106 compliance requirements.

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ N/A
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

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

ABAAS
Chapter 1
	❑ Narrative of accessibility strategy addressing accessible routes, toilet rooms, ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility
	❑ For any unique/speciality spaces (courtrooms, assembly, exhibit, etc.), address key access issues including number of accessible spaces.
	❑ Alterations/additions: Describe accessibility barriers technically infeasible (as defined by ABAAS) to remedy and alternatives to provide access.
	❑ Historic Preservation: Identify any ABAAS exceptions, the reasoning for it, and likelihood for concurrence by the appropriate historic preservation officer or council.
	❑ Diagrams and drawings:
	  ❑ Site - Proposed accessible routes for pedestrians from proposed accessible surface parking locations, drop-off and public transit to front entrance to include locations of ramps, curb cuts and viewability as applicable
	  ❑ Building - Proposed accessible routes for pedestrians from main entrances and proposed accessible in-building parking locations, to elevator lobbies, accessible bathrooms and primary function spaces as applicable
	❑ Highlight areas where accessibility may conflict with other building systems/components. Cite local codes and restrictions in addition to ABAAS.

BIM Chapter 1	❑ BIM Execution, COBie-Playbook & GSA-CDX information plan updated ❑ Reality Capture documentation (for an existing building, or historic site, and if required by scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.) ❑ Source models to coordinate geolocation/geocoding of site and model orientation
OPERATIONAL EXCELLENCE Chapter 1	❑ Concept Development Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ At each subsequent phase of the design development, if the POR is updated, then update the statement to reflect relevant findings and changes. ❑ Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments.
CODE AND SAFETY Chapter 1	❑ N/A
P100 COMPLIANCE Chapter 1	❑ Update the P100 Performance Matrix.

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Narrative detailing the integrated design process, the design's sustainability strategy, and technologies that are expected to help achieve building performance
ACHIEVABLE LEED GOAL Chapter 1	❑ Draft LEED scorecard with expected points, possible points, and points that are unlikely or not applicable.
ENERGY NET ZERO Chapter 1	❑ Narrative describing type and size of renewable energy generating equipment, if any, planned for the project ❑ Identify any infrastructure for post-project additional renewable installation, or any plans for more renewables to be added post-project.
WATER NET ZERO Chapter 1	❑ Narrative describing any water net zero strategies
WASTE NET ZERO Chapter 1	❑ Describe strategy for managing waste in the Sustainable Strategy Narrative. ❑ Identify appropriate space for waste net zero activities in the drawings
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Complete *GSA's Guiding Principles Checklist.* Ensure project scope meets their requirements to be on track for compliance.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ Narrative describing daylight, view and glare strategy including initial calculations to meet *Designing for Daylight*
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide additional detail, as appropriate, to properly evaluate the concept.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Include graphics and narrative to provide additional detail, as appropriate, to properly evaluate the concept and its ability to align with local planning, design, and development goals.
ZONING ANALYSIS Chapter 2	❑ Provide additional details as appropriate to evaluate the concept.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide additional details as appropriate to evaluate the concept.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Extended narrative and supporting diagrams describing the site layout spatial design approach, including all critical site relationships both architectural and non architectural, site hydrology and circulation systems, all critical design spot elevations (including adjacent landscape) finished floor elevations, and all discrete spatial site features being proposed. ❑ Critical areas depicting the landscape should be provided including an illustrative plan, critical illustrative sections, and critical landscape architectural renderings that depict the design character and quality of the proposal.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ SITES scorecard with expected points, possible points, and points not applicable
STORMWATER MANAGEMENT Chapter 2	❑ Various approaches to achieve compliance with EISA section 438 and SITES Credit 3.3- for 6 points are identified for the project and site systems are diagrammed ❑ A separate brief submission is required to demonstrate compliance with EISA section 438. Any potential project divergence from following the intent of the Federal Law needs to be raised to the full client team at this time and consultation with Project Management staff and National Subject Matter experts needs to begin in earnest.
LANDSCAPE IRRIGATION Chapter 2	❑ Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for the project
LANDSCAPE DESIGN Chapter 2	❑ Various approaches to achieve compliance with P100 for Parking Lot design have been explored. Each approach provides a rough order of magnitude assessment of total parking stalls proposed, impact and relationship to site hydrology and architectural layout, and a diagram legend with the overall paved surface being proposed relative to the total parking provided. ❑ All vegetation required for Parking Lot design are calculated and located within the Parking Lot as per the design requirement.

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

ENCLOSURE COMMISSIONING PLAN Chapter 3	❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.). ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.
VISUAL & PERFORMANCE MOCK-UPS Chapter 3	❑ N/A
ROOFING / ROOF DRAINAGE SYSTEM Chapter 3	❑ Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
WHOLE BUILDING AIR TIGHTNESS Chapter 3	❑ N/A
THERMAL BARRIERS (INSULATION) Chapter 3	❑ Proposed insulation types and considerations
FENESTRATION (GLAZING SYSTEMS) Chapter 3	❑ Proposed fenestration systems are appropriate to the climate. ❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
BELOW-GRADE WATERPROOFING Chapter 3	❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance.
OPERATIONS & MAINTENANCE Chapter 3	❑ Proposed enclosure systems are accessible for regular maintenance.

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

Project Phase

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Discipline

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

APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ Drawings should include at a minimum: entrances, lobbies, corridors, stairways, elevators, work areas, special spaces, mechanical rooms for major equipment and air handlers, and service spaces (with the principal spaces labeled). ❑ Dimensions for critical clearances, such as vehicle access, should be indicated. ❑ Building elevations and sections labeling most important spaces and showing floor-to-floor heights and other critical dimensions and elevations.
GENERAL INFORMATION Chapter 3	❑ Table of contents identifying specifications to be used on the project
MECHANICAL SPACES Chapter 3	❑ Floorplans of mechanical rooms for major equipment and air handlers
BUILDING & SERVICE SPACES Chapter 3	❑ Floorplans of all service spaces, including mailrooms and loading dock/access
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Extended narrative and further developed calculations. Calculations must refer to code, paragraph of code used, standards, and text books used for specific portion of calculation.
DESIGN CONCEPTS Chapter 3	❑ Refinement of selected concept, additional detail in drawings and BIM model ❑ Compare net, usable and gross SF of design concept to program.
FINISHES Chapter 3	❑ N/A
MILLWORK Chapter 3	❑ N/A
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ N/A

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

OFFICE AREAS Chapter 3	❑ N/A
INTERIOR CONDITIONS Chapter 3	❑ N/A
INTERIOR FACILITIES Chapter 3	❑ N/A
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ Sections, floor-to-floor, indicating ALL critical dimensions
EXTERIOR DESIGN Chapter 3	❑ Floor and Roof Elevations, Labeled
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ Elevations of major public spaces
BUILDING MASSING Chapter 3	❑ Provide an electronic massing model on a common base, for each design scheme. No fenestration.
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ N/A
SIGNAGE & WAYFINDING Chapter 3	❑ Identify public vs. private areas, identify paths of travel.

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

DESIGN LOADS Chapter 4	❑ Update narrative. ❑ List design loads on schematic plans.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach
VIBRATIONS Chapter 4	❑ Narrative addressing potential vibration issues associated with selected structural scheme
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Update narrative. ❑ Provide schematic plans showing location of innovative materials and notes for special construction methods.
STRUCTURAL SYSTEMS Chapter 4	❑ Update narrative identifying strengths and weaknesses of alternatives. ❑ Provide schematic plans showing recommended approach.
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Coordinate project calculation package requirements with GSA Structural Engineer. ❑ Update narrative.
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Update narrative.
PHYSICAL SECURITY Chapter 4	❑ Update narrative, including FSL designation. ❑ Identify special requirements on schematic plans.
CIVIL SITE Chapter 4	❑ Update narrative. ❑ Provide schematic site plans.
MISCELLANEOUS COMPONENTS Chapter 4	❑ Update narrative. ❑ Provide schematic drawings showing locations.

