Project Name

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.



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.

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

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

CONSTRUCTION DOCUMENTS

END

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

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

Construction Type	Concept De	esign: Preliminary Concept / First Design Review (BA 51, 55)
1 - DBB		Bright From the Solidoper First Boolgii Review (Bright, 55)
2 - DB		☐ Short narrative of any major accessibility/ABAAS compliance issues.
3 - DB Bridging		Provide sketches and additional narrative explaining the key accessibility issues significantly impacting the concept design, such as: Site placement, Accessible route challenges, Program
4 - CMC	ABAAS	requirements significantly impacted (e.g facility serving a high number of people with disabilities).
Project Phase	Chapter 1	For alterations and renovations projects, provide short narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4).
Preliminary Concept		☐ For addition type projects, describe the additional access modifications required for the
Concept Development		existing facility (ABAAS F202.2). For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.
Final Concept		DI PIM Evecution CODio Playhook & CSA CDV information plan undated
DD - 100%	ВІМ	 □ BIM Execution, COBie-Playbook & GSA-CDX information plan updated □ Reality Capture documentation (for an existing building, or historic site, and if required by
CD - 65%	Chapter 1	scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.
CD - 95%		□ Source models to coordinate geolocation/geocoding of site and model orientation
CD - Final	BUILDING OPERATIONS	☐ Operations and Maintenance (O&M) Narrative for each of the design alternatives
	& MAINTENANCE Chapter 1	☐ Compare and contrast the O&M benefits and challenges.
Discipline	OPERATIONAL	□ N/A
General Information	EXCELLENCE Chapter 1	
Sustainability		
Urban Development		Provide a statement outlining proposed methods to manage the observed and expected
Building Enclosure Systems		changes in climate, based on the criteria in the statement of work (SOW) and the climate profile information provided by GSA.
Architecture / Interiors	CLIMATE ADAPTATION /	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
Structural	RESILIENCE	adaptation plan.
Mechanical	Chapter 1	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.
Plumbing		☐ A response template is available for use. The design team may use an alternate format but
Electrical		must include the content in the GSA template.
Fire Protection	DESIGN COMMENTS	□ N/A
Cost Estimating	Chapter 1	
Specialty Spaces	CODE AND SAFETY Chapter 1	☐ Provide list of applicable codes
Historic Preservation	P100 COMPLIANCE	☐ Provide the P100 matrix with performance tiers identified
Art in Architecture	Chapter 1	
	GSA P100 Submittal Matrix (2021) - Version 1.0	

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Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB □ Short sustainable strategy narrative for each design concept. Include LEED, energy (including **SUSTAINABLE** EUI target), water, waste, and guiding principles. STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC Identify a preliminary LEED certification goal, including level and certification system. Address **ACHIEVABLE LEED Project Phase** LEED achievement plans in the Sustainable Strategy Narrative. **GOAL Preliminary Concept** Chapter 1.7.1 **Concept Development** Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero **ENERGY NET ZERO** was considered. Final Concept Chapter 1.7.2 DD - 100% Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero WATER NET ZERO CD - 65% was considered. Chapter 1.7.2 CD - 95% □ N/A CD - Final **WASTE NET ZERO** Chapter 1.7.2.1 Discipline ☐ Consider GSA's 2021 Guiding Principles Checklist. Mention Guiding Principles compliance plan **GUIDING PRINCIPLES General Information** in Sustainable Strategy Narrative. FOR FEDERAL **Sustainability SUSTAINABLE BUILDINGS Urban Development** Chapter 1.7 **Building Enclosure Systems** ☐ Provide initial energy usage intensity (EUI) design target. GSA's Energy Use Target Guidance Architecture / Interiors can help streamline calculations. **ENERGY USE** Structural TARGET/MODEL Chapter 1.8 Mechanical **Plumbing** □ N/A **DAYLIGHTING** Electrical Chapter 1 Fire Protection □ N/A Cost Estimating LIFE CYCLE COSTING Chapter 1 **Specialty Spaces** Historic Preservation Art in Architecture



Construction Type 1 - DBB	Concept Design: Preliminary Concept / First Design Review (BA 51, 55)		
2 - DB 3 - DB Bridging	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.	
4 - CMC Project Phase Preliminary Concept Concept Development Final Concept DD - 100%	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. 	
CD - 65% CD - 95% CD - Final	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. 	
Discipline General Information	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.	
Sustainability Urban Development	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.	
Building Enclosure Systems Architecture / Interiors Structural	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.	
Mechanical Plumbing Electrical	STORMWATER MANAGEMENT Chapter 2	 Demonstrate compliance w/ federal stormwater law, EISA section 438 (Sustainable Sites Section 3.3/ 6 points). Each design has considered the overall site water balance and how that will be preserved and/or enhanced through the various proposals. 	
Fire Protection Cost Estimating Specialty Spaces	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.	
Specialty Spaces Historic Preservation Art in Architecture	LANDSCAPE DESIGN Chapter 2 GSAP100 Submittal Matrix (2021) - Version 1.0	■ Each design has considered the surface parking requirements of the project program and provided a spatial approach that meets specific criteria identified in P100.	







Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage **ENCLOSURE** 3 - DB Bridging facilities, etc.). COMMISSIONING PLAN ☐ Taking site and the risk of extreme weather into consideration, evaluate standing performance 4 - CMC Chapter 3 criteria and adjust to ensure facility resilience. **Project Phase Preliminary Concept** □ N/A **VISUAL &** PERFORMANCE **Concept Development MOCK-UPS** Final Concept Chapter 3 DD - 100% Proposed roofing and roof drainage systems function without extraordinary means and do not **ROOFING / ROOF** pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle CD - 65% durability. DRAINAGE SYSTEM Chapter 3 CD - 95% ☐ List any unique environmental/climate conditions that may impact proposed system. CD - Final □ N/A WHOLE BUILDING AIR **TIGHTNESS** Chapter 3 Discipline General Information □ N/A THERMAL BARRIERS (INSULATION) Sustainability Chapter 3 **Urban Development** Proposed fenestration systems are appropriate to the climate. **Building Enclosure Systems** Proposed designs are readily achievable and do not pose unusual risks in terms of **FENESTRATION** constructability, performance, ease of maintenance or life cycle durability. Architecture / Interiors (GLAZING SYSTEMS) ☐ List any unique environmental/climate conditions that may impact proposed system. Chapter 3 Structural Mechanical □ N/A **BELOW-GRADE Plumbing** WATERPROOFING Chapter 3 Electrical □ N/A **OPERATIONS &** Fire Protection **MAINTENANCE** Cost Estimating Chapter 3 **Specialty Spaces** Historic Preservation Art in Architecture



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







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



Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55)			
1 - DBB	Concept Design: 1 Telliminary Concept 1 met Design 1 tovien (Error, ee)		
2 - DB	DESIGN LOADS	☐ Prepare narrative that summarizes design loads.	
3 - DB Bridging	Chapter 4		
4 - CMC	FOUNDATIONS &	☐ Provide geotechnical report. Provide minutes from report recommendations discussion with	
Project Phase	GEOTECHNICAL	GSA structural engineer, landscape architect, and architect.	
Preliminary Concept	Chapter 4		
Concept Development	VIBRATIONS	□ N/A	
Final Concept	Chapter 4		
DD - 100%	INDIONATIVE METUODO	The latest the converge sign protection of protection of the sign pr	
CD - 65%	INNOVATIVE METHODS & MATERIALS	Identify any special materials or potential construction methods that are planned or could potentially be required.	
CD - 95%	Chapter 4		
CD - Final	STRUCTURAL SYSTEMS Chapter 4	□ Narrative describing a minimum of 3 alternatives schemes/materials (including superstructure and foundations) to be considered.	
Discipline		Page Narrative describing anticipated content of calculations including any special requirements that	
General Information	STRUCTURAL ANALYSIS & CALCULATIONS	Narrative describing anticipated content of calculations including any special requirements that involve unusual features of the design or complex analysis methods.	
Sustainability	Chapter 4	igorplus	
Urban Development	QUALITY ASSURANCE &	□ N/A	
Building Enclosure Systems	SPECIAL INSPECTIONS Chapter 4		
Architecture / Interiors		Nevertive that identifies historic status and related natestal constraints	
Structural	HISTORIC CONSIDERATIONS	□ Narrative that identifies historic status and related potential constraints	
Mechanical	Chapter 4		
Plumbing	PHYSICAL SECURITY	☐ Narrative summarizing anticipated physical security requirements and standards. Include FSL information from FSC.	
Electrical	Chapter 4		
Fire Protection		☐ Narrative identifying project site characteristics and civil design challenges	
Cost Estimating	CIVIL SITE Chapter 4		
Specialty Spaces			
Historic Preservation	MISCELLANEOUS COMPONENTS	□ Narrative summarizing primary structural and facade attachments to the exterior of the building	
Art in Architecture	Chapter 4 GSA P100 Submittal Matrix (2021) - Version 1.0		

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.

ENERGY & WATER ANALYSIS

Chapter 5

Develop all base assumptions.

SPECIFICATIONS

Chapter 5

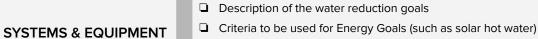






Concept Design: Preliminary Concept / First Design Review (BA 51, 55)





Chapter 5

DRAWINGS

Chapter 5

□ N/A

CALCULATIONS

Chapter 5

□ N/A

SPECIFICATIONS

GSA P100 Submittal Matrix (2021) - Version 1.0

Chapter 5







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



BASIS OF DESIGN

Chapter 6

ONE LINE

Chapter 6

□ N/A

DRAWINGS

Chapter 6

☐ Show basic location of mechanical/electrical rooms

CALCULATIONS

Chapter 6

□ N/A

SPECIFICATION

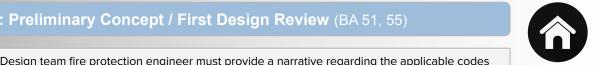
Chapter 6







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







Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** ☐ Project is viable from a cost standpoint 3 - DB Bridging (Chapter, #, etc) 4 - CMC **SUPPORTING COST** ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details Project Phase **ANALYSIS Preliminary Concept** (Chapter, #, etc) Concept Development Cost Plan **COST PLAN** Final Concept (Chapter, #, etc) DD - 100% QC Review A-E Estimate **COST ESTIMATE** CD - 65% (Chapter, #, etc) CD - 95% □ N/A CD - Final **COST ESTIMATE: DETAIL** (Chapter, #, etc) Discipline □ N/A **COST ESTIMATE:** General Information CORE/SHELL, TI (Chapter, #, etc) Sustainability **Urban Development** □ N/A **VALUE ENGINEERING Building Enclosure Systems** (Chapter, #, etc) Architecture / Interiors PROJECT DEVELOPING □ N/A Structural **ON-BUDGET** (Chapter, #, etc) Mechanical **QUALITY CONTROL** □ N/A **Plumbing REVIEW** Electrical (Chapter, #, etc) Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

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



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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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

□ N/A

(Chapter, #, etc)

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

ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

PROCESS DOCUMENTATION (Chapter, #, etc) □ N/A

□ N/A





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Construction Type 1 - DBB	Concept Design	gn: Concept Development / Second Design Review (BA 51, 55)
2 - DB 3 - DB Bridging 4 - CMC		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.
Project Phase		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 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
Preliminary Concept		Historic Preservation: Identify any ABAAS exceptions, the reasoning for it, and likelihood for concurrence by the appropriate historic preservation officer or council.
Concept Development	ABAAS Chapter 1	☐ Diagrams and drawings:
Final Concept DD - 100%	Chapter 1	
CD - 65%		☐ Building - Proposed accessible routes for pedestrians from main entrances and proposed accessible in-building parking locations, to elevator lobbies, accessible bathrooms and primary
CD - 95% CD - Final		☐ Highlight areas where accessibility may conflict with other building systems/components. Cite
Discipline General Information	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.)
Sustainability	Chapter 1	☐ Source models to coordinate geolocation/geocoding of site and model orientation
Urban Development Building Enclosure Systems	BUILDING OPERATIONS & MAINTENANCE Chapter 1	☐ Refine the O&M Narrative submission for the chosen alternative from the previous submission.
Architecture / Interiors Structural	OPERATIONAL EXCELLENCE Chapter 1	☐ Submit Operational Excellence Concept checklist.
Mechanical	CLIMATE ADAPTATION /	☐ If the POR is updated, then update the climate statement to reflect relevant findings and
Plumbing	RESILIENCE	changes. Identify strategies and elements in the drawings and reference in the statement.
Electrical	Chapter 1	
Fire Protection	DESIGN COMMENTS Chapter 1	☐ Highlight relevant responses to previous submission comments.
Cost Estimating		D. Provide list of applicable codes
Specialty Spaces	CODE AND SAFETY Chapter 1	□ Provide list of applicable codes.□ Provide assessment of hazardous materials
Historic Preservation	P100 COMPLIANCE	☐ Update the P100 matrix.
Art in Architecture	Chapter 1 GSA P100 Submittal Matrix (2021) - Version 1.0	

