401 - LAND SURVEYS AND GEOTECHNICAL INVESTIGATIONS

A. Site Survey: The Consultant shall advise the University regarding the scope of land survey required for the project. If not otherwise provided by the University, the Consultant shall perform land surveys to establish accurate dimensioned location information and to establish existing and proposed facilities. See Chapter 27.

B. Soils Investigations: The Consultant shall advise the University regarding the scope of geotechnical investigation required for the project. If not otherwise provided by the University, the Consultant shall conduct geotechnical investigations as required to complete the design of the Project. Reference Chapter 28.

402 - DESIGN CHARRETTE AND AESTHETIC GUIDELINES

A. The Project Manager will arrange design charrette and other meetings to assist the Consultant in meeting University planning, program, aesthetic and technical requirements. Participation by the Consultant and subconsultant design and project management staff is required. See Section 202.

403 - DESIGN AND CONSTRUCTION ALTERNATIVES

A. Based on the Preliminary Design Analysis reviewed and accepted by the University, prepare written descriptions, analyses and evaluations of alternative concepts or designs that the Consultant or University considers viable for all or portions of the Project. Provide substantiated recommendations for the most viable alternatives.

B. Provide cost estimates for alternatives. See Chapter 31.

404 - SCHEMATIC DESIGN DOCUMENTS

A. The Consultant shall prepare drawings in sufficient detail to illustrate design concepts, systems concepts, interfaces, scale and relationships. The drawings shall identify all Project(s) components, systems, circulation and access, including site plans, access and circulation floor plans, schematic space plans, building systems, emergency exiting plans, building elevations and sections with overall dimensions and mechanical/electrical/communications design concepts. Drawings shall illustrate alternate solutions and preferred options.

1. Site Plan with existing utilities shown.
2. Floor Plans of all floors, with rooms identified by program name and number.
3. Exterior Elevations (minimum 2)
4. Building Sections’
5. Preliminary one-line drawings of HVAC systems.
6. Preliminary one-line drawings of Electrical Distribution system
7. Perspective sketch of structure.

B. The Consultant shall submit the Schematic Design Analysis Report as defined in Chapter 3.

405 - STUDY PERSPECTIVES AND MODELS
A. The Consultant shall prepare study drawings, including but not limited to interior and exterior perspective sketches or isometric views of the overall Project site and portions of the Project, hand-drawn sketches demonstrating the experience / character of the conceptual design and technical views of a computer-based three-dimensional building information model. Include adjacent buildings, streets, walks, trees, parking and other context. Pedestrian viewpoint is preferred over bird’s eye view.

B. When required by the scope of work, or where the Project Manager and Consultant agree that the relationship of building components is difficult to evaluate two-dimensionally, the Consultant shall prepare rough, to-scale models of the project or portion involved.

406 – UTILITY INCENTIVE PROGRAMS

A. The Consultant shall participate in meetings with utility representatives arranged by the Project Manager to determine which incentive programs may be relevant to the project.

END OF CHAPTER 4