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

NARRATIVE Chapter 5	❑ Comparison of the three mechanical systems and equipment for the selected design ❑ Criteria used for Energy Analysis of each of the three systems ❑ Identify how Tier criteria is used in each of the three options ❑ Refined Rough order of Magnitude for each of the three choices
DRAWINGS Chapter 5	❑ Major mechanical equipment layed out in the mechanical spaces for each of the three concepts ❑ Preliminary Equipment Schedules
CALCULATIONS Chapter 5	❑ Apply Base Assumptions to each of the three (3) mechanical concepts. ❑ Provide a dew point analysis.
SPECIFICATIONS Chapter 5	❑ Table of contents identifying specifications to be used on the project

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

SYSTEMS & EQUIPMENT Chapter 5	Update previous narrative to include: ❑ Domestic cold water ❑ Domestic hot water ❑ Sanitary systems ❑ Storm drainage ❑ Irrigation
DRAWINGS Chapter 5	❑ Proposed building zoning and major piping runs ❑ Locations of proposed plumbing fixtures and equipment
CALCULATIONS Chapter 5	❑ Rough order of magnitude water consumption calculations
SPECIFICATIONS Chapter 5	❑ Specifications Table of Contents (TOC)

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BASIS OF DESIGN Chapter 6	❑ Basis of design
ONE LINE Chapter 6	❑ N/A
DRAWINGS Chapter 6	❑ Basis of design ❑ Stacking, basic room sizes, and locations of major equipment
CALCULATIONS Chapter 6	❑ N/A
SPECIFICATION Chapter 6	❑ N/A

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

Project Phase

- Preliminary Concept
- **Concept Development**
- Final Concept
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

- General Information
- Sustainability
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural
- 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 Chapter 7	❑ N/A
DRAWINGS Chapter 7	❑ N/A
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ N/A

Construction Type

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

Project Phase

- Preliminary Concept
- **Concept Development**
- Final Concept
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

- General Information
- Sustainability
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- Architecture / Interiors
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Concept Design: Concept Development / Second Design Review (BA 51, 55)

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

Construction Type

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

Project Phase

- Preliminary Concept
- **Concept Development**
- Final Concept
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

- General Information
- Sustainability
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- Electrical
- Fire Protection
- Cost Estimating
- **Specialty Spaces**
- Historic Preservation
- Art in Architecture

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

COURTROOMS Chapter 8	❏ Design is in keeping with GSA's Design Philosophy regarding Courtroom Spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64* ❏ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points
SPECIALTY SPACES Chapter 8	❏ N/A
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❏ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64.*

Construction Type

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

Project Phase

- Preliminary Concept
- **Concept Development**
- Final Concept
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

- General Information
- Sustainability
- Community and Landscape
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- **Historic Preservation**
- Art in Architecture

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

SITE PRESERVATION REQUIREMENTS (Chapter, #, etc)	❑ 106 Compliance Preservation Report (iterative with each submission) - narrative, photos, drawings explaining preservation design issues and proposed solutions. See *Appendix A* for report outline template.
DOCUMENT EXISTING CONDITIONS (Chapter, #, etc)	❑ Existing major site utilities
ARCHEOLOGICAL CONDITIONS (Chapter, #, etc)	❑ Archeological compliance submittals in accordance with 106 consultation terms for projects involving ground disturbance - coordinate with RHPO

Construction Type

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

Project Phase

- Preliminary Concept
- **Concept Development**
- Final Concept
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

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

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❏ Lead designer's architectural design philosophy is in keeping with GSA's philosophies and values ❏ Provide a statement of design philosophy and how lead designer expects to collaborate with artists on this project.
PROCESS DOCUMENTATION (Chapter, #, etc)	❏ N/A

Construction Type

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

Project Phase

- Preliminary Concept
- Concept Development
- **Final Concept**
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

- **General Information**
- Sustainability
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
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- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

ABAAS Chapter 1	❑ Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues ❑ Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways. ❑ Show all required clearances of accessible routes to include widths of corridors, non complying projections, floor transitions, lighting and clear floor areas at all doors along route.
BIM Chapter 1	❑ Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with the building program. Final Concept model contains all SDM data for all spaces/rooms. ❑ IFC File export from Design BIM ❑ BIM Execution, COBie-Playbook & GSA-CDX information plan updated- Initial COBie Spreadsheet ❑ BIM QC Checklist: Identifies what is currently contained in Design BIM ❑ Conceptual Energy BIM Model files (if required)
OPERATIONAL EXCELLENCE Chapter 1	❑ Final Concept Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes. ❑ Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments. ❑ Provide a list of any outstanding substantive comments that have not been resolved.
CODE AND SAFETY Chapter 1	❑ Provide narrative statement that the proposed design will comply with the applicable codes. ❑ Safety narrative including hazardous materials, fall protection, and arc flash requirements.
P100 COMPLIANCE Chapter 1	❑ Updated P100 Performance Matrix with statement that the proposed design will comply with P100 and the performance tiers. ❑ List any approved waivers.

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Clearly identify sustainable design strategies on the drawings.
ACHIEVABLE LEED GOAL Chapter 1	❑ Updated LEED scorecard showing enough points expected to meet contractual requirement
ENERGY NET ZERO Chapter 1	❑ Finalized description of renewables planned for the project ❑ Identify location and amount of any renewable equipment planned for post-project addition.
WATER NET ZERO Chapter 1	❑ Finalized water strategy, and clear designation of components within the drawings
WASTE NET ZERO Chapter 1	❑ Finalized waste strategy, and clear designation of components within the drawings
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Update *Guiding Principles Checklist* if/as appropriate.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ Finalize narrative and calculations showing compliance with *Designing for Daylight*.
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

Construction Type

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

Project Phase

- Preliminary Concept
- Concept Development
- **Final Concept**
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

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

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Provide final analysis of the concept's status with regard to P100 sustainable location standards, incl. transit access and walkability.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Provide final narrative on site's relation to local planning context and how the proposed design responds to local goals. ❑ Highlight any outstanding uncertainties or opportunities that require further consultation or analysis. Per P100, local regulations must be followed without exception in the design of systems that have a direct impact on off-site terrain or infrastructure. ❑ The concept package must clarify any relevant areas that have not yet resolved relevant issues.
ZONING ANALYSIS Chapter 2	❑ Provide final zoning analysis. Describe status of local review and comment.
DESIGN FOR PUBLIC USE Chapter 2	❑ Provide additional details as appropriate to evaluate the concept. ❑ For relevant interior assembly or other spaces, denote design strategy and estimated occupancy capacities for various uses. ❑ For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ All site strategies are clearly shown and identified within the drawings and further developed from the second peer review stage with all peer review commentary responded to.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Update SITES scorecard showing enough points achievable to meet contracted requirement and all possible points that require owner operational commitments are identified.
STORMWATER MANAGEMENT Chapter 2	❑ Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3- for 6 points are prepared and submitted.
LANDSCAPE IRRIGATION Chapter 2	❑ Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points..
LANDSCAPE DESIGN Chapter 2	❑ Narrative and drawings with requisite calculations, including permeable and impermeable area, number of parking stalls, number of trees required and proposed, and sustainable features such as biofiltration areas, level spreaders, infiltration chambers, etc.

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

ENCLOSURE COMMISSIONING PLAN Chapter 3	❑ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage facilities, etc.). ❑ Taking site and the risk of extreme weather into consideration, evaluate standing performance criteria and adjust to ensure facility resilience.
VISUAL & PERFORMANCE MOCK-UPS Chapter 3	❑ Describe quantity, type(s), size(s), and complexity of proposed mock-ups.
ROOFING / ROOF DRAINAGE SYSTEM Chapter 3	❑ Describe roofing type. Indicate roof slopes and drain locations. ❑ Indicate type and extents of fall protection. Indicate means of safe suspended access.
WHOLE BUILDING AIR TIGHTNESS Chapter 3	❑ Describe air barrier types.
THERMAL BARRIERS (INSULATION) Chapter 3	❑ Proposed insulation types and considerations ❑ Compare design performance model to design EUI.
FENESTRATION (GLAZING SYSTEMS) Chapter 3	❑ Proposed fenestration systems are appropriate to the climate ❑ Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. ❑ List any unique environmental/climate conditions that may impact proposed system.
BELOW-GRADE WATERPROOFING Chapter 3	❑ Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life cycle performance
OPERATIONS & MAINTENANCE Chapter 3	❑ Proposed enclosure systems are accessible for regular maintenance

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

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

Section Continues (next page)