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Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Narrative detailing the integrated design process, the design's sustainability strategy, and **SUSTAINABLE** technologies that are expected to help achieve building performance STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC ☐ Draft LEED scorecard with expected points, possible points, and points that are unlikely or not **ACHIEVABLE LEED Project Phase** applicable **GOAL Preliminary Concept** Chapter 1.7.1 **Concept Development** Narrative describing type and size of renewable energy generating equipment, if any, planned **ENERGY NET ZERO** for the project. Identify any infrastructure for post-project additional renewable installation, or Final Concept any plans for more renewables to be added post-project. Chapter 1.7.2 DD - 100% ☐ Narrative describing any water net zero strategies CD - 65% WATER NET ZERO CD - 95% Chapter 1.7.2 CD - Final Describe strategy for managing waste in the Sustainable Strategy Narrative. Identify WASTE NET ZERO appropriate space for waste net zero activities in the drawings. Chapter 1.7.2.1 Discipline General Information ☐ Complete GSA's Guiding Principles Checklist. Ensure project scope meets their requirements to **GUIDING PRINCIPLES** be on track for compliance. **Sustainability** FOR FEDERAL **Urban Development** SUSTAINABLE **BUILDINGS Building Enclosure Systems** Chapter 1.7 Architecture / Interiors Develop a Design Performance Model to compare to the design EUI. Structural **ENERGY USE** Mechanical TARGET/MODEL Chapter 1.8 **Plumbing** Electrical ☐ Narrative describing daylight, view and glare strategy including initial calculations to meet Fire Protection **DAYLIGHTING** Designing for Daylight Chapter 1 Cost Estimating **Specialty Spaces** ☐ Provide initial LCC for equipment that use energy or water. LIFE CYCLE COSTING Historic Preservation Chapter 1 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type 1 - DBB	Concept Desi	gn: Concept Development / Second Design Review (BA 51, 55)
2 - DB 3 - DB Bridging	SUSTAINABLE LOCATIONS Chapter 2	☐ Provide additional detail of site's context, as appropriate, to properly evaluate the concept.
4 - CMC Project Phase Preliminary 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.
Concept Development	ZONING ANALYSIS Chapter 2	Provide additional details of zoning and design guideline analysis of site and surroundings, as appropriate, to evaluate the concept.
DD - 100% CD - 65%	DESIGN FOR PUBLIC USE Chapter 2	☐ Provide additional details for shared public use, as appropriate, to evaluate the concept.
CD - 95% CD - Final	SITE / LANDSCAPE STRATEGY	 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.
Discipline General Information	Chapter 2	☐ 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.
Sustainability Urban Development	SILVER CERTIFICATION SITE APPROACH Chapter 2	□ SITES scorecard with expected points, possible points, and points not applicable.
Building Enclosure Systems Architecture / Interiors Structural Mechanical	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.
Plumbing Electrical	LANDSCAPE IRRIGATION Chapter 2	☐ Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for the project.
Fire Protection Cost Estimating Specialty Spaces Historic Preservation	LANDSCAPE DESIGN Chapter 2	 Various approaches to achieve compliance with P100 for Parking Field design have been explored. Each approach provides a rough order of magnitude assessment of total parking stalls proposed, impact and relationship to site hydrology and architectural layout, and a diagram legend with the overall paved surface being proposed relative to the total parking provided.
Art in Architecture	GSA P100 Submittal Matrix (2021) - Version 1.0	☐ All vegetation required for Parking Field design are calculated and located within the Parking Field as per the design requirement.







Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage **ENCLOSURE** 3 - DB Bridging facilities, etc.). **COMMISSIONING PLAN** ☐ Taking site and the risk of extreme weather into consideration, evaluate standing performance 4 - CMC Chapter 3 criteria and adjust to ensure facility resilience. **Project Phase Preliminary Concept** □ N/A **VISUAL & Concept Development** PERFORMANCE **MOCK-UPS** Final Concept Chapter 3 DD - 100% CD - 65% Proposed roofing and roof drainage systems function without extraordinary means and do not **ROOFING / ROOF** pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle CD - 95% durability. **DRAINAGE SYSTEM** ☐ List any unique environmental/climate conditions that may impact proposed system. Chapter 3 CD - Final □ N/A WHOLE BUILDING AIR Discipline **TIGHTNESS** General Information Chapter 3 Sustainability Proposed insulation types and considerations THERMAL BARRIERS **Urban Development** (INSULATION) **Building Enclosure Systems** Chapter 3 Architecture / Interiors Proposed fenestration systems are appropriate to the climate. Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of Structural **FENESTRATION** maintenance or life cycle durability. (GLAZING SYSTEMS) Mechanical ☐ List any unique environmental/climate conditions that may impact proposed system. Chapter 3 **Plumbing** Electrical Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE** cycle performance. Fire Protection WATERPROOFING Chapter 3 Cost Estimating **Specialty Spaces** Proposed enclosure systems are accessible for regular maintenance. **OPERATIONS &** Historic Preservation **MAINTENANCE** Chapter 3 Art in Architecture

GSA P100 Submittal Matrix (2021) - Version 1.0

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

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



DESIGN LOADS Chapter 4	Concept Design: Concept Development / Second Design Review (BA 51, 55)	
Project Phase Preliminary Concept Concept Development Final Concept DD - 100% CD - 65% CD - Final Discipline General Information Sustainability Urban Development Building Enclosure Systems Architecture / Interiors Architecture / Interiors Structural Mechanical Plumbing Project Phase FOUNDATIONS & GEOTECHNICAL Chapter 4 Wishartons GEOTECHNICAL Chapter 4 VIBRATIONS Chapter 4 VIBRATIONS Chapter 4 Update narrative. Provide schematic plans showing location for special construction methods. Update narrative identifying strengths and weaknesses of a plans showing recommended approach. Coordinate project calculation package requirements with Constructions Chapter 4 Update narrative. Update narrative. Update narrative. Update historic narrative. Update historic narrative. Update historic narrative. Update historic narrative.		
Final Concept DD - 100% CD - 65% CD - 95% CD - Final Discipline General Information Sustainability Urban Development Building Enclosure Systems Architecture / Interiors Structural Mechanical Plumbing INNOVATIVE METHODS & MATERIALS Chapter 4 Update narrative. Provide schematic plans showing location for special construction methods. Update narrative identifying strengths and weaknesses of a plans showing recommended approach. Update narrative identifying strengths and weaknesses of a plans showing recommended approach. Update narrative identifying strengths and weaknesses of a plans showing recommended approach. Update narrative. Coordinate project calculation package requirements with of narrative. Urban Development Building Enclosure Systems Architecture / Interiors HISTORIC CONSIDERATIONS Chapter 4 PHYSICAL SECURITY Update narrative, including FSL designation. Identify special	ding benefits, challenges and	
INNOVATIVE METHODS & MATERIALS Chapter 4 STRUCTURAL SYSTEMS Chapter 4 STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4 Urban Development Building Enclosure Systems Architecture / Interiors Structural Mechanical Plumbing INNOVATIVE METHODS & MATERIALS Chapter 4 STRUCTURAL SYSTEMS Chapter 4 STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4 Update narrative identifying strengths and weaknesses of a plans showing recommended approach. Coordinate project calculation package requirements with 6 narrative. Coordinate project calculation package requirements with 6 narrative. Update narrative identifying strengths and weaknesses of a plans showing recommended approach. Coordinate project calculation package requirements with 6 narrative. Update historic narrative. Update historic narrative. Update historic narrative.	h selected structural scheme	
STRUCTURAL SYSTEMS Chapter 4 STRUCTURAL SYSTEMS Chapter 4 STRUCTURAL ANALYSIS General Information Sustainability Urban Development Building Enclosure Systems Architecture / Interiors Structural Mechanical Plumbing STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4 Coordinate project calculation package requirements with Generative. Chapter 4 N/A Update historic narrative. Update historic narrative. Update narrative, including FSL designation. Identify special	of innovative materials and notes	
Structural Architecture / Interiors Structural Mechanical Plumbing STRUCTURAL ANALYSIS & CALCULATIONS & CALCULATIONS & CALCULATIONS & CALCULATIONS & CALCULATIONS & Chapter 4 GUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4 HISTORIC CONSIDERATIONS Chapter 4 Plumbing PHYSICAL SECURITY Coordinate project calculation package requirements with 6 narrative.	ernatives. Provide schematic	
Building Enclosure Systems Architecture / Interiors HISTORIC CONSIDERATIONS Chapter 4 Plumbing PHYSICAL SECURITY SPECIAL INSPECTIONS Chapter 4 Update historic narrative. Update historic narrative.	SA Structural Engineer. Update	
HISTORIC CONSIDERATIONS Chapter 4 Plumbing HISTORIC CONSIDERATIONS Update historic narrative. Update historic narrative.		
Plumbing PHYSICAL SECURITY Update narrative, including FSL designation. Identify special		
Electrical Chapter 4	requirements on schematic plans.	
Civil SITE Cost Estimating Civil SITE Chapter 4 Update civil narrative. Provide schematic site plans.		
Specialty Spaces MISCELLANEOUS COMPONENTS Chapter 4 Provide schematic drawings showing locations. Update narrative and schematic drawings. Existing structure conditions that require probes or non-destructive testing, and concrete cores, etc,		





- ☐ 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

Chapter 5

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

ENERGY & WATER ANALYSIS

Chapter 5

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

SPECIFICATIONS

Chapter 5

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







Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB Update previous narrative to include: Domestic cold water 3 - DB Bridging Domestic hot water **SYSTEMS & EQUIPMENT** 4 - CMC Sanitary systems Chapter 5 ■ Storm drainage **Project Phase** □ Irrigation **Preliminary Concept Concept Development** ☐ Proposed building zoning and major piping runs **Final Concept** ☐ Locations of proposed plumbing fixtures and equipment **DRAWINGS** DD - 100% Chapter 5 CD - 65% CD - 95% ☐ Rough order of magnitude water consumption calculations CD - Final **CALCULATIONS** Chapter 5 Discipline **General Information** ☐ Specifications Table of Contents (TOC) Sustainability **SPECIFICATIONS** Chapter 5 Urban Development **Building Enclosure Systems** Architecture / Interiors Structural Mechanical **Plumbing** Electrical Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture





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Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB Basis of design **BASIS OF DESIGN** 3 - DB Bridging Chapter 6 4 - CMC **Project Phase** □ N/A **Preliminary Concept** ONE LINE Chapter 6 **Concept Development Final Concept** ☐ Stacking, basic room sizes, and locations of major equipment DD - 100% **DRAWINGS** Chapter 6 CD - 65% CD - 95% □ N/A CD - Final **CALCULATIONS** Chapter 6 Discipline **General Information** ☐ Specifications Table of Contents (TOC) **SPECIFICATION** Sustainability Chapter 6 **Urban Development** Building Enclosure Systems Architecture / Interiors Structural Mechanical **Plumbing Electrical** Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0



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

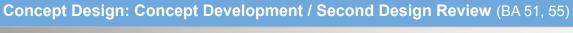
Chapter 7







Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB Cost Estimate **COST VIABILITY** ☐ Project is viable from a cost standpoint 3 - DB Bridging (Chapter, #, etc) 4 - CMC **Project Phase** ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details SUPPORTING COST **Preliminary Concept ANALYSIS** (Chapter, #, etc) **Concept Development Final Concept** Cost Plan **COST PLAN** DD - 100% (Chapter, #, etc) CD - 65% CD - 95% QC Review A-E Estimate **COST ESTIMATE** CD - Final (Chapter, #, etc) Discipline □ N/A **COST ESTIMATE:** General Information **DETAIL** (Chapter, #, etc) Sustainability **Urban Development** □ N/A **COST ESTIMATE: Building Enclosure Systems** CORE/SHELL, TI (Chapter, #, etc) Architecture / Interiors Structural □ N/A **VALUE ENGINEERING** Mechanical (Chapter, #, etc) **Plumbing** Electrical □ N/A **PROJECT DEVELOPING** Fire Protection **ON-BUDGET** (Chapter, #, etc) **Cost Estimating Specialty Spaces** □ N/A **QUALITY CONTROL** Historic Preservation **REVIEW** (Chapter, #, etc) Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0





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

□ N/A

SPECIALTY SPACES

Chapter 8

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





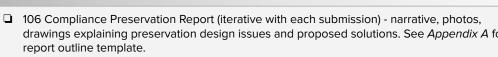


Concept Design: Concept Development / Second Design Review (BA 51, 55)



(Chapter, #, etc)

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









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



ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

PROCESS

DOCUMENTATION

(Chapter, #, etc)

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- - artists on this project.
- □ N/A









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

Construction Type 1 - DBB Concept Design: Final Concept (BA 51, 55, 80, ESPC)		oncept Design: Final Concept (BA 51, 55, 80, ESPC)
2 - DB		Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues.
3 - DB Bridging	ABAAS Chapter 1	Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways.
4 - CMC roject Phase		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.
Preliminary Concept		 Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with
Concept Development		the building program. Final Concept model contains all SDM data for all spaces/rooms. □ IFC File export from Design BIM
Final Concept DD - 100%	BIM Chapter 1	☐ BIM Execution, COBie-Playbook & GSA-CDX information plan updated- Initial COBie Spreadsheet
CD - 65%	Chapter	☐ BIM QC Checklist: Identifies what is currently contained in Design BIM
CD - 95%		☐ Conceptual Energy BIM Model files (if required)
CD - Final		
	BUILDING OPERATIONS & MAINTENANCE Chapter 1	☐ Final Concept O&M Narrative, Operational Excellence Checklist submission.
Piscipline	Onapter 1	
General Information Sustainability	OPERATIONAL EXCELLENCE	□ Narrative discussing plans for exterior operations and maintenance (window washing, relamping, etc.)
Urban Development	Chapter 1	
Building Enclosure Systems		Provide finalized Concept statement. If the POR is updated, then update the climate statement to reflect relevant findings and changes.
Architecture / Interiors	CLIMATE ADAPTATION /	☐ Identify strategies and elements in the drawings and reference in the statement.
Structural	RESILIENCE Chapter 1	
Mechanical		
Plumbing	DESIGN COMMENTS	☐ Highlight relevant responses to previous submission comments. Provide a list of any
Electrical	DESIGN COMMENTS Chapter 1	outstanding substantive comments that have not been resolved.
Fire Protection		D. Dravida navestive statement that the grange of design will as well with the grant.
Cost Estimating	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.
Specialty Spaces	Chapter 1	
Historic Preservation	P100 COMPLIANCE Chapter 1 GSA P100 Submittal Matrix (2021) - Version 1.0	☐ Updated P100 matrix with statement that the proposed design will comply with P100 and the performance tiers.
Art in Architecture		☐ List any approved waivers.

Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Clearly identify sustainable design strategies on the drawings. **SUSTAINABLE** STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC Updated LEED scorecard showing enough points expected to meet contractual requirement. **ACHIEVABLE LEED Project Phase GOAL Preliminary Concept** Chapter 1.7.1 Concept Development ☐ Finalized description of renewables planned for the project. **ENERGY NET ZERO Final Concept** ☐ Identify location and amount of any renewable equipment planned for post-project addition. Chapter 1.7.2 DD - 100% CD - 65% ☐ Finalized water strategy, and clear designation of components within the drawings. WATER NET ZERO CD - 95% Chapter 1.7.2 CD - Final ☐ Finalized waste strategy, and clear designation of components within the drawings. **WASTE NET ZERO** Chapter 1.7.2.1 Discipline General Information ☐ Update Guiding Principles Checklist if/as appropriate. **GUIDING PRINCIPLES** Sustainability FOR FEDERAL **Urban Development** SUSTAINABLE **BUILDINGS Building Enclosure Systems** Chapter 1.7 Architecture / Interiors Develop Building Energy Model to compare to the design EUI. Structural ■ Energy consumption calculations and analysis **ENERGY USE** Mechanical TARGET/MODEL Chapter 1.8 **Plumbing** Electrical Fire Protection ☐ Finalize narrative and calculations showing compliance with *Designing for Daylight*. **DAYLIGHTING** Cost Estimating Chapter 1 **Specialty Spaces** Provide detailed LCC for equipment that use energy or water LIFE CYCLE COSTING Historic Preservation Chapter 1 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type 1 - DBB	Concept Design: Final Concept (BA 51, 55, 80, ESPC)		
2 - DB 3 - DB Bridging	SUSTAINABLE LOCATIONS Chapter 2	Provide final analysis of the concept's status with regard to P100 sustainable location standards, including transit access and walkability.	
4 - CMC Project Phase Preliminary Concept Concept Development Final Concept	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. 	
DD - 100% CD - 65%	ZONING ANALYSIS Chapter 2	Provide final zoning analysis. Describe status of local review and comment.	
CD - 95% CD - Final Discipline	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. 	
General Information Sustainability Urban Development	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.	
Building Enclosure Systems Architecture / Interiors Structural	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.	
Mechanical Plumbing	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.	
Fire Protection Cost Estimating	LANDSCAPE IRRIGATION Chapter 2	☐ Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points	
Specialty Spaces Historic Preservation	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.	
Art in Architecture	GSA P100 Submittal Matrix (2021) - Version 1.0		

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Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage 3 - DB Bridging **ENCLOSURE** facilities, etc.). COMMISSIONING PLAN ☐ Taking site and the risk of extreme weather into consideration, evaluate standing performance 4 - CMC criteria and adjust to ensure facility resilience. Chapter 3 **Project Phase Preliminary Concept** Describe quantity, type(s), size(s), and complexity of proposed mock-ups. **VISUAL & Concept Development PERFORMANCE** Final Concept **MOCK-UPS** Chapter 3 DD - 100% CD - 65% Describe roofing type. Indicate roof slopes and drain locations. Indicate type and extents of fall **ROOFING / ROOF** protection. Indicate means of safe suspended access. CD - 95% **DRAINAGE SYSTEM** Chapter 3 CD - Final Describe air barrier types. WHOLE BUILDING AIR **TIGHTNESS** Discipline Chapter 3 General Information Proposed insulation types and considerations. Compare design performance model to design Sustainability THERMAL BARRIERS EUI. (INSULATION) **Urban Development** Chapter 3 **Building Enclosure Systems** Proposed fenestration systems are appropriate to the climate. Architecture / Interiors **FENESTRATION** Proposed designs are readily achievable and do not pose unusual risks in terms of (GLAZING SYSTEMS) constructability, performance, ease of maintenance or life cycle durability. Structural Chapter 3 ☐ List any unique environmental/climate conditions that may impact proposed system. Mechanical **Plumbing** Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE** cycle performance. Electrical WATERPROOFING Chapter 3 Fire Protection Cost Estimating ☐ Proposed enclosure systems are accessible for regular maintenance. **Specialty Spaces OPERATIONS & MAINTENANCE** Historic Preservation Chapter 3 Art in Architecture

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

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



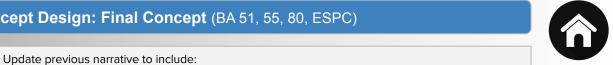
Construction Type	Co	encept Design: Final Concept (BA 51, 55, 80, ESPC)	
1 - DBB		incept besign. I mai concept (BA31, 33, 60, ESI 6)	
2 - DB	DESIGN LOADS	☐ Finalize narrative and update schematic plans.	
3 - DB Bridging	Chapter 4		
4 - CMC	FOUNDATIONS &	☐ Finalize narrative with recommended preferred foundation approach with supporting	
Project Phase	GEOTECHNICAL	information. Show foundations on schematic plans.	
Preliminary Concept	Chapter 4		
Concept Development	VIBRATIONS	☐ Finalize narrative, prepare preliminary calculations and include information on schematic plans.	
Final Concept	Chapter 4		
DD - 100%	ININION/ATIV/F METILIODO	Charling powerting and unders ashorestic plans	
CD - 65%	INNOVATIVE METHODS & MATERIALS	Finalize narrative and update schematic plans.	
CD - 95%	Chapter 4		
CD - Final	STRUCTURAL SYSTEMS Chapter 4	☐ Update narrative and schematic plans. Provide preliminary calculations verifying major member depths.	\odot
Discipline	OTPLICTUPAL ANALYSIS	C) Final analysis and calculations negrative	Page
General Information	STRUCTURAL ANALYSIS & CALCULATIONS	Final analysis and calculations narrative	39
Sustainability	Chapter 4		\otimes
Urban Development	QUALITY ASSURANCE &	□ N/A	
Building Enclosure Systems	SPECIAL INSPECTIONS Chapter 4		
Architecture / Interiors	HISTORIC	☐ Final historic narrative	
Structural	CONSIDERATIONS	T mumistoric narrative	
Mechanical	Chapter 4		
Plumbing	PHYSICAL SECURITY	☐ Update narrative and schematic plans, including FSL designation. Provide preliminary calculations verifying size of forced protection structural elements.	
Electrical	Chapter 4		
Fire Protection	20.00.2075	☐ Final civil narrative and schematic plans	
Cost Estimating	CIVIL SITE Chapter 4		
Specialty Spaces			
Historic Preservation	MISCELLANEOUS COMPONENTS	Final narrative and schematic drawings. Existing structures - identify concealed structural conditions that require probes or non-destructive testing, anchor pull test, steel coupon tests,	
Art in Architecture	Chapter 4 GSA P100 Submittal Matrix (2021) - Version 1.0	concrete cores, etc.	

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

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SYSTEMS & EQUIPMENT

Chapter 5

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

DRAWINGS

Chapter 5

Update previous drawings to include:

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

CALCULATIONS

Chapter 5

☐ Water consumption calculations and analysis including domestic water and irrigation

SPECIFICATIONS

Chapter 5

■ Specifications Table of Contents (TOC)

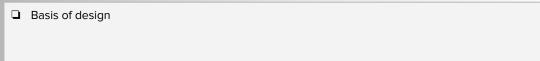














Preliminary one-line for facility service entrance through to main switchgear/switchboard and emergency/standby distribution

DRAWINGS

BASIS OF DESIGN

Chapter 6

Chapter 6

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

CALCULATIONS

Chapter 6

☐ Approximate service size calculation + generators + onsite generation

SPECIFICATION

Chapter 6

■ Specifications Table of Contents (TOC)



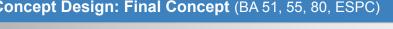




Construction Type 1 - DBB	Co	oncept Design: Final Concept (BA 51, 55, 80, ESPC)	
2 - DB 3 - DB Bridging 4 - CMC Project Phase Preliminary Concept Concept Development Final Concept DD - 100%	SYSTEMS DESIGN Chapter 7	Narrative description of: The building's proposed construction features Means of egress 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)	
CD - 65% CD - 95% CD - Final	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	\odot
Discipline General Information Sustainability	CALCULATIONS Chapter 7	□ N/A	Page 43
Urban Development Building Enclosure Systems Architecture / Interiore	CODE ANALYSIS Chapter 7	☐ Code analysis	J
Architecture / Interiors Structural Mechanical Plumbing Electrical Fire Protection Cost Estimating Specialty Spaces Historic Preservation			
Art in Architecture	GSA P100 Submittal Matrix (2021) - Version 1.0		

Construction Type 1 - DBB	Co	oncept Design: Final Concept (BA 51, 55, 80, ESPC)
2 - DB 3 - DB Bridging 4 - CMC	COST VIABILITY (Chapter, #, etc)	□ Cost Estimate- Executive Summary □ Project is viable from a cost standpoint
Project Phase Preliminary Concept Concept Development	SUPPORTING COST ANALYSIS (Chapter, #, etc)	☐ Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required in the <i>P-120</i>
DD - 100% CD - 65%	COST PLAN (Chapter, #, etc)	□ Cost Plan Update- GSA Reports 3473, 3474
CD - 95% CD - Final	COST ESTIMATE (Chapter, #, etc)	☐ Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as applicable)
Discipline General Information Sustainability	COST ESTIMATE: DETAIL (Chapter, #, etc)	□ Cost Estimate- Detail line item cost reports
Urban Development Building Enclosure Systems Architecture / Interiors	COST ESTIMATE: CORE/SHELL, TI (Chapter, #, etc)	□ Cost Estimate- Detail line item cost reports
Structural Mechanical Plumbing	VALUE ENGINEERING (Chapter, #, etc)	☐ Cost Estimate- Provide separate estimates for phased work, or bid alternates/options.
Electrical Fire Protection Cost Estimating	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
Specialty Spaces Historic Preservation Art in Architecture	QUALITY CONTROL REVIEW (Chapter, #, etc) GSA P100 Submittal Matrix (2021) - Version 1.0	QC Review- Verify that the final concept can be constructed within the project budget.

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





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

□ N/A

SPECIALTY SPACES

Chapter 8

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)

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

ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

PROCESS DOCUMENTATION

(Chapter, #, etc)

□ N/A

□ 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.

START

CONCEPT PHASE

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

DESIGN DEVELOPMENT

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

CONSTRUCTION DOCUMENTS

END

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

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

Construction Type 1 - DBB	Pre-Award Concept	Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)
2 - DB		☐ Narrative overview of any major accessibility/ABAAS compliance issues for each concept
3 - DB Bridging		Provide sketches and additional narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program
4 - CMC		requirements significantly impacted such as facility serving a high number of people with disabilities).
Project Phase	ABAAS Chapter 1	☐ For alterations and renovations projects, provide narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4).
Pre-Award Concept		For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2).
Post-Award Concept Final Concept		☐ For these alteration and addition requirements, explain the budgetary impact and affect on the
		overall scope of the project.
DD - 100%	BIM	☐ Source models for concept validation
CD - 65%	Chapter 1	
CD - 95%		
CD - Final	BUILDING OPERATIONS & MAINTENANCE Chapter 1	Provide an Operations and Maintenance (O&M) Narrative for each of the alternatives. Address the O&M benefits, challenges, and estimated LCC.
Discipline		D. Submit On south and Supellance Consent Checklist
General Information	OPERATIONAL EXCELLENCE	□ Submit Operational Excellence Concept Checklist
Sustainability	Chapter 1	
Urban Development		Provide a statement outlining proposed methods to manage the observed and expected
Building Enclosure Systems		changes in climate, based on the criteria in the statement of work (SOW) and the climate profile information provided by GSA.
Architecture / Interiors	CLIMATE ADAPTATION /	☐ 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
Structural	RESILIENCE	adaptation plan.
Mechanical	Chapter 1	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.
Plumbing		☐ The design team may use an alternate format but must include the content in the GSA
Electrical		template.
Fire Protection	DESIGN COMMENTS Chapter 1	□ N/A
Cost Estimating		
Specialty Spaces	CODE AND SAFETY Chapter 1	Provide list of applicable codes and compliance narrative.Provide assessment of hazardous materials.
Historic Preservation	P100 COMPLIANCE	Provide the P100 matrix with performance tiers identified.
Art in Architecture	Chapter 1 GSA P100 Submittal Matrix (2021) - Version 1.0	