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

OFFICE AREAS Chapter 3	❑ Floorplan showing open office and enclosed office area/layout & typical workstation design intent ❑ Office areas comply with GSA's Space Utilization Benchmark and that the integration between the approved program and the building concept is achievable (this is also dependent on the tenant)
INTERIOR CONDITIONS Chapter 3	❑ Interior conditions (noise, temperature, etc.) will contribute to occupant comfort at maximum occupant load levels ❑ Identify areas that require acoustical solutions. Provide acoustical solution concepts, i.e., sound masking, ceiling treatments, and wall treatments.
INTERIOR FACILITIES Chapter 3	❑ Toilet fixture count analysis
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ N/A
EXTERIOR DESIGN Chapter 3	❑ Elevations of major building facades; List of exterior materials proposed (provide samples upon request)
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ Color renderings showing major public spaces (as defined by PM at the start of the project) from different vantage points
BUILDING MASSING Chapter 3	❑ Electronic model of final concept
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ Code analysis
SIGNAGE & WAYFINDING Chapter 3	❑ N/A

Section Continues (previous page)

Construction Type

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

Project Phase

- Preliminary Concept
- Concept Development
- **Final Concept**
- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

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

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

DESIGN LOADS Chapter 4	❑ Finalize narrative and update schematic plans.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Finalize narrative with recommended preferred foundation approach with supporting information. ❑ Show foundations on schematic plans.
VIBRATIONS Chapter 4	❑ Finalize narrative, prepare preliminary calculations and include information on schematic plans.
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Finalize narrative and update schematic plans.
STRUCTURAL SYSTEMS Chapter 4	❑ Update narrative and schematic plans. ❑ Provide preliminary calculations verifying major member depths.
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Final narrative
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ N/A
HISTORIC CONSIDERATIONS Chapter 4	❑ Final narrative
PHYSICAL SECURITY Chapter 4	❑ Update narrative and schematic plans, including FSL designation. ❑ Provide preliminary calculations verifying size of forced protection structural elements.
CIVIL SITE Chapter 4	❑ Update narrative and schematic plans.
MISCELLANEOUS COMPONENTS Chapter 4	❑ Update narrative and schematic drawings.

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

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

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

SYSTEMS & EQUIPMENT Chapter 5	Update previous narrative to include: ❑ Evaluation of alternate sources for preheating of domestic water (solar or heat recovery)
DRAWINGS Chapter 5	Update previous drawings to include: ❑ Systems schematics and flow diagrams ❑ Water Flow Riser diagrams of the main mechanical systems in the mechanical room(s) and throughout the building
CALCULATIONS Chapter 5	❑ Water consumption calculations and analysis including make-up water for HVAC systems, domestic water and irrigation water
SPECIFICATIONS Chapter 5	❑ Specifications Table of Contents (TOC)

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

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

Construction Type

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Discipline

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- Historic Preservation
- Art in Architecture

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

SYSTEMS DESIGN Chapter 7	❑ Narrative description of the building's proposed construction features, means of egress system, water-based fire extinguishing systems, non water-based fire extinguishing systems, smoke control systems, fire alarm and emergency communication system, fire service access elevators (if applicable), occupant evacuation elevators (if applicable), etc.
DRAWINGS Chapter 7	Drawings Floor plans showing: ❑ Equipment spaces for fire protection systems (fire pump, fire command center, etc.) ❑ Fire protection water supplies, fire hydrant locations, fire apparatus access roads, and fire lanes
CALCULATIONS Chapter 7	❑ N/A
CODE ANALYSIS Chapter 7	❑ Code Analysis

Construction Type

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

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

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

COURTROOMS Chapter 8	❑ Design is in keeping with GSA's design philosophy regarding Courtroom Spaces as laid out in the *U.S. Courts Design Guide* and *USMS Publication 64* ❑ Typical Courtroom Elevations; Renderings of interior and exterior showing major design aspects in several vantage points
SPECIALTY SPACES Chapter 8	❑ N/A
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❑ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64.*

Construction Type

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Project Phase

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

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

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

Construction Type

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ N/A
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

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

ABAAS
Chapter 1

Narrative:

- ❑ Include accessibility and ABAAS compliance, and synopsize issues.
- ❑ Include commentary on any state or local code requirements that exceed the ABAAS. Describe the accessible paths of travel and address any portion of the facility that will not be accessible or fully compliant with the current ABBAS.
- ❑ Address in detail any alterations that are technically infeasible or ABAAS exceptions employed for qualified historic facilities.
- ❑ Include documentation of technical assistance and approvals used to justify exceptions or determinations of technically infeasible alterations.

Drawings – Include the following:

- ❑ Site Plan: Graphic showing primary accessible path of travel and accessible route from site drop off point and/or accessible parking stalls to primary accessible entrance to building.
- ❑ Floor plans (or on enlarged room plans as appropriate) showing:
  - ❑ All elements of primary accessible path of travel (ie accessible bathrooms, drinking fountains, telephones),
  - ❑ Accessible route
  - ❑ Door maneuvering clearances
  - ❑ Wheelchair clear floor, turning, and other key positioning spaces
  - ❑ Identify the public entrance with a powered door operator and any such doors within the facility.
- ❑ Elevations: Specific elements as they pertain to accessibility-(bathroom, kitchenettes/break rooms, service counters, etc.)
- ❑ Details: Include a sheet of general accessibility details as they pertain to the specific project and reference all details to the appropriate code section and illustration.

Calculations:

- ❑ Accessible parking spaces (including van spaces) and any type/use and dispersion considerations affecting total number
- ❑ Required accessible toilet/plumbing fixture counts
- ❑ Accessible counters and seating as necessary
- ❑ Additional elements and spaces covered by the ABAAS based on percentage such as storage, dressing rooms, playground components, and so forth

Specifications:

- ❑ Provide current references to the Architectural Barriers Act, ABAAS, and when necessary the FM regulation sections implementing the ABAAS (§102-76.60 to §102-76.95).
- ❑ Include specifications for all accessible elements including any specialty items and accessories.
- ❑ Include in narrative all specification sections where accessible requirements are being used and a brief description of its application within the specification.

Section Continues (next page)

Construction Type

- 1 - DBB
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- 4 - CMC

Project Phase

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

Discipline

- General Information
- Sustainability
- Community and Landscape
- Building Enclosure Systems
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- Historic Preservation
- Art in Architecture

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

BIM Chapter 1	❑ BIM Execution, COBie-Playbook & GSA-CDX information plan updated ❑ Native Design BIM ❑ IFC file exported from native Design BIM ❑ Updated COBie Spreadsheet (not final) ❑ BIM QC Checklist: Identifies what is currently contained in Design BIM ❑ BIM Interoperability Tool Model Check Report ❑ 3D Design Coordination Report ❑ Initial Detailed Energy BIM Model files (if required) ❑ Updated SDM data defined by the GSA CDX for all spaces/rooms
OPERATIONAL EXCELLENCE Chapter 1	❑ 100% DD Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Submit revised statement to reflect development of design. If the POR is updated, then update the statement to reflect relevant findings and changes. ❑ Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments.
CODE AND SAFETY Chapter 1	❑ Update safety narrative including hazardous materials, fall protection, and arc flash requirements. Show safety aspects in drawings. ❑ List of permits and reports
P100 COMPLIANCE Chapter 1	❑ Update the P100 Performance Matrix with any approved waivers.