Construction Type Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55) 1 - DBB 2 - DB □ Short sustainable strategy narrative for each design concept. Include LEED, energy (including **SUSTAINABLE** EUI target), water, waste, and guiding principles. STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC Identify a preliminary LEED certification goal, including level and certification system. Address **ACHIEVABLE LEED Project Phase** LEED achievement plans in the Sustainable Strategy Narrative. **GOAL Pre-Award Concept** Chapter 1.7.1 Post-Award Concept ☐ Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero **ENERGY NET ZERO** Final Concept was considered. Chapter 1.7.2 DD - 100% CD - 65% ☐ Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero WATER NET ZERO was considered. CD - 95% Chapter 1.7.2 CD - Final □ N/A **WASTE NET ZERO** Chapter 1.7.2.1 Discipline **General Information** ☐ Achieve LEED BD+C silver or better, and consider GSA's 2021 Guiding Principles Checklist. **GUIDING PRINCIPLES Sustainability** Mention Guiding Principles compliance plan in Sustainable Strategy Narrative. FOR FEDERAL **Urban Development SUSTAINABLE BUILDINGS Building Enclosure Systems** Chapter 1.7 Architecture / Interiors Provide initial energy usage intensity (EUI) design target. GSA's Energy Use Target Guidance Structural can help streamline calculations. **ENERGY USE** Mechanical TARGET/MODEL Chapter 1.8 **Plumbing** Electrical □ N/A Fire Protection **DAYLIGHTING** Cost Estimating Chapter 1 **Specialty Spaces** □ N/A LIFE CYCLE COSTING Historic Preservation Chapter 1 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55) 1 - DBB 2 - DB Provide short narrative of site's context regarding walkability, proximity to neighborhood **SUSTAINABLE** amenities, access to transit, and other pedestrian linkages around and through the site. **LOCATIONS** 3 - DB Bridging Chapter 2 4 - CMC Provide graphics and short narrative to describe site's community planning context, with regard **Project Phase** to land use, economic development, urban design, relevant history, etc. and how that context informs the concept. **Pre-Award Concept COLLABORATIVE** ☐ Summarize consultation with local officials (to include names of stakeholders consulted, **DESIGN PROCESS** Post-Award Concept meeting minutes, and whether the parties consulted appear to represent the array of local Chapter 2 demographics and opinions or whether further outreach to additional groups is needed) and **Final Concept** outline plans for further consultation. ☐ Highlight relative merits or challenges presented by the various concepts. DD - 100% CD - 65% Provide brief zoning and design guideline analysis of site and surroundings. Discuss any uncertainties that the proposed concept would align with local requirements. **ZONING ANALYSIS** CD - 95% ☐ Note that local regulations must be followed without exception in the design of systems that Chapter 2 CD - Final have a direct impact on off-site terrain or infrastructure. Provide narrative that identifies potential areas inside and outside the building that would be **DESIGN FOR PUBLIC** Discipline suitable for shared public use (including after hours). **USE** General Information ☐ Highlight any significant challenges or opportunities to create such spaces. Chapter 2 Sustainability Provide a short narrative and preliminary supportive diagrams on each design concept SITE / LANDSCAPE approach that clearly demonstrates site and landscape approach at a design scale. **Urban Development STRATEGY** Chapter 2 **Building Enclosure Systems** Each design has considered SITES and how this will be achieved. Architecture / Interiors SILVER CERTIFICATION Provide basic information on the components and relationship of the spatial layout strategy. SITE APPROACH Structural Chapter 2 Mechanical ☐ Brief narrative and/or annotated site plan describing overall site water balance and how that will **STORMWATER** be preserved and/or enhanced through the various proposals **Plumbing MANAGEMENT** Chapter 2 Electrical Fire Protection Brief narrative and/or annotated site plan describing overall vegetation approach and how **LANDSCAPE** water required for irrigation will be harvested from non potable sources **IRRIGATION** Cost Estimating Chapter 2 **Specialty Spaces** ☐ Brief narrative and/or annotated site plan describing surface parking requirements of the LANDSCAPE DESIGN Historic Preservation project program and provided a spatial approach that meets specific criteria identified in the P100 Facility Standard. Chapter 2 Art in Architecture

GSA P100 Submittal Matrix (2021) - Version 1.0







Construction Type Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55) 1 - DBB 2 - DB ☐ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage **ENCLOSURE** 3 - DB Bridging facilities, etc.). COMMISSIONING PLAN ☐ Taking site and the risk of extreme weather into consideration, evaluate standing performance 4 - CMC Chapter 3 criteria and adjust to ensure facility resilience. **Project Phase Pre-Award Concept** □ N/A **VISUAL &** Post-Award Concept **PERFORMANCE MOCK-UPS** Final Concept Chapter 3 DD - 100% Proposed roofing and roof drainage systems function without extraordinary means and do not CD - 65% pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle **ROOFING / ROOF** durability **DRAINAGE SYSTEM** CD - 95% ☐ List any unique environmental/climate conditions that may impact proposed system. Chapter 3 CD - Final □ N/A WHOLE BUILDING AIR Discipline **TIGHTNESS** Chapter 3 General Information Sustainability □ N/A THERMAL BARRIERS **Urban Development** (INSULATION) Chapter 3 **Building Enclosure Systems** Proposed fenestration systems are appropriate to the climate Architecture / Interiors Proposed designs are readily achievable and do not pose unusual risks in terms of Structural **FENESTRATION** constructability, performance, ease of maintenance or life cycle durability (GLAZING SYSTEMS) ☐ List any unique environmental/climate conditions that may impact proposed system. Mechanical Chapter 3 **Plumbing** Electrical Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE** Fire Protection cycle performance WATERPROOFING Cost Estimating Chapter 3 **Specialty Spaces** Proposed enclosure systems are accessible for regular maintenance **OPERATIONS &** Historic Preservation **MAINTENANCE** Chapter 3 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

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

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

GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type 1 - DBB	Pre-Award Concept	Design: Phase II Offeror Technical Proposal Submission (BA 51, 55)
2 - DB 3 - DB Bridging	DESIGN LOADS Chapter 4	Prepare narrative that summarizes design loads.
4 - CMC Project Phase Pre-Award Concept	FOUNDATIONS & GEOTECHNICAL Chapter 4	 Provide geotechnical report. Provide minutes from report recommendations discussion with GSA structural engineer.
Post-Award Concept Final Concept	VIBRATIONS Chapter 4	□ N/A
DD - 100% CD - 65% CD - 95%	INNOVATIVE METHODS & MATERIALS Chapter 4	Identify any special materials or potential construction methods that are planned or could potentially be required.
CD - Final	STRUCTURAL SYSTEMS Chapter 4	□ Narrative describing a minimum of 3 alternatives schemes/materials (including superstructure and foundations) to be considered
Discipline General Information Sustainability	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
Urban Development Building Enclosure Systems	QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	□ N/A
Architecture / Interiors Structural Mechanical	HISTORIC CONSIDERATIONS Chapter 4	□ Narrative that identifies historic status and related potential constraints
Plumbing Electrical	PHYSICAL SECURITY Chapter 4	□ Narrative summarizing anticipated physical security requirements and standards □ Include FSL information from FSC.
Fire Protection Cost Estimating	CIVIL SITE Chapter 4	□ Narrative identifying project site characteristics and civil design challenges
Specialty Spaces Historic Preservation Art in Architecture	MISCELLANEOUS COMPONENTS Chapter 4 GSA P100 Submittal Matrix (2021) - Version 1.0	□ Narrative summarizing primary structural and facade attachments to the exterior of the building

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



NARRATIVE

Chapter 5

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

DRAWINGS

Chapter 5

Identify mechanical spaces.

ENERGY & WATER ANALYSIS

Chapter 5

Develop all base assumptions.

SPECIFICATIONS

Chapter 5

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



age 56







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

□ N/A

CALCULATIONS

Chapter 5

SPECIFICATIONS Chapter 5

□ N/A







Construction Type Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55) 1 - DBB 2 - DB Basis of design **BASIS OF DESIGN** 3 - DB Bridging Chapter 6 4 - CMC **Project Phase** □ N/A **Pre-Award Concept ONE LINE** Chapter 6 Post-Award Concept **Final Concept** ☐ Show basic location of mechanical/electrical rooms. DD - 100% **DRAWINGS** Chapter 6 CD - 65% CD - 95% □ N/A CD - Final **CALCULATIONS** Chapter 6 Discipline **General Information** □ N/A **SPECIFICATION** Sustainability Chapter 6 **Urban Development** Building Enclosure Systems Architecture / Interiors Structural Mechanical **Plumbing Electrical** Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

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







Construction Type Pre-Award Concept Design: Phase II Offeror Technical Proposal Submission (BA 51, 55) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** 3 - DB Bridging (Chapter, #, etc) 4 - CMC **Project Phase** ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details **SUPPORTING COST Pre-Award Concept ANALYSIS** (Chapter, #, etc) Post-Award Concept **Final Concept** Cost Plan **COST PLAN** DD - 100% (Chapter, #, etc) CD - 65% CD - 95% QC Review A-E Estimate **COST ESTIMATE** CD - Final (Chapter, #, etc) Discipline □ N/A **COST ESTIMATE:** General Information **DETAIL** (Chapter, #, etc) Sustainability **Urban Development** □ N/A **COST ESTIMATE: Building Enclosure Systems** CORE/SHELL, TI (Chapter, #, etc) Architecture / Interiors Structural □ N/A **VALUE ENGINEERING** Mechanical (Chapter, #, etc) **Plumbing** Electrical □ N/A **PROJECT DEVELOPING** Fire Protection **ON-BUDGET** (Chapter, #, etc) **Cost Estimating Specialty Spaces** □ N/A **QUALITY CONTROL** Historic Preservation **REVIEW** (Chapter, #, etc) Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

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







COURTROOMS

Chapter 8

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.







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



ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

PROCESS DOCUMENTATION

(Chapter, #, etc)

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

□ N/A







Construction Type 1 - DBB	Post	t-Award Concept Design: Design Review (BA 51, 55)
2 - DB 3 - DB Bridging 4 - CMC Project Phase Pre-Award Concept Post-Award Concept DD - 100% CD - 65% CD - 95%	ABAAS Chapter 1	 Narrative overview of any major accessibility and ABAAS compliance issues for each concept. Provide sketches and additional narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program requirements significantly impacted such as facility serving a high number of people with disabilities). For alterations and Narrative of accessibility strategy addressing accessible routes, toilet rooms, ramps, traffic conflicts, pedestrian crossings, changes in grade and locations of accessible parking and drop-offs, signage and main entrance identification and visibility. For any unique/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.
CD - Final Discipline General Information Sustainability	BIM Chapter 1	□ BIM Execution, COBie-Playbook & GSA-CDX information plan updated □ Source Models □ IFC model translations □ Updated spatial validation / calculations □ Updated COBie Spreadsheet (Concept information) □ Updated Energy BIM Model files (if required)
Urban Development Building Enclosure Systems	BUILDING OPERATIONS & MAINTENANCE Chapter 1	☐ Refine the O&M Narrative.
Architecture / Interiors Structural	OPERATIONAL EXCELLENCE Chapter 1	☐ Submit Operational Excellence Concept Checklist.
Mechanical Plumbing Electrical	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.
Fire Protection	DESIGN COMMENTS Chapter 1	☐ Highlight relevant responses to previous submission comments.
Cost Estimating Specialty Spaces	CODE AND SAFETY Chapter 1	 Provide list of applicable codes and compliance narrative. Safety narrative including hazardous materials, fall protection, and arc flash requirements.
Historic Preservation	P100 COMPLIANCE Chapter 1	☐ Update the P100 matrix.
Art in Architecture	GSA P100 Submittal Matrix (2021) - Version 1.0	

Construction Type Post-Award Concept Design: Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Narrative detailing the integrated design process, the design's sustainability strategy, and **SUSTAINABLE** technologies that are expected to help achieve building performance STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC Draft LEED scorecard with expected points, possible points, and points that are unlikely or not **ACHIEVABLE LEED Project Phase** applicable. **GOAL Pre-Award Concept** Chapter 1.7.1 **Post-Award Concept** ☐ Narrative describing type and size of renewable energy generating equipment, if any, planned **ENERGY NET ZERO** Final Concept for the project. Identify any infrastructure for post-project additional renewable installation, or any plans for more renewables to be added post-project. Chapter 1.7.2 DD - 100% CD - 65% ☐ Narrative describing any water net zero strategies WATER NET ZERO CD - 95% Chapter 1.7.2 CD - Final Describe strategy for managing waste in the Sustainable Strategy Narrative. Identify WASTE NET ZERO appropriate space for waste net zero activities in the drawings. Chapter 1.7.2.1 Discipline General Information ☐ Complete GSA's Guiding Principles Checklist. Ensure project scope meets their requirements to **GUIDING PRINCIPLES Sustainability** be on track for compliance. FOR FEDERAL **Urban Development SUSTAINABLE BUILDINGS Building Enclosure Systems** Chapter 1.7 Architecture / Interiors Develop a Design Performance Model to compare to the design EUI. Structural **ENERGY USE** Mechanical TARGET/MODEL Chapter 1.8 **Plumbing** Electrical Narrative describing daylight, view and glare strategy including initial calculations to meet Fire Protection **DAYLIGHTING** Designing for Daylight Cost Estimating Chapter 1 **Specialty Spaces** Provide initial LCC for equipment that use energy or water. LIFE CYCLE COSTING Historic Preservation Chapter 1 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type Post-Award Concept Design: Design Review (BA 51, 55) 1 - DBB 2 - DB **SUSTAINABLE** Provide additional detail, as appropriate, to properly evaluate the concept. LOCATIONS 3 - DB Bridging Chapter 2 4 - CMC Include graphics and narrative to provide additional detail, as appropriate, to properly evaluate **COLLABORATIVE Project Phase** the concept and its ability to align with local planning, design, and development goals. **DESIGN PROCESS Pre-Award Concept** Chapter 2 **Post-Award Concept** Provide additional details as appropriate to evaluate the concept. **ZONING ANALYSIS Final Concept** Chapter 2 DD - 100% **DESIGN FOR PUBLIC** Provide additional details as appropriate to evaluate the concept. CD - 65% **USE** Chapter 2 CD - 95% Extended narrative and supporting diagrams describing the site layout spatial design approach, CD - Final including all critical site relationships both architectural and non architectural, site hydrology SITE / LANDSCAPE and circulation systems, all critical design spot elevations (including adjacent landscape) finished floor elevations, and all discrete spatial site features being proposed **STRATEGY** Discipline Critical areas depicting the landscape should be provided including an illustrative plan, critical Chapter 2 illustrative sections, and critical landscape architectural renderings that depict the design General Information character and quality of the proposal Sustainability □ SITES scorecard with expected points, possible points, and points not applicable SILVER CERTIFICATION **Urban Development** SITE APPROACH Chapter 2 **Building Enclosure Systems** □ Various approaches to achieve compliance with EISA section 438 and SITES Credit 3.3- for 6 Architecture / Interiors points are identified for the project and site systems are diagrammed. **STORMWATER** Structural A separate brief submission is required to demonstrate compliance with EISA section 438. Any **MANAGEMENT** potential project divergence from following the intent of the Federal Law needs to be raised to Chapter 2 Mechanical the full client team at this time and consultation with Project Management staff and National Subject Matter experts needs to begin in earnest. **Plumbing LANDSCAPE** Electrical ☐ Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for the project. IRRIGATION Fire Protection Chapter 2 Cost Estimating ☐ Various approaches to achieve compliance with the P100 Facility Standard for Parking Field Design have been explored. Each approach provides a rough order of magnitude assessment **Specialty Spaces** LANDSCAPE DESIGN 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 Chapter 2 Historic Preservation parking provided. All vegetation required for Parking Field design are calculated and located within the Parking Field as per the design requirement. Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0