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SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ N/A
ACHIEVABLE LEED GOAL Chapter 1	❑ Updated LEED scorecard showing enough points expected to meet contractual requirement
ENERGY NET ZERO Chapter 1	❑ N/A
WATER NET ZERO Chapter 1	❑ N/A
WASTE NET ZERO Chapter 1	❑ N/A
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ N/A
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ Show coordination with other disciplines affected by *Designing for Daylight.*
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

Construction Type

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Project Phase

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

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Site plan and drawings must reflect the pedestrian access and outdoor space usage strategy described in the design concept and narrative. ❑ Drawings must include pathway dimensions and materials intentions. ❑ Narrative should reflect any needed coordination with local officials regarding relevant sidewalk, property edge, curb cuts, and related elements. ❑ For new construction projects, intention to replace public sidewalks should be clear.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Document results of local review and comment on design concepts compatibility with local plans, zoning, and design guidelines.
ZONING ANALYSIS Chapter 2	❑ Document results and any outstanding issues from local reviews.
DESIGN FOR PUBLIC USE Chapter 2	❑ Site/floor plans for outdoor/indoor public use spaces should be further refined, with materials and product choices at or near final. Provide location and design of outdoor seating and other site fixtures, with seating capacities of outdoor seating elements noted.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Full technical landscape and civil plan with enlargements that clearly show the design of the proposed site including protection of existing critical site features; site demolition; site grading and drainages; proposed site hardscape features including roadways, walking paths/circuits and security tracks; site security elements including fence lines, bollard lines, and security gates; life safety elements including emergency vehicle access; site water harvesting and circulation systems; proposed site vegetation; on-site snow storage if applicable; and any unique site design features that require critical coordination, pricing, and design concurrence.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Update SITES scorecard that clearly reflects the 100% DD design, identifies any items requiring critical discipline coordination, items that require GSA and owner Agency approvals, and any unique preliminary operational costs that are unique and need to be considered prior to further design development.
STORMWATER MANAGEMENT Chapter 2	❑ Update final narrative and site diagram that identifies supportive technical drawings and demonstrates clearly how the design achieves compliance with EISA section 438 and SITES credit 3.3 for 6 points.
LANDSCAPE IRRIGATION Chapter 2	❑ Update final narrative and site diagram needs to be submitted that identifies supportive technical drawings and demonstrates clearly how the design achieves compliance with SITES credit 3.4 for 5 points.
LANDSCAPE DESIGN Chapter 2	❑ Final plan enlargement of the parking field design including all final calculations demonstrating P100 compliance. Drawings should include: ❑ Total parking stalls ❑ Total required trees per parking area ❑ Total proposed trees per parking area, and any elements that are in service to the overall site hydrology goals including storm infiltration chambers, biofiltration areas, swales, etc.

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

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APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ N/A
GENERAL INFORMATION Chapter 3	❑ N/A
MECHANICAL SPACES Chapter 3	❑ N/A
BUILDING & SERVICE SPACES Chapter 3	❑ Room data sheets
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Detailed project narrative explaining the building design
DRAWINGS Chapter 3	❑ Plans with color coded circulation including room names, numbers, and area per work unit ❑ Designate wall types ❑ Plans with door swings and types, include door schedule with hardware, finishes, and keying
FINISHES Chapter 3	❑ Description of interior finishes, with detailed explanation for public spaces (samples provided upon request). Provide preliminary finish schedule
MILLWORK Chapter 3	❑ Interior elevations showing millwork, provide millwork sections and details
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ All FF&E locations to be shown on plan. Provide table to identify if FF&E is provided by GC or "other."

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OFFICE AREAS Chapter 3	❑ N/A
INTERIOR CONDITIONS Chapter 3	❑ Acoustical calculations indicating noise transmission through the building envelope, interior walls/floors (including raised floor)/ceilings, and mechanical/electrical equipment ❑ Narrative discussing overall building floor efficiency
INTERIOR FACILITIES Chapter 3	❑ Toilet fixture count analysis
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ N/A
EXTERIOR DESIGN Chapter 3	❑ N/A
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ N/A
BUILDING MASSING Chapter 3	❑ Provide reason for building massing.
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ Code analysis
SIGNAGE & WAYFINDING Chapter 3	❑ Wayfinding signage plan

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DESIGN LOADS Chapter 4	❑ Update drawings. ❑ Include special area load diagrams where appropriate.
FOUNDATIONS & GEOTECHNICAL Chapter 4	❑ Update drawings. ❑ Provide preliminary foundation design calculations.
VIBRATIONS Chapter 4	❑ Update calculations, analysis and drawings.
INNOVATIVE METHODS & MATERIALS Chapter 4	❑ Update drawings.
STRUCTURAL SYSTEMS Chapter 4	❑ Meet w/ GSA structural engineer to review design. ❑ Update drawings.
STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	❑ Update narrative.
QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	❑ Meet with GSA Structural Engineer to identify probable special inspection requirements.
HISTORIC CONSIDERATIONS Chapter 4	❑ Final narrative
PHYSICAL SECURITY Chapter 4	❑ Update drawings.
CIVIL SITE Chapter 4	❑ Update calculations and drawings.
MISCELLANEOUS COMPONENTS Chapter 4	❑ Update drawings. Existing structures - identify concealed structural conditions that require probes or testing, and any test results received to date.

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NARRATIVE
Chapter 5

Update previous narrative to include:

- ❑ Provide a dew point analysis
- ❑ Updated equipment capacities, weights, sizes, proposed efficiencies, part load turndown capabilities, and power requirements
- ❑ A complete description of the air side and water side systems and the associated components including operating characteristics, ranges, and capacities, spaces served, and special features
- ❑ Descriptions of control strategy and sequence of operations for all spaces under occupied, 24-hour, and unoccupied conditions
- ❑ A description of any deviation from the HVAC system as approved in the Final Concept submittal, in accordance with P100

DRAWINGS
Chapter 5

Approved system showing:

- ❑ Extent of existing HVAC to be removed if applicable including equipment, ducts and pipes
- ❑ Identify equipment access in enlarged plans
- ❑ Single line piping and ductwork schematic layout including terminal units
- ❑ Show all roof-mounted equipment and access to roof:
- ❑ Show adequate access from mechanical equipment room(s) to freight elevators
- ❑ Single line schematic flow and riser diagram(s):
  - ❑ Airflow quantities and balancing devices for all heating/cooling equipment
  - ❑ Water flow quantities and balancing devices for all heating/cooling equipment
- ❑ Automatic control diagram(s):
  - ❑ Control flow diagrams showing all sensors, valves, and controllers (analog and digital)
  - ❑ Sequence of operations of all the systems for control sequences during occupied, 24-hour operations, and unoccupied conditions
- ❑ Schedules:
  - ❑ Provide schedules of major equipment that includes chillers, boilers, pumps, air handling units, and terminal units, cooling towers, and all equipment required for 24-hour operations
  - ❑ Air terminal devices
- ❑ Air balance relationships between spaces
- ❑ HVAC equipment tags for equipment located within portions of the drawing that are identified as enlarged areas
- ❑ ASHRAE Standard 15 refrigerant safety natural ventilation permanent openings including location, height, width, minimum free area, height above floor, and ductwork connections between permanent wall openings. Permanent opening air device schedules must include the minimum free area requirements.

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CALCULATIONS
Chapter 5

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

SPECIFICATIONS
Chapter 5

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

Section Continues (previous page)

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SYSTEMS & EQUIPMENT Chapter 5	Update previous narrative to include: ❏ Preliminary fixture type selections and GPF and GPM efficiencies proposed
DRAWINGS Chapter 5	❏ Update previous drawings.
CALCULATIONS Chapter 5	❏ Update water consumption calculations and analysis.
SPECIFICATIONS Chapter 5	❏ Specifications with non relevant text shown as struck-through, but not removed

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BASIS OF DESIGN
Chapter 6

- ❑ Final Basis of Design
  - ❑ Description of alternative power distribution schemes with advantages and disadvantages of each approach
  - ❑ Proposed power distribution scheme with detailed description and justification including requirements and backup power
  - ❑ Proposed lighting systems
    - ❑ typical interior lighting system features, including controls
    - ❑ exterior lighting scheme and control
    - ❑ daylighting and daylight harvesting
    - ❑ energy usage of the lighting
  - ❑ Interface with BAS including energy conservation and integration
  - ❑ Telecommunications Infrastructure system and cabling
  - ❑ Security and A/V systems infrastructure, where applicable
  - ❑ Security systems, where applicable

ONE LINE
Chapter 6

- ❑ Riser or one line diagram for the entire building distribution system

DRAWINGS
Chapter 6

- ❑ Final MEP Space Allocations
- ❑ Site plan with proposed service entrance and location of transformers and generator
- ❑ Floor plans with electrical and communication rooms, layouts for major equipment, and lighting fixture layout
- ❑ Lightning protection and building grounding
- ❑ Demolition plans if required

CALCULATIONS
Chapter 6

- ❑ Updated service size calculation + generators + onsite generation

SPECIFICATION
Chapter 6

- ❑ Specifications Table of Contents (TOC)

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SYSTEMS DESIGN
Chapter 7

Narrative description of the building's:

- ❑ Egress system description. Includes egress calculations and exit capacities, exit remoteness, exit discharge, etc. Include interface with security system (where applicable)
- ❑ Fire alarm and emergency communication description. Include interface with BAS and Security systems (where applicable)
- ❑ Water-based fire extinguishing system description
- ❑ Smoke control system description (where applicable)
- ❑ Fire service access elevator description (if applicable)
- ❑ Occupant evacuation elevator description (if applicable)

DRAWINGS
Chapter 7

Drawings:

- ❑ Equipment spaces for fire protection systems (fire pump, fire command center, etc.)
- ❑ Fire protection water supply lines, fire hydrant locations, fire apparatus access roads, fire lanes, Etc.
- ❑ Standpipe and sprinkler risers
- ❑ Remoteness of exit stairs
- ❑ Locations of fire walls, fire barriers, fire partitions, smoke barriers
- ❑ Identification of occupancy type for every room and space
- ❑ Identification of calculated occupant load for every room and space
- ❑ Riser diagram for sprinkler system i. Riser diagram for fire alarm and emergency communication system
- ❑ Location of special fire protection requirements (e.g., kitchens, computer rooms, storage)

CALCULATIONS
Chapter 7

Calculations:

- ❑ Occupant load and egress calculations
- ❑ Fire protection water supply calculations, including water supply flow testing data
- ❑ Fire pump calculations (where applicable)
- ❑ Smoke control calculations (where applicable)

CODE ANALYSIS
Chapter 7

- ❑ Code Analysis

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

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COURTROOMS Chapter 8	❑ N/A
SPECIALTY SPACES Chapter 8	❑ Specialty spaces with fixed seating, multi-level spaces, areas with sloped floors, and other specialty spaces can be easily maintained ❑ Describe cleaning, lamp replacement, and general care and maintenance of specialty spaces (courtrooms, dining facilities, auditoriums, etc.).
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❑ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64.*

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SITE PRESERVATION REQUIREMENTS (Chapter, #, etc)	❑ SECTION 106 COMPLIANCE (51,55): New construction in a historic district or adjoining/affecting historic property. Modernization involving major alterations to exterior or significant interior spaces. ❑ 65% DD: 106 Compliance Preservation Report (iterative with each submission) - narrative, photos, drawings explaining preservation design issues and proposed solutions. See Appendix A for report template. ❑ 100% DD: 106 Compliance Preservation Report (iterative, as design develops, with each submission): Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable.
DOCUMENT EXISTING CONDITIONS (Chapter, #, etc)	❑ 106 Compliance Preservation Report (iterative, as design develops, with each submission): Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable.
ARCHEOLOGICAL CONDITIONS (Chapter, #, etc)	❑ Archeological compliance details-testing, discoveries, mitigation terms, as applicable

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ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ Inclusion of details related to support of incorporation of AiA commision or Fine Art installation, structural supports, lighting, etc.
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

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

ABAAS Chapter 1	❑ Refine and revise submittal from DD phase as necessary. Note any revisions affecting accessibility features and/or ABAAS compliance. ❑ Where necessary, include state or local codes references where these exceed the ABAAS. ❑ At all accessible details and features reference the codes sections these details are complying with and reference the standard details in the included detail sheets.
BIM Chapter 1	❑ BIM Execution, COBie-Playbook & GSA-CDX information plan updated ❑ Native Design BIM ❑ IFC file exported from native Design BIM ❑ Updated COBie Spreadsheet ❑ BIM QC Checklist: Identifies what is currently contained in Design BIM ❑ BIM Interoperability Tool Model Check Report ❑ 3D Design Coordination Report ❑ Updated Detailed Energy BIM Model files (if required) ❑ Updated SDM data defined by the GSA CDX for all spaces/rooms. ❑ Division 1 Specifications Sections on BIM tailored to project needs in construction phase
OPERATIONAL EXCELLENCE Chapter 1	❑ 65% CD Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Submit revised statement to reflect development of construction documents. If the POR is updated, then update the statement to reflect relevant findings and changes. ❑ Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments.
CODE AND SAFETY Chapter 1	❑ N/A
P100 COMPLIANCE Chapter 1	❑ N/A

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ N/A
ACHIEVABLE LEED GOAL Chapter 1	❑ N/A
ENERGY NET ZERO Chapter 1	❑ N/A
WATER NET ZERO Chapter 1	❑ N/A
WASTE NET ZERO Chapter 1	❑ N/A
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ N/A
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ Update calculations.
LIFE CYCLE COSTING Appendix A.6	❑ LCCA for the design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6 LCCA. ❑ LCCA documentation per P100 Appendix A.6 LCCA

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

SUSTAINABLE LOCATIONS Chapter 2	❑ Update narrative and/site diagram.
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ Update narrative and/site diagram, paying special attention to any commitments or outstanding issues related to local consultation.
ZONING ANALYSIS Chapter 2	❑ Update narrative and/site diagram, paying special attention to any commitments or outstanding issues related to local consultation.
DESIGN FOR PUBLIC USE Chapter 2	❑ Update narrative and/site diagram, paying special attention to any commitments or outstanding issues related to local consultation.
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Update full technical landscape plan and civil plan with critical enlargement plans. ❑ All drawing schedules shall furnish complete and comprehensive information for each elements of the landscape and site design, including pavement types and quantities, plant schedule types and quantities (and compliance with pollinator requirements).
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Update SITES scorecard that reflects the final design direction, identifies any items requiring critical discipline coordination, items that require further GSA and owner Agency approvals, and any unique preliminary operational costs that are unique and need to be considered prior to further design development.
STORMWATER MANAGEMENT Chapter 2	❑ N/A
LANDSCAPE IRRIGATION Chapter 2	❑ N/A
LANDSCAPE DESIGN Chapter 2	❑ N/A

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Construction Type

- 1 - DBB
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- 4 - CMC

Project Phase

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

Discipline

- General Information
- Sustainability
- Community and Landscape
- Building Enclosure Systems
- Architecture / Interiors
- Structural
- 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)

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

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

APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ Demolition plan (if applicable); Floor plans; planning grids and raised access floor grid (if applicable); reflected ceiling plans
GENERAL INFORMATION Chapter 3	❑ N/A
MECHANICAL SPACES Chapter 3	❑ N/A
BUILDING & SERVICE SPACES Chapter 3	❑ N/A
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Development of project calculations
DRAWINGS Chapter 3	❑ N/A
FINISHES Chapter 3	❑ Provide finish samples and wall and floor finish schedules. ❑ Elevations to be provided, showing wall finishes such as ceramic tile, paneling, and acoustical wall treatments.
MILLWORK Chapter 3	❑ Provide millwork finish samples.
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ Furniture plan, workstation typicals. Identify wall types and demountable wall locations

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

OFFICE AREAS Chapter 3	❑ N/A
INTERIOR CONDITIONS Chapter 3	❑ Final acoustical calculations, including noise transmission through envelope, interior walls, floors and ceilings; mechanical and electrical equipment
INTERIOR FACILITIES Chapter 3	❑ Final toilet fixture count
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ Show building sections with vertical zoning for electrical and mechanical utilities.
EXTERIOR DESIGN Chapter 3	❑ N/A
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ N/A
BUILDING MASSING Chapter 3	❑ N/A
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ N/A
SIGNAGE & WAYFINDING Chapter 3	❑ N/A

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

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NARRATIVE
Chapter 5

Update previous narrative to include:

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

DRAWINGS
Chapter 5

Update previous system to include:

- ❑ Scope statement, concise but detailed, in General Notes & Legends sheet
- ❑ Equipment access in enlarged plans, elevations, and cross-sections
- ❑ Show all valves. Indicate locations where temperature, pressure, flow, contaminant/combustion gases, or vibration gauges are required, and if remote sensing is required.
- ❑ Double line drawings showing floor plan and mechanical room piping, ductwork, dampers, piping and ductwork for terminal units, and air terminal device tags and airflow quantity.
- ❑ Location of automatic control sensors (e.g., temperature, relative humidity, CO2, pressurization)
- ❑ Single line schematic flow and riser diagram(s). Show flow/energy measuring devices for water and air systems for all cooling, heating, and terminal equipment, and their interface with BAS
- ❑ Automatic control diagrams:
  - ❑ Control flow diagrams with sensors, valves, and controllers (analog and digital inputs for controllers, front end equipment, and system architecture)
  - ❑ Show control signal interfaces, complete with sequence of operation of all heating, ventilating, and cooling systems during occupied, 24-hour, and unoccupied conditions
- ❑ Bill of Material Schedules:
  - ❑ Schedules of equipment that includes chillers, boilers, pumps, air handling units, terminal units, cooling towers, indicate if furnished by owner, and all equipment required for 24-hour operations.
  - ❑ Air terminal devices
  - ❑ For major R&A project's show existing equipment schedules or note as existing within new schedules.
- ❑ Update ASHRAE Standard 15 refrigerant safety natural ventilation permanent openings