Construction Type Post-Award Concept Design: Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage 3 - DB Bridging **ENCLOSURE** facilities, etc.). COMMISSIONING PLAN ☐ Taking site and the risk of extreme weather into consideration, evaluate standing performance 4 - CMC criteria and adjust to ensure facility resilience. Chapter 3 **Project Phase Pre-Award Concept** □ N/A **Post-Award Concept VISUAL & PERFORMANCE Final Concept MOCK-UPS** Chapter 3 DD - 100% CD - 65% Proposed roofing and roof drainage systems function without extraordinary means and do not **ROOFING / ROOF** pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle CD - 95% **DRAINAGE SYSTEM** durability. Chapter 3 ☐ List any unique environmental/climate conditions that may impact proposed system. CD - Final □ N/A WHOLE BUILDING AIR Discipline **TIGHTNESS** General Information Chapter 3 Sustainability Proposed insulation types and considerations **Urban Development** THERMAL BARRIERS (INSULATION) **Building Enclosure Systems** Chapter 3 Architecture / Interiors Structural Proposed fenestration systems are appropriate to the climate. Proposed designs are readily achievable and do not pose unusual risks in terms of **FENESTRATION** Mechanical constructability, performance, ease of maintenance or life cycle durability. (GLAZING SYSTEMS) ☐ List any unique environmental/climate conditions that may impact proposed system. **Plumbing** Chapter 3 Electrical Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life Fire Protection **BELOW-GRADE** cycle performance. WATERPROOFING Cost Estimating Chapter 3 **Specialty Spaces** ☐ Proposed enclosure systems are accessible for regular maintenance. **OPERATIONS &** Historic Preservation **MAINTENANCE** Chapter 3 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

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

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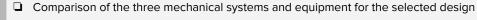


Construction Type Post-Award Concept Design: Design Review (BA 51, 55) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging Chapter 3 4 - CMC □ N/A **Project Phase** INTERIOR CONDITIONS **Pre-Award Concept** Chapter 3 **Post-Award Concept** Final Concept □ N/A INTERIOR FACILITIES DD - 100% Chapter 3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



DESIGN LOADS Chapter 4 4 - CMC Project Phase Pre-Award Concept Post-Award Concept DD - 100% CD - 65% CD - 95% CD - Final Discipline General Information Sustainability Urban Development Building Enclosure Systems Architecture / Interiors Structural Mechanical DESIGN LOADS Chapter 4 FOUNDATIONS & GEOTECHNICAL Chapter 4 VIBRATIONS Chapter 4 VIBRATIONS Chapter 4 INNOVATIVE METHODS & MATERIALS Chapter 4 STRUCTURAL SYSTEMS Chapter 4 GUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4 Update narrative in plans showing reconstructions Chapter 4	alternative foundation approaches including benefits, challenges and ated for each approach potential vibration issues associated with selected structural scheme
Project Phase Pre-Award Concept Post-Award Concept Final Concept DD - 100% CD - 65% CD - 95% CD - Final Discipline General Information Sustainability Urban Development Building Enclosure Systems Architecture / Interiors Mechanical FOUNDATIONS & GEOTECHNICAL Chapter 4 VIBRATIONS Chapter 4 INNOVATIVE METHODS & MATERIALS Chapter 4 STRUCTURAL SYSTEMS Chapter 4 COordinate project narrative. General Information SUSTAIL INSPECTIONS Chapter 4 Update narrative. Update narrative. Undate narrative. Update narrative. Update narrative. Update narrative. Update narrative.	potential vibration issues associated with selected structural scheme
Final Concept DD - 100% CD - 65% CD - 95% CD - Final Discipline General Information Sustainability Urban Development Building Enclosure Systems Architecture / Interiors Structural Mechanical Mechanical INNOVATIVE METHODS & MATERIALS Chapter 4 Chapter 4 STRUCTURAL SYSTEMS Chapter 4 Coordinate project narrative. Coordinate project narrative. Update narrative. Update narrative. Update narrative.	
INNOVATIVE METHODS & MATERIALS Chapter 4 STRUCTURAL SYSTEMS Chapter 4 STRUCTURAL ANALYSIS Chapter 4 STRUCTURAL ANALYSIS Chapter 4 STRUCTURAL ANALYSIS Chapter 4 STRUCTURAL ANALYSIS Chapter 4 Coordinate project narrative. Chapter 4 QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4 Building Enclosure Systems Architecture / Interiors HISTORIC CONSIDERATIONS Chapter 4 Update narrative.	
STRUCTURAL SYSTEMS Chapter 4 Discipline General Information Sustainability Urban Development Building Enclosure Systems Architecture / Interiors HISTORIC CONSIDERATIONS Chapter 4 Update narrative is plans showing reconstruction in plans showing reco	ovide schematic plans showing location of innovative materials and notes on methods.
Structural Struct	intifying strengths and weaknesses of alternatives. Provide schematic immended approach.
Building Enclosure Systems Architecture / Interiors Structural Mechanical SPECIAL INSPECTIONS Chapter 4 Update narrative.	alculation package requirements with GSA Structural Engineer. Update
HISTORIC CONSIDERATIONS Chapter 4 Update narrative.	
□ Update parrative.	
Plumbing PHYSICAL SECURITY Chapter 4	
Fire Protection Cost Estimating CIVIL SITE Chapter 4 Update narrative.	luding FSL designation. Identify special requirements on schematic plans.
Specialty Spaces Historic Preservation Art in Architecture MISCELLANEOUS COMPONENTS Chapter 4	luding FSL designation. Identify special requirements on schematic plans. ovide schematic site plans.





- ☐ 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

NARRATIVE

Chapter 5

Chapter 5

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

ENERGY & WATER ANALYSIS

Chapter 5

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

SPECIFICATIONS

Chapter 5

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













Update previous narrative to include:

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

DRAWINGS

SYSTEMS & EQUIPMENT

Chapter 5

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)







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







Post-Award Concept Design: Design Review (BA 51, 55) □ N/A **SYSTEMS DESIGN** Chapter 7 □ N/A **DRAWINGS** Chapter 7 □ N/A **CALCULATIONS** Chapter 7 □ N/A **CODE ANALYSIS** Chapter 7

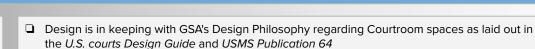






Construction Type Post-Award Concept Design: Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** 3 - DB Bridging (Chapter, #, etc) 4 - CMC **Project Phase** ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details **SUPPORTING COST Pre-Award Concept ANALYSIS** (Chapter, #, etc) **Post-Award Concept Final Concept** QC Review A-E Estimate **COST PLAN** DD - 100% (Chapter, #, etc) CD - 65% CD - 95% □ N/A **COST ESTIMATE** CD - Final (Chapter, #, etc) Discipline □ N/A **COST ESTIMATE:** General Information **DETAIL** (Chapter, #, etc) Sustainability **Urban Development** □ N/A **COST ESTIMATE: Building Enclosure Systems** CORE/SHELL, TI (Chapter, #, etc) Architecture / Interiors Structural □ N/A **VALUE ENGINEERING** Mechanical (Chapter, #, etc) **Plumbing** Electrical □ N/A **PROJECT DEVELOPING** Fire Protection **ON-BUDGET** (Chapter, #, etc) **Cost Estimating Specialty Spaces** □ N/A **QUALITY CONTROL** Historic Preservation **REVIEW** (Chapter, #, etc) Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

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





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

SPECIALTY SPACES

Chapter 8

COURTROOMS

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)



(Chapter, #, etc)

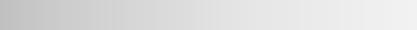
PROCESS

DOCUMENTATION

(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.

□ N/A









Construction Type 1 - DBB	Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)		
2 - DB 3 - DB Bridging 4 - CMC Project Phase Pre-Award Concept	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. 	
Post-Award Concept Final Concept DD - 100% CD - 65% CD - 95% CD - Final	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) 	
Discipline General Information	BUILDING OPERATIONS & MAINTENANCE Chapter 1	☐ Final Concept O&M Narrative, Operational Excellence Checklist submission	
Sustainability Urban Development	OPERATIONAL EXCELLENCE Chapter 1	☐ Narrative discussing plans for exterior operations and maintenance (window washing, relamping, etc.)	
Building Enclosure Systems Architecture / Interiors Structural	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. 	
Mechanical Plumbing Electrical	DESIGN COMMENTS Chapter 1	 Highlight relevant responses to previous submission comments. Provide a list of any outstanding substantive comments that have not been resolved. 	
Fire Protection Cost Estimating	CODE AND SAFETY Chapter 1	 Provide list of applicable codes and compliance narrative. Safety narrative including hazardous materials, fall protection, and arc flash requirements. 	
Specialty Spaces Historic Preservation Art in Architecture	P100 COMPLIANCE Chapter 1	 Updated P100 matrix with statement that the proposed design will comply with P100 and the performance tiers. List any approved waivers. 	

Construction Type Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Clearly identify sustainable design strategies on the drawings. **SUSTAINABLE** STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC Updated LEED scorecard showing enough points expected to meet contractual requirement. **ACHIEVABLE LEED Project Phase GOAL Pre-Award Concept** Chapter 1.7.1 Post-Award Concept ☐ Finalized description of renewables planned for the project **ENERGY NET ZERO Final Concept** ☐ Identify location and amount of any renewable equipment planned for post-project addition. Chapter 1.7.2 DD - 100% CD - 65% ☐ Finalized water strategy, and clear designation of components within the drawings WATER NET ZERO CD - 95% Chapter 1.7.2 CD - Final Finalized waste strategy, and clear designation of components within the drawings **WASTE NET ZERO** Chapter 1.7.2.1 Discipline General Information ☐ Update Guiding Principles Checklist if/as appropriate. **GUIDING PRINCIPLES** Sustainability FOR FEDERAL **Urban Development** SUSTAINABLE **BUILDINGS Building Enclosure Systems** Chapter 1.7 Architecture / Interiors Develop Building Energy Model to compare to the design EUI. Structural ■ Energy consumption calculations and analysis **ENERGY USE** Mechanical TARGET/MODEL Chapter 1.8 **Plumbing** Electrical Fire Protection ☐ Finalize narrative and calculations showing compliance with *Designing for Daylight*. **DAYLIGHTING** Cost Estimating Chapter 1 **Specialty Spaces** Provide detailed LCC for equipment that use energy or water. LIFE CYCLE COSTING Historic Preservation Chapter 1 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