CALCULATIONS
Chapter 5

Update previous calculations and include the following additional items:

- ❑ Final system pressure static analysis at peak and minimum block loads for occupied and unoccupied conditions
- ❑ Building pressurization analysis for peak and minimum block loads for occupied and unoccupied conditions
- ❑ Flow and head calculations for pumping systems for peak and minimum block loads for occupied conditions
- ❑ Acoustical calculations for peak and minimum block loads for occupied conditions
- ❑ Sizing of vibration isolators for mechanical equipment
- ❑ Sizing of fuel storage and distribution system

SPECIFICATIONS
Chapter 5

- ❑ Update edited specifications

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

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BASIS OF DESIGN Chapter 6	❑ Final Basis of Design
ONE LINE Chapter 6	❑ Updated riser or one line diagram.

DRAWINGS
Chapter 6
	❑ Floor plan with normal power, emergency power, and UPS
	❑ Single-line diagram of telecommunications system
	❑ Circuit layout of lighting control system
	❑ Details of underfloor distribution system
	❑ Site plan with service locations, manholes, ductbanks, and site lighting
	❑ Layout, including dimensions of electrical equipment spaces
	❑ Schedules for switchgear, switchboards, motor control centers, panelboards, and unit substations
	❑ Major routing of electrical feeder runs, bus duct, communication backbone systems, and security systems
	❑ Grounding diagram
	❑ Security system site plan
	  ❑ Proposed locations for CCTV, duress alarm sensors, and access controls for parking lots. If the system is not extensive, these locations may be shown on the electrical site plan.
	  ❑ Security system floor plans
	  ❑ Proposed locations for access controls, intrusion detection devices, CCTV, and local panels

CALCULATIONS Chapter 6	❑ Updated Normal and Emergency Electrical Service Sizes, point-by-point lighting calculations, voltage drop, lightning protection analysis, manufacture software generator (including starter loads) calculations, and lighting power density
SPECIFICATION Chapter 6	❑ Specifications with preliminary editing

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

SYSTEMS DESIGN
Chapter 7

- ❑ N/A

DRAWINGS
Chapter 7

Fire protection drawing details (show all typical details on drawings)

- ❑ Building Construction:
  - ❑ Construction Type
  - ❑ Fire walls, fire barriers, fire partitions, smoke barriers
  - ❑ Panel and curtain walls
  - ❑ Fire-stopping configurations. Include details of all openings between the exterior walls (including panel, curtain, and spandrel walls) and floor slabs, openings in floors, and shaft enclosures
- ❑ Means of Egress:
  - ❑ Exits
  - ❑ Special locking arrangements
  - ❑ Exit Stairs-construction, landings, treads, guards and handrails, identification, path markings
  - ❑ Discharge from exits
- ❑ Water Supply:
  - ❑ Fire pump configuration
  - ❑ Anchorage of underground fire protection water supply line
  - ❑ Standpipe riser
- ❑ Water-based fire extinguishing systems; All plans required in NFPA 13.
- ❑ Non-water-based fire protection systems
- ❑ Fire alarm and emergency communication systems; All documentation required in NFPA 72.
- ❑ Fire service access elevators (if applicable)
- ❑ Occupant evacuation elevators (if applicable)

CALCULATIONS
Chapter 7

Calculations

- ❑ Final occupant load and egress calculations
- ❑ Final fire protection water supply calculations, including water supply flow testing data
- ❑ Final fire pump calculations (where applicable)
- ❑ Final smoke control calculations (where applicable)
- ❑ Fire modeling results, including input data and all pertinent material and assumptions required to understand the output an analysis (where applicable)

CODE ANALYSIS
Chapter 7

- ❑ N/A

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Project Phase

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Discipline

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

COST VIABILITY (Chapter, #, etc)	❑ Cost Estimate ❑ Project is viable from a cost standpoint
SUPPORTING COST ANALYSIS (Chapter, #, etc)	❑ Supporting Analysis(Market, LCC, Risk, Sensitivity)
COST PLAN (Chapter, #, etc)	❑ Cost Plan Update
COST ESTIMATE (Chapter, #, etc)	❑ QC Review AE Estimate
COST ESTIMATE: DETAIL (Chapter, #, etc)	❑ CMc Guaranteed Maximum Price
COST ESTIMATE: CORE/SHELL, TI (Chapter, #, etc)	❑ N/A
VALUE ENGINEERING (Chapter, #, etc)	❑ N/A
PROJECT DEVELOPING ON-BUDGET (Chapter, #, etc)	❑ N/A
QUALITY CONTROL REVIEW (Chapter, #, etc)	❑ N/A

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

COURTROOMS Chapter 8	❑ Assembly of visual and performance mock-ups
SPECIALTY SPACES Chapter 8	❑ N/A
CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8	❑ List any exceptions or deviations from customer agency design guides such as *US Courts Design Guides* and *USMS Publication 64*

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

SITE PRESERVATION REQUIREMENTS (Chapter, #, etc)	❑ Substantially complete contract documents adhering to 106 report and agreement terms including ❑ Pre Award submittal requirements for compliance with competency of restoration specialist requirements ❑ Technical specifications for treatment of historic materials ❑ Specialized materials and procedures for repair and restoration ❑ Procedures for protecting historic materials in areas being altered ❑ Sample submittal requirements for replacement materials and new installations in preservation zones ❑ Sample review of repair and restoration procedures
DOCUMENT EXISTING CONDITIONS (Chapter, #, etc)	❑ 106 Compliance Preservation Report (iterative, as design develops, with each submission): Provide documentation of adherence to building preservation plan and 106 agreement terms, as applicable.
ARCHEOLOGICAL CONDITIONS (Chapter, #, etc)	❑ N/A

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ Inclusion of details related to support of incorporation of AiA commision or Fine Art installation, structural supports, lighting, etc.
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

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

ABAAS Chapter 1	❑ Revise and refine previous submittals as necessary to account for all accessibility goals and ABAAS requirements.
BIM Chapter 1	❑ BIM Execution, COBie-Playbook & GSA-CDX information plan updated ❑ Native Design BIM - compliant with BIMForum LOD 300 and LOI (GSA CDX) and BIM Modeling Requirements ❑ IFC file exported from native Design BIM ❑ Updated COBie Spreadsheet - Contains all required components plus attribute data that is generated during design ❑ BIM QC Checklist: Identifies what is currently contained in Design BIM ❑ BIM Interoperability Tool Model Check Report - showing compliance with all attributes required by CDX ❑ 3D Design Coordination Report showing that all required systems to be coordinated have been coordinated and do not interfere with each other ❑ Updated SDM data/spaces defined by the GSA CDX for all spaces/rooms, correct areas for ANSI/BOMA validation ❑ Updated Detailed Energy BIM Model files (if required) ❑ Updated Division 1 Specifications Sections on BIM
OPERATIONAL EXCELLENCE Chapter 1	❑ 95% CD Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Submit revised statement to reflect development of construction documents. If the POR is updated, then update the statement to reflect relevant findings and changes. ❑ Identify strategies and elements in the drawings and reference in the statement.
DESIGN COMMENTS Chapter 1	❑ Highlight relevant responses to previous submission comments.
CODE AND SAFETY Chapter 1	❑ Certification statement in drawings that the design meets applicable codes ❑ Finalize safety aspects in drawings and specifications including OSHA construction safety plan
P100 COMPLIANCE Chapter 1	❑ Certification statement that the design meets P100 and the performance tiers identified in the P100 Performance Matrix

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SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ Update (as necessary) narrative detailing the integrated design process, the design's sustainability strategy, and technologies that are expected to help achieve building performance. ❑ Identify sustainable design strategies on the drawings.
ACHIEVABLE LEED GOAL Chapter 1	❑ Updated LEED scorecard showing enough points expected to meet contractual requirement.
ENERGY NET ZERO Chapter 1	❑ Any updates to renewable scope or equipment
WATER NET ZERO Chapter 1	❑ Any updates to water net zero plans
WASTE NET ZERO Chapter 1	❑ Any updates to waste net zero plans
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ Update Guiding Principles Checklist if/as appropriate.
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ N/A
LIFE CYCLE COSTING Appendix A.6	❑ Update LCCA and documentation per P100 Appendix A.6 LCCA Requirements.