3 - DB Bridging 4 - CMC Project Phase Pre-Award Concept Post-Award Concept Post-Award Concept Dost-Award Concept DD - 100% CD - 65% CD - 65% CD - Final Discipline General Information Sustainability Sitz / LANDSCAPE STRATEGY Chapter 2 SILVER CERTIFICATION SITE APPROACH Chapter 2 SILVER CERTIFICATION SITE APPROACH Chapter 2 STORMWATER MANAGEMENT Chapter 2 LANDSCAPE IRRIGATION Cost Estimating Narrative and directing required to achieve the preferred approach for SITES Credit 3.4 for 5 points required in achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points required to achieve the preferred approach for SITES Credit 3.4 for 5 points are prepared and submitted.	Construction Type 1 - DBB	Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC)	
Project Phase Pre-Award Concept Post-Award Concept Post-Award Concept Post-Award Concept Post-Award Concept Design PROCESS Chapter 2 Provide final narrative on site's relation to local planning context and how the proposed responds to local goals. Highlight any outstanding uncertainties or opportunities that require further consultation analysis. Per PIOD, local regulations must be followed without exception in the design of systems have a direct impact on off-site terrain or infrastructure; the concept package must clarify relevant areas that have not yet resolved relevant issues. ZONING ANALYSIS Chapter 2 ZONING ANALYSIS Chapter 2 DESIGN FOR PUBLIC USE Chapter 2 All site strategies are clearly shown and identified within the drawings and further devel from the second peer review stage with all peer review commentary responded to. SITE / LANDSCAPE STRATEGY Chapter 2 SILVER CERTIFICATION SITE APPROACH Chapter 2 STORMWATER MANAGEMENT Chapter 2 LANDSCAPE IRRIGATION Chapter 2 Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points are prepared and submitted. Cost Estimating Specialty Spaces	3 - DB Bridging	LOCATIONS	Provide final analysis of the concept's status with regard to P100 sustainable location standards, incl. transit access and walkability.
Provide final zoning analysis. Describe status of local review and comment. Provide final zoning analysis. Describe status of local review and comment. Provide final zoning analysis. Describe status of local review and comment. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide additional details as appropriate to evaluate the concept. Provide addition	Project Phase Pre-Award Concept Post-Award Concept Final Concept	DESIGN PROCESS	 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
DESIGN FOR PUBLIC USE Chapter 2 Discipline General Information Sustainability SITE / LANDSCAPE STRATEGY Chapter 2 SILVER CERTIFICATION SITE APPROACH Chapter 2 SILVER CERTIFICATION SITE APPROACH Chapter 2 STORMWATER MANAGEMENT Chapter 2 LANDSCAPE STROMWATER MANAGEMENT Chapter 2 LANDSCAPE IF I'VE Protection Cost Estimating Provide additional details as appropriate to evaluate the concept. For reterior spaces, describe design strategy to support both passive and programmed including estimated site seating capacities. All site strategies are clearly shown and identified within the drawings and further development be second peer review stage with all peer review commentary responded to. Update SITES scorecard showing enough points achievable to meet contracted required and all possible points that require owner operational commitments are identified. STORMWATER MANAGEMENT Chapter 2 LANDSCAPE IRRIGATION Chapter 2 Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points are prepared and submitted. Plumbing Cost Estimating Specialty Spaces			☐ Provide final zoning analysis. Describe status of local review and comment.
Sustainability Urban Development Building Enclosure Systems Architecture / Interiors Structural Mechanical Plumbing Electrical Fire Protection Cost Estimating SITE / LANDSCAPE STRATEGY Chapter 2 All site strategies are clearly shown and identified within the drawings and further development from the second peer review stage with all peer review commentary responded to. Update SITES scorecard showing enough points achievable to meet contracted requirer and all possible points that require owner operational commitments are identified. STORMWATER MANAGEMENT Chapter 2 LANDSCAPE IRRIGATION Chapter 2 Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points are prepared and submitted. Cost Estimating Specialty Spaces	CD - Final Discipline	USE	 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,
Structural Mechanical Plumbing Electrical Fire Protection Cost Estimating SILVER CERTIFICATION SITE APPROACH Chapter 2 STORMWATER MANAGEMENT Chapter 2 LANDSCAPE IRRIGATION Chapter 2 Specialty Spaces	Sustainability	STRATEGY	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.
Plumbing Electrical Fire Protection Cost Estimating Specialty Spaces Fire Protection Chapter 2	Architecture / Interiors	SITE APPROACH	
Fire Protection Cost Estimating LANDSCAPE IRRIGATION Chapter 2 Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points.	Plumbing	MANAGEMENT	□ Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3- for 6 points are prepared and submitted.
Specialty Spaces	Fire Protection	IRRIGATION	☐ Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points.
Natifative and drawings with requisite calculations, including permeable and impermeab			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.

Construction Type Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage 3 - DB Bridging facilities, etc.). ☐ Taking site and the risk of extreme weather into consideration, evaluate standing performance 4 - CMC **ENCLOSURE** criteria and adjust to ensure facility resilience. **COMMISSIONING PLAN Project Phase** ☐ Draft PRELIMINARY Building Enclosure Commissioning (BECx) Plan. Chapter 3 Identify any testing required to address risk inherent in the design intent. **Pre-Award Concept** Describe mockup types required to develop consensus for the design intent and/or prove Post-Award Concept system performance. Final Concept Describe quantity, type(s), size(s), and complexity of proposed mock-ups. **VISUAL &** DD - 100% **PERFORMANCE** CD - 65% **MOCK-UPS** Chapter 3 CD - 95% Describe roofing type. CD - Final **ROOFING / ROOF** Indicate roof slopes and drain locations. **DRAINAGE SYSTEM** Indicate type and extents of fall protection. Chapter 3 Discipline Indicate means of safe suspended access. General Information Describe air barrier types. Sustainability WHOLE BUILDING AIR **TIGHTNESS Urban Development** Chapter 3 **Building Enclosure Systems** Proposed insulation types and considerations THERMAL BARRIERS Architecture / Interiors Compare design performance model to design EUI. (INSULATION) Chapter 3 Structural Mechanical Describe fenestration types. **FENESTRATION** (GLAZING SYSTEMS) **Plumbing** Chapter 3 Electrical Describe approach to below-grade waterproofing. **BELOW-GRADE** Fire Protection WATERPROOFING Cost Estimating Chapter 3 **Specialty Spaces** Describe approaches to fall protection and safe suspended access. **OPERATIONS &** Historic Preservation **MAINTENANCE** Chapter 3 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

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

GSA P100 Submittal Matrix (2021) - Version 1.0



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

GSA P100 Submittal Matrix (2021) - Version 1.0



Construction Type Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Finalize narrative and update schematic plans. **DESIGN LOADS** 3 - DB Bridging Chapter 4 4 - CMC ☐ Finalize narrative with recommended preferred foundation approach with supporting **FOUNDATIONS & Project Phase** information. **GEOTECHNICAL** ☐ Show foundations on schematic plans. Chapter 4 **Pre-Award Concept** Post-Award Concept ☐ Finalize narrative, prepare preliminary calculations and include information on schematic plans. **VIBRATIONS** Chapter 4 **Final Concept** DD - 100% ☐ Finalize narrative and update schematic plans. **INNOVATIVE METHODS** CD - 65% & MATERIALS Chapter 4 CD - 95% Update narrative and schematic plans. CD - Final STRUCTURAL SYSTEMS Provide preliminary calculations verifying major member depths. Chapter 4 Discipline Final narrative STRUCTURAL ANALYSIS General Information & CALCULATIONS Chapter 4 Sustainability **QUALITY ASSURANCE &** □ N/A **Urban Development** SPECIAL INSPECTIONS **Building Enclosure Systems** Chapter 4 Architecture / Interiors ☐ Final narrative **HISTORIC CONSIDERATIONS** Structural Chapter 4 Mechanical ☐ Update narrative and schematic plans, including FSL designation. PHYSICAL SECURITY **Plumbing** Provide preliminary calculations verifying size of forced protection structural elements. Chapter 4 Electrical Update narrative and schematic plans. Fire Protection **CIVIL SITE** Chapter 4 Cost Estimating **Specialty Spaces MISCELLANEOUS** Update narrative and schematic drawings. **COMPONENTS** Historic Preservation Chapter 4 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

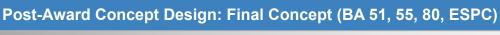
Construction Type Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Concept narrative to include: Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied 3 - DB Bridging conditions 4 - CMC Ventilation rates, dehumidification, and pressurization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

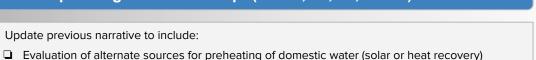














Update previous drawings to include:

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



SYSTEMS & EQUIPMENT

Chapter 5

DRAWINGS

Chapter 5

Chapter 5

☐ Water consumption calculations and analysis including domestic water and irrigation

SPECIFICATIONS

Chapter 5

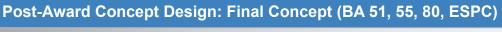
■ Specifications Table of Contents (TOC)













Chapter 6

Basis of design

ONE LINE

Chapter 6

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

DRAWINGS

Chapter 6

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

CALCULATIONS

Chapter 6

☐ Approximate service size calculation + generators + onsite generation

SPECIFICATION

Chapter 6

■ Specifications Table of Contents (TOC)







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



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 Post-Award Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB □ Cost Estimate- Executive Summary **COST VIABILITY** 3 - DB Bridging (Chapter, #, etc) 4 - CMC **Project Phase** Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required SUPPORTING COST in the *P-120* **Pre-Award Concept ANALYSIS** (Chapter, #, etc) Post-Award Concept **Final Concept** ☐ Cost Plan Update- GSA Reports 3473, 3474 **COST PLAN** DD - 100% (Chapter, #, etc) CD - 65% ☐ Cost Estimate- Summary Reports (ASTM UNIFORMAT II and CSI MasterFormat formats as CD - 95% **COST ESTIMATE** applicable) CD - Final (Chapter, #, etc) ☐ Cost Estimate- Detail line item cost reports Discipline **COST ESTIMATE:** General Information **DETAIL** (Chapter, #, etc) Sustainability **Urban Development** Code Analysis **COST ESTIMATE:** CORE/SHELL, TI **Building Enclosure Systems** (Chapter, #, etc) Architecture / Interiors ☐ Cost Estimate- Provide separate estimates for phased work, or bid alternates/options. Structural **VALUE ENGINEERING** (Chapter, #, etc) Mechanical **Plumbing** ☐ Demonstrate that the project is developing on-budget. PROJECT DEVELOPING Electrical VM- List of cost-saving items that would collectively reduce the project cost to approximately **ON-BUDGET** 10% below budget Fire Protection (Chapter, #, etc) **Cost Estimating** QC Review- Verify that the final concept can be constructed within the project budget. **QUALITY CONTROL Specialty Spaces REVIEW** Historic Preservation (Chapter, #, etc) Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0



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)

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.

START

CONCEPT PHASE

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

DESIGN DEVELOPMENT

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

CONSTRUCTION DOCUMENTS

END

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

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

Construction Type	Concor	nt Dooign Bridging Sot: Broliminary Concent (BA 51 55)		
1 - DBB	Conce	pt Design Bridging Set: Preliminary Concept (BA 51, 55)		
2 - DB		☐ Narrative overview of any major accessibility/ABAAS compliance issues for each concept		
3 - DB Bridging	ABAAS Chapter 1	☐ Provide sketches and additional narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program		
4 - CMC		requirements significantly impacted such as facility serving a high number of people with disabilities).		
Project Phase		For alterations and renovations projects, provide narrative on accessible path of travel		
Preliminary Concept		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		
Concept Development		F202.2). For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.		
Final Concept				
Offeror's Tech Proposal	DIM	□ BIM Execution Plan update □ Reality Capture documentation (for an existing building, or historic site, and if required by		
DD - 100%	BIM Chapter 1	scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.)		
CD - 65%		□ Source models to coordinate geolocation/geocoding of site and model orientation		
CD - 95%	BUILDING OPERATIONS	 Operations and Maintenance (O&M) Narrative for each of the alternatives. Compare and contrast the O&M benefits, challenges, and estimated LCC of each alternative. 		
CD - Final	& MAINTENANCE Chapter 1	contrast the oath benefits, challenges, and estimated 200 of each alternative.		
Discipline	OPERATIONAL	□ N/A		
General Information	EXCELLENCE			
Sustainability	Chapter 1			
Urban Development		☐ 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		
Building Enclosure Systems		information provided by GSA. Identify project climate protection levels (CPLs) - outcome-focused, performance-based criteria		
Architecture / Interiors	CLIMATE ADAPTATION /	that informed the POR and other project criteria/specifications and include a simple phased adaptation plan.		
Structural	RESILIENCE Chapter 1	☐ Include the proposed method of documentation for each project design milestone to track that		
Mechanical		the design is able to adapt to changing conditions and include the thresholds to monitor the asset.		
Plumbing		A response template is available for use. The design team may use an alternate format but must include the content in the GSA template.		
Electrical	DESIGN COMMENTS	□ N/A		
Fire Protection	Chapter 1			
Cost Estimating	CODE AND SAFETY	☐ Provide list of applicable codes.		
Specialty Spaces	Chapter 1			
Historic Preservation	P100 COMPLIANCE Chapter 1	☐ Provide the P100 matrix with performance tiers identified.		
Art in Architecture				
	GSA P100 Submittal Matrix (2021) - Version 1.0			









Construction Type **Concept Design Bridging Set: Preliminary Concept** (BA 51, 55) 1 - DBB 2 - DB □ Short sustainable strategy narrative for each design concept. Include LEED, energy (including **SUSTAINABLE** EUI target), water, waste, and guiding principles. STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC Identify a preliminary LEED certification goal, including level and certification system. **ACHIEVABLE LEED** Project Phase **GOAL** ☐ Address LEED achievement plans in the Sustainable Strategy Narrative. **Preliminary Concept** Chapter 1.7.1 **Concept Development** Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero **ENERGY NET ZERO** was considered. Final Concept Chapter 1.7.2 Offeror's Tech Proposal Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero DD - 100% WATER NET ZERO was considered. Chapter 1.7.2 CD - 65% CD - 95% □ N/A WASTE NET ZERO CD - Final Chapter 1.7.2.1 Discipline General Information ☐ Achieve LEED BD+C silver or better, and consider GSA's 2021 Guiding Principles Checklist. **GUIDING PRINCIPLES** Mention Guiding Principles compliance plan in Sustainable Strategy Narrative. FOR FEDERAL Sustainability **SUSTAINABLE Urban Development BUILDINGS** Chapter 1.7 **Building Enclosure Systems** Architecture / Interiors ☐ Provide initial energy usage intensity (EUI) design target. GSA's Energy Use Target Guidance can help streamline calculations. Structural **ENERGY USE** TARGET/MODEL Mechanical Chapter 1.8 **Plumbing** Electrical □ N/A **DAYLIGHTING** Fire Protection Chapter 1 Cost Estimating □ N/A **Specialty Spaces** LIFE CYCLE COSTING Chapter 1 Historic Preservation Art in Architecture