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SUSTAINABLE LOCATIONS Chapter 2	❑ N/A
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ N/A
ZONING ANALYSIS Chapter 2	❑ N/A
DESIGN FOR PUBLIC USE Chapter 2	❑ N/A
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Continued coordination and refinements to the Construction Documentation coordination shall be made, including close concurrence between specifications and drawings and final system concurrence between professional disciplines. ❑ All final drawing schedules shall be updated in preliminary final form for Agency review and cost reconciliation. ❑ All materials shall be clearly identified to reflect Agency guidance.
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Preliminary final SITES scorecard with any coordination or critical items clearly identified. ❑ Draft SITES submissions for GBCI per area emphasis should be submitted to GSA for review/concurrence. ❑ Document results of preliminary consultation with GBCI.
STORMWATER MANAGEMENT Chapter 2	❑ Draft SITES submission to comply with SITES credit 3.3 for 6 points.
LANDSCAPE IRRIGATION Chapter 2	❑ Draft SITES submission to comply with SITES credit 3.4 for 5 points.
LANDSCAPE DESIGN Chapter 2	❑ Preliminary final parking field design, with enlarged plans, including a schedule that identifies all requisite trees, the spectrum of parking stalls required, final pedestrian circulation, final measures being proposed to manage stormwater, and materials

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

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APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ N/A
GENERAL INFORMATION Chapter 3	❑ N/A
MECHANICAL SPACES Chapter 3	❑ Diagrams illustrating proper clearance for servicing and replacement of equipment
BUILDING & SERVICE SPACES Chapter 3	❑ N/A
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Final detailed set of project calculations
DRAWINGS Chapter 3	❑ N/A
FINISHES Chapter 3	❑ N/A
MILLWORK Chapter 3	❑ N/A
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ N/A

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- 4 - CMC

Project Phase

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

Discipline

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

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

OFFICE AREAS Chapter 3	❑ N/A
INTERIOR CONDITIONS Chapter 3	❑ N/A
INTERIOR FACILITIES Chapter 3	❑ N/A
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ N/A
EXTERIOR DESIGN Chapter 3	❑ N/A
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ N/A
BUILDING MASSING Chapter 3	❑ N/A
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ N/A
SIGNAGE & WAYFINDING Chapter 3	❑ N/A

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Section Continues (previous page)

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

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

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

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

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

NARRATIVE Chapter 5	Finalize previous narrative to include: ❏ Final psychrometrics of HVAC systems ❏ Cut sheets of selected equipment

DRAWINGS
Chapter 5
	Finalize previous system to include:
	❏ Scope statement, concise but detailed, in General Notes & Legends sheet
	❏ Equipment access in enlarged plans, elevations, and cross-sections
	❏ Show all valves. Indicate locations where temperature, pressure, flow, contaminant/combustion gases, or vibration gauges are required, and if remote sensing is required.
	❏ Double line drawings showing floor plan and mechanical room piping, ductwork, dampers, piping and ductwork for terminal units, and air terminal device tags and airflow quantity.
	❏ Location of automatic control sensors (e.g., temperature, relative humidity, CO2, room pressurization)
	❏ Single line schematic flow and riser diagram(s). Show flow/energy measuring devices for water and air systems for all cooling, heating, and terminal equipment, and their interface with the BAS
	❏ Automatic control diagrams:
	  ❏ Control flow diagrams with sensors, valves, and controllers (analog and digital inputs for controllers, front end equipment, and system architecture)
	  ❏ Show control signal interfaces, complete with sequence of operation of all heating, ventilating, and cooling systems during occupied, 24-hour, and unoccupied conditions
	❏ Bill of Material Schedules:
	  ❏ Schedules of equipment that includes chillers, boilers, pumps, air handling units, terminal units, cooling towers, indicate if furnished by owner, and all equipment required for 24-hour operations.
	  ❏ Air terminal devices
	  ❏ For major R&A project's show existing equipment schedules or note as existing within new schedules.

CALCULATIONS Chapter 5	❏ Update previous calculations
SPECIFICATIONS Chapter 5	❏ Final edited specifications

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Construction Type

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Project Phase

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

Discipline

- General Information
- Sustainability
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- Architecture / Interiors
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- Cost Estimating
- Specialty Spaces
- Historic Preservation
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95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC)

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

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

BASIS OF DESIGN Chapter 6	❑ Final basis of design
ONE LINE Chapter 6	❑ Final riser or one line diagram
DRAWINGS Chapter 6	❑ Final lighting, receptacle & electrical equipment layout along with associated circuitry ❑ Security systems site plan including final locations of all security devices and conduit runs ❑ Security system floor plans including layout of all security systems ❑ Storage areas for electrical equipment/spare parts
CALCULATIONS Chapter 6	❑ Final normal/emergency electrical service sizes, short circuit overcurrent/coordination study (Normal, Emergency & Standby), Arc-Flash Analysis and power quality including Harmonic/Power Factor Analysis
SPECIFICATION Chapter 6	❑ Fully edited specifications

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

SYSTEMS DESIGN
Chapter 7

- ❑ N/A

DRAWINGS
Chapter 7

Fire protection drawing details (show all typical details on drawings):

- ❑ Building Construction:
  - ❑ Construction Type
  - ❑ Fire walls, fire barriers, fire partitions, smoke barriers
  - ❑ Panel and curtain walls
  - ❑ Fire-stopping configurations. Include details of all openings between the exterior walls (including panel, curtain, and spandrel walls) and floor slabs, openings in floors, and shaft enclosures
- ❑ Means of Egress:
  - ❑ Exits
  - ❑ Special locking arrangements
  - ❑ Exit Stairs-construction, landings, treads, guards and handrails, identification, path markings
  - ❑ Discharge from exits
- ❑ Water Supply:
  - ❑ Fire pump configuration
  - ❑ Anchorage of underground fire protection water supply line
  - ❑ Standpipe riser
- ❑ Water-based fire extinguishing systems; All plans required in NFPA 13.
- ❑ Non-water-based fire protection systems
- ❑ Fire alarm and emergency communication systems; All documentation required in NFPA 72.
- ❑ Fire service access elevators (if applicable)
- ❑ Occupant evacuation elevators (if applicable)

CALCULATIONS
Chapter 7

Calculations:

- ❑ Final occupant load and egress calculations
- ❑ Final fire protection water supply calculations, including water supply flow testing data
- ❑ Final fire pump calculations (where applicable)
- ❑ Final smoke control calculations (where applicable)
- ❑ Fire modeling results, including input data and all pertinent material and assumptions required to understand the output an analysis (where applicable)

CODE ANALYSIS
Chapter 7

- ❑ N/A

Construction Type

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

Project Phase

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

Discipline

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

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

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

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

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

Construction Type

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

Project Phase

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

Discipline

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

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

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

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Construction Type

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Project Phase

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- DD - 100%
- CD - 65%
- CD - 95%
- CD - Final

Discipline

- General Information
- Sustainability
- Community and Landscape
- Building Enclosure Systems
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- Electrical
- Fire Protection
- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ Inclusion of details related to support of incorporation of AiA commision or Fine Art installation, structural supports, lighting, etc.
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ N/A

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Construction Type

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Project Phase

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- DD - 100%
- CD - 65%
- CD - 95%
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Discipline

- General Information
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- Art in Architecture