Construction Type 1 - DBB	Conce	pt Design Bridging Set: Preliminary Concept (BA 51, 55)	
2 - DB	CLICTAINIADI E	☐ Provide short narrative of site's context regarding walkability, proximity to neighborhood	
	SUSTAINABLE LOCATIONS	amenities, access to transit, and other pedestrian linkages around and through the site.	
3 - DB Bridging	Chapter 2		
4 - CMC Project Phase		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.	
Preliminary Concept	COLLABORATIVE	Summarize consultation with local officials (to include names of stakeholders consulted,	
Concept Development	DESIGN PROCESS Chapter 2	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	
Final Concept		outline plans for further consultation. Highlight relative merits or challenges presented by the various concepts.	
Offeror's Tech Proposal		_ ingling it relative monte of a liane ages presented by the tanear consequent	
DD - 100%		☐ Provide brief zoning and design guideline analysis of site and surroundings.	
CD - 65%	ZONING ANALYSIS	☐ Discuss any uncertainties that the proposed concept would align with local requirements.	
CD - 95%	Chapter 2	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.	
CD - Final Discipline General Information	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.	
Sustainability Urban Development	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.	
Building Enclosure Systems Architecture / Interiors Structural	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.	
Mechanical Plumbing	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.	
Electrical Fire Protection	LANDSCAPE IRRIGATION	☐ Each design has considered the overall vegetation approach and how water required for irrigation will be harvested from non potable sources.	
	Chapter 2		
Cost Estimating	LANDSCAPE DESIGN	☐ Each design has considered the surface parking requirements of the project program and	
Specialty Spaces	Chapter 2	provided a spatial approach that meets specific criteria identified in the P100 Facility Standard.	
Historic Preservation			
Art in Architecture			







Construction Type Concept Design Bridging Set: Preliminary Concept (BA 51, 55) 1 - DBB 2 - DB ☐ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage **ENCLOSURE** 3 - DB Bridging facilities, etc.). COMMISSIONING PLAN ☐ Taking site and the risk of extreme weather into consideration, evaluate standing performance 4 - CMC Chapter 3 criteria and adjust to ensure facility resilience. **Project Phase Preliminary Concept VISUAL &** □ N/A **PERFORMANCE** Concept Development **MOCK-UPS** Final Concept Chapter 3 Offeror's Tech Proposal Proposed roofing and roof drainage systems function without extraordinary means and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle DD - 100% **ROOFING / ROOF** durability. DRAINAGE SYSTEM ☐ List any unique environmental/climate conditions that may impact proposed system. CD - 65% Chapter 3 CD - 95% CD - Final □ N/A WHOLE BUILDING AIR **TIGHTNESS** Discipline Chapter 3 General Information □ N/A THERMAL BARRIERS Sustainability (INSULATION) **Urban Development** Chapter 3 **Building Enclosure Systems** 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 Architecture / Interiors **FENESTRATION** maintenance or life cycle durability. (GLAZING SYSTEMS) Structural ☐ List any unique environmental/climate conditions that may impact proposed system. Chapter 3 Mechanical **Plumbing** □ N/A **BELOW-GRADE** WATERPROOFING Electrical Chapter 3 Fire Protection □ N/A **OPERATIONS &** Cost Estimating **MAINTENANCE Specialty Spaces** Chapter 3 Historic Preservation Art in Architecture

GSA P100 Submittal Matrix (2021) - Version 1.0



Construction Type **Concept Design Bridging Set: Preliminary Concept** (BA 51, 55) 1 - DBB 2 - DB ■ Approved Program and Adjacencies **APPROVED PROGRAM & ADJACENCIES** 3 - DB Bridging Chapter 3 4 - CMC ☐ General Information **GENERAL** Project Phase **INFORMATION Preliminary Concept** Chapter 3 **Concept Development** Mechanical rooms and service spaces are of sufficient size and quantity to accommodate all Final Concept **MECHANICAL SPACES** required equipment; consider maintenance/installation/removal of equipment. Chapter 3 Offeror's Tech Proposal DD - 100% Building and Service Spaces **BUILDING & SERVICE** CD - 65% **SPACES** Chapter 3 CD - 95% Design Narrative & Calculations CD - Final **DESIGN NARRATIVE &** CALCULATIONS Discipline Chapter 3 General Information ☐ Three (3) overall building concept designs including drawings, BIM, renderings & photos Sustainability **DESIGN CONCEPTS** ☐ Compare net, usable and gross SF of design concepts to program. Chapter 3 **Urban Development Building Enclosure Systems** □ N/A **FINISHES Architecture / Interiors** Chapter 3 Structural Mechanical □ N/A MILLWORK **Plumbing** Chapter 3 Electrical □ N/A **FURNITURE, FIXTURES** Fire Protection & EQUIPMENT **Cost Estimating** Chapter 3 **Specialty Spaces** Historic Preservation Art in Architecture



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



Construction Type Concept Design Bridging Set: Preliminary Concept (BA 51, 55) 1 - DBB 2 - DB ☐ Prepare narrative that summarizes design loads. **DESIGN LOADS** Chapter 4 3 - DB Bridging 4 - CMC **FOUNDATIONS &** Provide geotechnical report. **Project Phase GEOTECHNICAL** Provide minutes from report recommendations discussion with GSA structural engineer. **Preliminary Concept** Chapter 4 **Concept Development** □ N/A **VIBRATIONS** Chapter 4 Final Concept Offeror's Tech Proposal Identify any special materials or potential construction methods that are planned or could **INNOVATIVE METHODS** potentially be required. DD - 100% & MATERIALS Chapter 4 CD - 65% Narrative describing a minimum of three (3) alternatives schemes/materials (including CD - 95% STRUCTURAL SYSTEMS superstructure and foundations) to be considered Chapter 4 CD - Final Discipline ☐ Narrative describing anticipated content of calculations including any special requirements that STRUCTURAL ANALYSIS involve unusual features of the design or complex analysis methods General Information & CALCULATIONS Chapter 4 Sustainability **QUALITY ASSURANCE &** □ N/A **Urban Development** SPECIAL INSPECTIONS Chapter 4 **Building Enclosure Systems** Architecture / Interiors **HISTORIC** ☐ Narrative that identifies historic status and related potential constraints **CONSIDERATIONS Structural** Chapter 4 Mechanical Narrative summarizing anticipated physical security requirements and standards. Include FSL PHYSICAL SECURITY information from FSC. **Plumbing** Chapter 4 Electrical ☐ Narrative identifying project site characteristics and civil design challenges **CIVIL SITE** Fire Protection Chapter 4 Cost Estimating **Specialty Spaces** Narrative summarizing primary structural and facade attachments to the exterior of the building **MISCELLANEOUS COMPONENTS** Historic Preservation Chapter 4 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

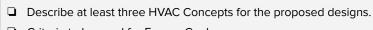






Concept Design Bridging Set: Preliminary Concept (BA 51, 55)







☐ Identify mechanical spaces. **DRAWINGS**

■ Develop all base assumptions. **ENERGY & WATER ANALYSIS**



NARRATIVE

Chapter 5

Chapter 5

Chapter 5

Chapter 5

□ N/A







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

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







Construction Type Concept Design Bridging Set: Preliminary Concept (BA 51, 55) 1 - DBB 2 - DB ■ Basis of design **BASIS OF DESIGN** 3 - DB Bridging Chapter 6 4 - CMC **Project Phase** □ N/A ONE LINE **Preliminary Concept** Chapter 6 Concept Development **Final Concept** ☐ Show basic location of mechanical/electrical rooms. **DRAWINGS** Offeror's Tech Proposal Chapter 6 DD - 100% CD - 65% □ N/A **CALCULATIONS** CD - 95% Chapter 6 CD - Final Discipline □ N/A General Information **SPECIFICATION** Chapter 6 Sustainability **Urban Development** Building Enclosure Systems Architecture / Interiors Structural Mechanical **Plumbing Electrical** Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture





Construction Type 1 - DBB 2 - DB 3 - DB Bridging proposed occupancy use. SYSTEMS DESIGN 4 - CMC Chapter 7 **Project Phase** referenced in P100. **Preliminary Concept** Concept Development □ N/A **Final Concept DRAWINGS** Chapter 7 Offeror's Tech Proposal DD - 100% □ N/A CD - 65% **CALCULATIONS** CD - 95% Chapter 7 CD - Final Discipline □ N/A **General Information CODE ANALYSIS** Sustainability Chapter 7 **Urban Development Building Enclosure Systems** Architecture / Interiors Structural Mechanical Plumbing Electrical **Fire Protection** Cost Estimating **Specialty Spaces** Historic Preservation Art in Architecture

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



- Design team fire protection engineer must provide a narrative regarding the applicable codes and standards, and special requirements referenced in P100 that relate to the site and the
- ☐ 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







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

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

□ N/A

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8

COURTROOMS Chapter 8

SPECIALTY SPACES 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)

□ N/A

ARCHITECTURAL

DESIGN VALUES

(Chapter, #, etc)

PROCESS DOCUMENTATION

(Chapter, #, etc)

□ N/A

□ IN/F







Construction Type 1 - DBB	Concep	t Design Bridging Set: Concept Development (BA 51, 55)
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%	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
CD - Final Discipline General Information Sustainability Urban Development	BIM Chapter 1 BUILDING OPERATIONS & MAINTENANCE	 □ BIM Execution Plan update □ Source Models □ IFC model translations □ Modeled spatial validation / calculations □ Division 1 Specifications Sections on BIM □ Refine the O&M Narrative submission for the chosen alternative from the previous submission.
Architecture / Interiors Structural Mechanical	Chapter 1 OPERATIONAL EXCELLENCE Chapter 1	□ Submit Operational Excellence Concept Checklist.
Plumbing	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.
Fire Protection Cost Estimating	DESIGN COMMENTS Chapter 1	☐ Highlight relevant responses to previous submission comments.
Specialty Spaces	CODE AND SAFETY Chapter 1	□ N/A
Historic Preservation Art in Architecture	P100 COMPLIANCE Chapter 1 GSA P100 Submittal Matrix (2021) - Version 1.0	☐ Update the P100 matrix.

Construction Type **Concept Design Bridging Set: Concept Development** (BA 51, 55) 1 - DBB 2 - DB ☐ Narrative detailing the integrated design process, the design's sustainability strategy, and **SUSTAINABLE** technologies that are expected to help achieve building performance. STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC **Project Phase** Draft LEED scorecard with expected points, possible points, and points that are unlikely or not **ACHIEVABLE LEED** applicable. **Preliminary Concept GOAL** Chapter 1.7.1 **Concept Development** Final Concept Narrative describing type and size of renewable energy generating equipment, if any, planned for the project Offeror's Tech Proposal **ENERGY NET ZERO** ☐ Identify any infrastructure for post-project additional renewable installation, or any plans for Chapter 1.7.2 DD - 100% more renewables to be added post-project. CD - 65% ■ Narrative describing any water net zero strategies WATER NET ZERO CD - 95% Chapter 1.7.2 CD - Final ☐ Describe strategy for managing waste in the Sustainable Strategy Narrative. Discipline WASTE NET ZERO ☐ Identify appropriate space for waste net zero activities in the drawings. General Information Chapter 1.7.2.1 Sustainability ☐ Complete GSA's Guiding Principles Checklist. Ensure project scope meets their requirements to **GUIDING PRINCIPLES Urban Development** be on track for compliance. FOR FEDERAL **Building Enclosure Systems** SUSTAINABLE **BUILDINGS** Architecture / Interiors Chapter 1.7 Structural Develop a Design Performance Model to compare to the design EUI. **ENERGY USE** Mechanical TARGET/MODEL Chapter 1.8 **Plumbing** Electrical ☐ Narrative describing daylight, view and glare strategy including initial calculations to meet **DAYLIGHTING** Designing for Daylight Fire Protection Chapter 1 Cost Estimating □ N/A **Specialty Spaces** LIFE CYCLE COSTING Chapter 1 Historic Preservation Art in Architecture