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

ABAAS Chapter 1	❑ N/A
BIM Chapter 1	❑ Final CD Native Design BIM to be archived and distributed to Contractor ❑ Bidding model for procurement purposes / bidding release ❑ IFC file exported from native Design BIM ❑ Final CD COBie Spreadsheet to be distributed to Contractor ❑ BIM QC Checklist: Identifies what is currently contained in Design BIM and confirms that it is compliant with GSA BIM Standards for the Design BIM ❑ BIM Interoperability Tool Model Check Report validating Model contains all CDX attributes and appropriate design data ❑ Final 3D Design Coordination Report ❑ Final validated CD SDM data/spaces ❑ Final Division 1 Specifications Sections on BIM
OPERATIONAL EXCELLENCE Chapter 1	❑ 100% CD Operational Excellence Checklist ❑ Update Operational Excellence Narrative
CLIMATE ADAPTATION / RESILIENCE Chapter 1	❑ Certification statement signed and sealed by all applicable disciplines
DESIGN COMMENTS Chapter 1	❑ N/A
CODE AND SAFETY Chapter 1	❑ Certification statement signed and sealed by all applicable disciplines
P100 COMPLIANCE Chapter 1	❑ Certification statement signed and sealed by all applicable disciplines

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

SUSTAINABLE STRATEGY NARRATIVE Chapter 1	❑ N/A
ACHIEVABLE LEED GOAL Chapter 1	❑ N/A
ENERGY NET ZERO Chapter 1	❑ N/A
WATER NET ZERO Chapter 1	❑ N/A
WASTE NET ZERO Chapter 1	❑ N/A
GUIDING PRINCIPLES FOR FEDERAL SUSTAINABLE BUILDINGS Chapter 1	❑ N/A
ENERGY USAGE MODEL Chapter 1	❑ Link to Energy Modeling Requirements
DAYLIGHTING Chapter 1	❑ N/A
LIFE CYCLE COSTING Appendix A.6	❑ Final LCCA and documentation per P100 Appendix A.6 LCCA Requirements.

Construction Type

- 1 - DBB
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Project Phase

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

Discipline

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

SUSTAINABLE LOCATIONS Chapter 2	❑ N/A
COLLABORATIVE DESIGN PROCESS Chapter 2	❑ N/A
ZONING ANALYSIS Chapter 2	❑ N/A
DESIGN FOR PUBLIC USE Chapter 2	❑ N/A
SITE / LANDSCAPE STRATEGY Chapter 2	❑ Final detailed set of drawings and specifications
SILVER CERTIFICATION SITE APPROACH Chapter 2	❑ Final SITES certification package. Submit to GBCI and GSA.
STORMWATER MANAGEMENT Chapter 2	❑ Final SITES certification package reflecting compliance with EISA section 438 and the attainment of SITES credit 3.3 for 6 points
LANDSCAPE IRRIGATION Chapter 2	❑ Final SITES certification package reflecting compliance with SITES credit 3.4 for 5 points
LANDSCAPE DESIGN Chapter 2	❑ Final design reflecting compliance with the Parking Lot design prescriptive requirements in P100

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

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

Construction Type

- 1 - DBB
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Project Phase

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

Discipline

- General Information
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- Architecture / Interiors
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- Cost Estimating
- Specialty Spaces
- Historic Preservation
- Art in Architecture

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

APPROVED PROGRAM & ADJACENCIES Chapter 3	❑ N/A
GENERAL INFORMATION Chapter 3	❑ N/A
MECHANICAL SPACES Chapter 3	❑ N/A
BUILDING & SERVICE SPACES Chapter 3	❑ N/A
DESIGN NARRATIVE & CALCULATIONS Chapter 3	❑ Final calculations and compliance reports (acoustical, heat transfer, toilet fixture count, illumination/daylighting/glare analysis)
DRAWINGS Chapter 3	❑ N/A
FINISHES Chapter 3	❑ N/A
MILLWORK Chapter 3	❑ N/A
FURNITURE, FIXTURES & EQUIPMENT Chapter 3	❑ Final furniture package furniture typicals and specifications (if in A/E's scope)

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Section Continues (next page)

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

OFFICE AREAS Chapter 3	❑ N/A
INTERIOR CONDITIONS Chapter 3	❑ N/A
INTERIOR FACILITIES Chapter 3	❑ N/A
FLOOR-TO-FLOOR HEIGHTS Chapter 3	❑ N/A
EXTERIOR DESIGN Chapter 3	❑ N/A
INTERIOR DESIGN: MAJOR PUBLIC SPACES Chapter 3	❑ N/A
BUILDING MASSING Chapter 3	❑ N/A
ARCHITECTURAL CODE COMPLIANCE Chapter 3	❑ N/A
SIGNAGE & WAYFINDING Chapter 3	❑ N/A

Section Continues (previous page)

Construction Type

- 1 - DBB
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Project Phase

- Concept Design (all types)
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Discipline

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

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

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Construction Type

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- CD - 65%
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Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC)

NARRATIVE Chapter 5	❑ Final narrative
DRAWINGS Chapter 5	❑ Final drawings
CALCULATIONS Chapter 5	❑ Final version of previously identified calculations and analysis
SPECIFICATIONS Chapter 5	❑ Final edited specifications

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Construction Type

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Project Phase

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Discipline

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- Art in Architecture

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

SYSTEMS & EQUIPMENT Chapter 5	❑ Final narrative
DRAWINGS Chapter 5	❑ Final drawings
CALCULATIONS Chapter 5	❑ Final calculations and analysis
SPECIFICATIONS Chapter 5	❑ Final edited specifications

DBB
DB
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Construction Type

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

BASIS OF DESIGN Chapter 6	❑ Final basis of design
ONE LINE Chapter 6	❑ Final riser or one line diagram
DRAWINGS Chapter 6	❑ Final lighting, receptacle & electrical equipment layout along with associated circuitry
CALCULATIONS Chapter 6	❑ Final normal/emergency electrical service sizes and point-by-point lighting calculations
SPECIFICATION Chapter 6	❑ Fully edited specifications

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

SYSTEMS DESIGN
Chapter 7

- ❑ N/A

DRAWINGS
Chapter 7

Fire protection drawing details (show all typical details on drawings):

- ❑ Building Construction:
  - ❑ Construction Type
  - ❑ Fire walls, fire barriers, fire partitions, smoke barriers
  - ❑ Panel and curtain walls
  - ❑ Fire-stopping configurations. Include details of all openings between the exterior walls (including panel, curtain, and spandrel walls) and floor slabs, openings in floors, and shaft enclosures
- ❑ Means of Egress:
  - ❑ Exits
  - ❑ Special locking arrangements
  - ❑ Exit Stairs-construction, landings, treads, guards and handrails, identification, path markings
  - ❑ Discharge from exits
- ❑ Water Supply:
  - ❑ Fire pump configuration
  - ❑ Anchorage of underground fire protection water supply line
  - ❑ Standpipe riser
- ❑ Water-based fire extinguishing systems (1) All plans required in NFPA 13.
- ❑ Non-water-based fire protection systems
- ❑ Fire alarm and emergency communication systems (1) All documentation required in NFPA 72.
- ❑ Fire service access elevators (if applicable)
- ❑ Occupant evacuation elevators (if applicable)

CALCULATIONS
Chapter 7

Calculations:

- ❑ Final occupant load and egress calculations
- ❑ Final fire protection water supply calculations, including water supply flow testing data
- ❑ Final fire pump calculations (where applicable)
- ❑ Final smoke control calculations (where applicable)
- ❑ Fire modeling results, including input data and all pertinent material and assumptions required to understand the output an analysis (where applicable)

CODE ANALYSIS
Chapter 7

- ❑ N/A

Construction Type

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

Project Phase

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

Discipline

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

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

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

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CMc

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

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

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

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

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

ARCHITECTURAL DESIGN VALUES (Chapter, #, etc)	❑ Final details related to support of incorporation of AiA commision or Fine Art installation, structural supports, lighting, etc.
PROCESS DOCUMENTATION (Chapter, #, etc)	❑ 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%
- CD - 95%
- CD - Final

Discipline

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

Concept Design (all phases)

ENERGY USAGE MODEL
Chapter 1

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

- ❏ Energy Usage Narrative with federal energy performance requirements.
- ❏ ASHRAE 90.1 Appendix G Performance Rating Method energy modeling for design alternatives, proposed systems and ASHRAE baseline systems identified in P100 Appendix A.6, section A.6.1.3 LCCA Design Alternatives, Proposed Systems and Baseline Requirements.
- ❏ 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 chapter 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
Chapter 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.

DBB
DB
DB Br
CMc

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.

Submittal Matrix

REFERENCES

This document is part of the Facilities Standards for the GSA Public Buildings Service (P-100). The most recent version of this document and its related counterparts can be found at:

http://www.gsa.gov/p100

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