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Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB **SUSTAINABLE** 2 - DB Provide additional detail, as appropriate, to properly evaluate the concept. **LOCATIONS** 3 - DB Bridging Chapter 2 4 - CMC **COLLABORATIVE** Include graphics and narrative to provide additional detail, as appropriate, to properly evaluate **DESIGN PROCESS** the concept and its ability to align with local planning, design, and development goals. **Project Phase** Chapter 2 **Preliminary Concept** ☐ Provide additional details as appropriate to evaluate the concept. **ZONING ANALYSIS Concept Development** Chapter 2 **Final Concept DESIGN FOR PUBLIC** Provide additional details as appropriate to evaluate the concept. Offeror's Tech Proposal **USE** Chapter 2 DD - 100% Extended narrative and supporting diagrams describing the site layout spatial design approach, CD - 65% including all critical site relationships both architectural and non architectural, site hydrology and circulation systems, all critical design spot elevations (including adjacent landscape) CD - 95% SITE / LANDSCAPE finished floor elevations, and all discrete spatial site features being proposed. **STRATEGY** CD - Final Critical areas depicting the landscape should be provided including an illustrative plan, critical Chapter 2 illustrative sections, and critical landscape architectural renderings that depict the design Discipline character and quality of the proposal. General Information ☐ SITES scorecard with expected points, possible points, and points not applicable. SILVER CERTIFICATION Sustainability SITE APPROACH **Urban Development** Chapter 2 **Building Enclosure Systems** □ 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. **STORMWATER** Architecture / Interiors ☐ A separate brief submission is required to demonstrate compliance with EISA section 438. Any **MANAGEMENT** potential project divergence from following the intent of the Federal Law needs to be raised to Structural Chapter 2 the full client team at this time and consultation with Project Management staff and National Subject Matter experts needs to begin in earnest. Mechanical **LANDSCAPE** ☐ Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for **Plumbing IRRIGATION** the project. Electrical Chapter 2 Fire Protection ☐ Various approaches to achieve compliance with the P100 Facility Standard for Parking Field design have been explored. Each approach provides a rough order of magnitude assessment Cost Estimating of total parking stalls proposed, impact and relationship to site hydrology and architectural LANDSCAPE DESIGN layout, and a diagram legend with the overall paved surface being proposed relative to the total Chapter 2 **Specialty Spaces** parking provided. All vegetation required for Parking Field design are calculated and located within the Parking Historic Preservation Field as per the design requirement. Art in Architecture

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Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB 2 - DB ☐ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage **ENCLOSURE** 3 - DB Bridging facilities, etc.). COMMISSIONING PLAN ☐ Taking site and the risk of extreme weather into consideration, evaluate standing performance 4 - CMC Chapter 3 criteria and adjust to ensure facility resilience. **Project Phase Preliminary Concept** □ N/A **VISUAL & Concept Development PERFORMANCE MOCK-UPS Final Concept** Chapter 3 Offeror's Tech Proposal Proposed roofing and roof drainage systems function without extraordinary means and do not DD - 100% pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle **ROOFING / ROOF** durability **DRAINAGE SYSTEM** CD - 65% ☐ List any unique environmental/climate conditions that may impact proposed system. Chapter 3 CD - 95% CD - Final □ N/A WHOLE BUILDING AIR Discipline **TIGHTNESS** Chapter 3 General Information Sustainability □ N/A THERMAL BARRIERS **Urban Development** (INSULATION) Chapter 3 **Building Enclosure Systems** Architecture / Interiors Proposed fenestration systems are appropriate to the climate. Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of **FENESTRATION** Structural maintenance or life cycle durability. (GLAZING SYSTEMS) ☐ List any unique environmental/climate conditions that may impact proposed system. Chapter 3 Mechanical **Plumbing** Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE** Electrical cycle performance WATERPROOFING Fire Protection Chapter 3 Cost Estimating Proposed enclosure systems are accessible for regular maintenance **OPERATIONS & Specialty Spaces MAINTENANCE** Chapter 3 Historic Preservation Art in Architecture

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

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Construction Type **Concept Design Bridging Set: Concept Development** (BA 51, 55) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging Chapter 3 4 - CMC □ N/A **Project Phase INTERIOR CONDITIONS Preliminary Concept** Chapter 3 **Concept Development** □ N/A Final Concept INTERIOR FACILITIES Offeror's Tech Proposal Chapter 3 DD - 100% ☐ Sections, floor-to-floor, indicating ALL critical dimensions FLOOR-TO-FLOOR CD - 65% **HEIGHTS** CD - 95% Chapter 3 CD - Final ☐ Floor and Roof Elevations, Labeled Discipline **EXTERIOR DESIGN** General Information Chapter 3 Sustainability ☐ Elevations of major public spaces **INTERIOR DESIGN: Urban Development** Interior design for major public spaces aligns with building architectural requirements **MAJOR PUBLIC SPACES Building Enclosure Systems** Chapter 3 **Architecture / Interiors** Provide an electronic massing model on a common base, for each design scheme. No **BUILDING MASSING** fenestration. Structural Chapter 3 Mechanical **Plumbing** □ N/A ARCHITECTURAL CODE Electrical **COMPLIANCE** Chapter 3 Fire Protection Cost Estimating ☐ Identify public vs. private areas, identify paths of travel. **SIGNAGE & WAYFINDING Specialty Spaces** Chapter 3 Historic Preservation Section Continues (previous page) Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB 2 - DB Update narrative. **DESIGN LOADS** ☐ List design loads on schematic plans. Chapter 4 3 - DB Bridging 4 - CMC **FOUNDATIONS &** ☐ Narrative addressing alternative foundation approaches including benefits, challenges and relative costs associated for each approach **Project Phase GEOTECHNICAL** Chapter 4 **Preliminary Concept Concept Development** ☐ Narrative addressing potential vibration issues associated with selected structural scheme **VIBRATIONS** Chapter 4 Final Concept Offeror's Tech Proposal Update narrative. **INNOVATIVE METHODS** Provide schematic plans showing location of innovative materials and notes for special & MATERIALS DD - 100% construction methods. Chapter 4 CD - 65% Update narrative identifying strengths and weaknesses of alternatives. CD - 95% STRUCTURAL SYSTEMS Provide schematic plans showing recommended approach. Chapter 4 CD - Final Discipline STRUCTURAL ANALYSIS Coordinate project calculation package requirements with GSA Structural Engineer. General Information & CALCULATIONS Update narrative. Chapter 4 Sustainability QUALITY ASSURANCE & □ N/A **Urban Development** SPECIAL INSPECTIONS Chapter 4 **Building Enclosure Systems** Update narrative. Architecture / Interiors **HISTORIC CONSIDERATIONS** Structural Chapter 4 Mechanical ☐ Update narrative, including FSL designation. PHYSICAL SECURITY **Plumbing** ☐ Identify special requirements on schematic plans. Chapter 4 Electrical Update narrative. **CIVIL SITE** Fire Protection Provide schematic site plans. Chapter 4 Cost Estimating **Specialty Spaces** Update narrative. **MISCELLANEOUS COMPONENTS** Provide schematic drawings showing locations. Historic Preservation Chapter 4 Art in Architecture

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





NARRATIVE Chapter 5

- ☐ Criteria used for Energy Analysis of each of the three systems
- ☐ Identify how Tier criteria is used in each of the three options
- ☐ Refined Rough order of Magnitude for each of the three choices

DRAWINGS Chapter 5

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

ENERGY & WATER ANALYSIS

Chapter 5

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



Chapter 5

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

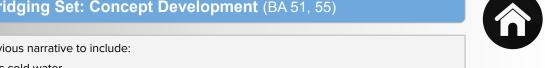






Concept Design Bridging Set: Concept Development (BA 51, 55)





SYSTEMS & EQUIPMENT Chapter 5

- 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)







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





Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB 2 - DB □ N/A **SYSTEMS DESIGN** 3 - DB Bridging Chapter 7 4 - CMC **Project Phase Preliminary Concept** □ N/A **DRAWINGS Concept Development** Chapter 7 Final Concept Offeror's Tech Proposal □ N/A DD - 100% **CALCULATIONS** CD - 65% Chapter 7 CD - 95% CD - Final □ N/A Page 120 Discipline **CODE ANALYSIS General Information** Chapter 7 Sustainability **Urban Development** Building Enclosure Systems Architecture / Interiors Structural Mechanical **Plumbing** Electrical **Fire Protection Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture

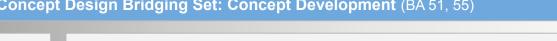




Construction Type Concept Design Bridging Set: Concept Development (BA 51, 55) 1 - DBB 2 - DB Cost Estimate **COST VIABILITY** 3 - DB Bridging (Chapter, #, etc) 4 - CMC ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details **Project Phase** SUPPORTING COST **Preliminary Concept ANALYSIS** (Chapter, #, etc) **Concept Development** Final Concept Cost Plan **COST PLAN** Offeror's Tech Proposal (Chapter, #, etc) DD - 100% QC Review A-E Estimate CD - 65% **COST ESTIMATE** CD - 95% (Chapter, #, etc) CD - Final □ N/A Discipline **COST ESTIMATE: DETAIL General Information** (Chapter, #, etc) Sustainability □ N/A **Urban Development COST ESTIMATE:** CORE/SHELL, TI **Building Enclosure Systems** (Chapter, #, etc) Architecture / Interiors □ N/A Structural **VALUE ENGINEERING** (Chapter, #, etc) Mechanical **Plumbing** □ N/A PROJECT DEVELOPING Electrical **ON-BUDGET** Fire Protection (Chapter, #, etc) **Cost Estimating** □ N/A **QUALITY CONTROL** Specialty Spaces **REVIEW** (Chapter, #, etc) Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0



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)



(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)

PROCESS

DOCUMENTATION (Chapter, #, etc)

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

□ N/A







Construction Type 1 - DBB	Concept	: Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)
2 - DB		☐ Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues
3 - DB Bridging	ABAAS Chapter 1	☐ Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways.
4 - CMC		Show all required clearances of accessible routes to include widths of corridors, non complying
Project Phase		projections, floor transitions, lighting and clear floor areas at all doors along route.
Preliminary Concept		DB package and deliverables should be tailor to the specifics of the project and DB approach, the
Concept Development		list below is a suggestion of needs:
Final Concept		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.
Offeror's Tech Proposal		☐ Bidding model for procurement purposes / bidding release - model stripped of details that would prevent transfer of design risk to design-build contractor
DD - 100%	ВІМ	☐ IFC File export from Design BIM -record IFC
CD - 65%	Chapter 1	☐ Concept COBie Spreadsheet - if Bridging used to prove out mechanical performance of design
CD - 95%		□ BIM QC Checklist: Identifies what is currently contained in Design BIM
CD - Final		 □ 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
Discipline		appropriate design data : helpful if model is transferred to DB team for use.
General Information		☐ Final 3D Design Coordination Report
		☐ Final Division 1 Specifications Sections on BIM
Sustainability Urban Development	BUILDING OPERATIONS & MAINTENANCE	☐ Final Concept O&M Narrative, Operational Excellence Checklist submission.
Building Enclosure Systems	Chapter 1 OPERATIONAL	
Architecture / Interiors	EXCELLENCE Chapter 1	☐ Narrative discussing plans for exterior operations and maintenance (window washing, relamping, etc.)
Structural		☐ Provide finalized Concept statement. If the POR is updated, then update the statement to
Mechanical	CLIMATE ADAPTATION / RESILIENCE	reflect relevant findings and changes.
Plumbing	Chapter 1	☐ Identify strategies and elements in the drawings and reference in the statement.
Electrical	DESIGN COMMENTS	☐ Highlight relevant responses to previous submission comments.
Fire Protection	Chapter 1	☐ Provide a list of any outstanding substantive comments that have not been resolved.
Cost Estimating	CODE AND SAFETY	☐ Provide narrative statement that the proposed design will comply with the applicable codes.
Specialty Spaces	Chapter 1	☐ Provide assessment of any hazardous materials.
Historic Preservation	P100 COMPLIANCE Chapter 1	☐ Updated P100 matrix with statement that the proposed design will comply with P100 and the performance tiers
Art in Architecture		☐ List any approved waivers.
	GSA P100 Submittal Matrix (2021) - Version 1.0	







Construction Type Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Clearly identify sustainable design strategies on the drawings. SUSTAINABLE STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC Updated LEED scorecard showing enough points expected to meet contractual requirement **ACHIEVABLE LEED Project Phase GOAL Preliminary Concept** Chapter 1.7.1 Concept Development ☐ Finalized description of renewables planned for the project **ENERGY NET ZERO Final Concept** ☐ Identify location and amount of any renewable equipment planned for post-project addition. Chapter 1.7.2 Offeror's Tech Proposal ☐ Finalized water strategy, and clear designation of components within the drawings DD - 100% WATER NET ZERO Chapter 1.7.2 CD - 65% CD - 95% Finalized waste strategy, and clear designation of components within the drawings **WASTE NET ZERO** CD - Final Chapter 1.7.2.1 Discipline General Information ☐ Update Guiding Principles Checklist if/as appropriate. **GUIDING PRINCIPLES** Sustainability FOR FEDERAL SUSTAINABLE **Urban Development BUILDINGS** Chapter 1.7 **Building Enclosure Systems** Architecture / Interiors ☐ Develop Building Energy Model to compare to the design EUI. ☐ Energy consumption calculations and analysis Structural **ENERGY USE** TARGET/MODEL Mechanical Chapter 1.8 **Plumbing** Electrical Finalize narrative and calculations showing compliance with Designing for Daylight. **DAYLIGHTING** Fire Protection Chapter 1 Cost Estimating □ N/A **Specialty Spaces** LIFE CYCLE COSTING Chapter 1 Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0



Construction Type 1 - DBB	Concept	t Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC)
2 - DB 3 - DB Bridging	SUSTAINABLE LOCATIONS Chapter 2	Provide final analysis of the concept's status with regard to P100 sustainable location standards, including transit access and walkability.
4 - CMC Project Phase Preliminary Concept Concept Development Final Concept	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.
Offeror's Tech Proposal DD - 100%	ZONING ANALYSIS Chapter 2	☐ Provide final zoning analysis. Describe status of local review and comment.
CD - 65% CD - 95% CD - Final Discipline	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.
General Information Sustainability	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.
Building Enclosure Systems Architecture / Interiors	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.
Structural Mechanical	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
Plumbing Electrical Fire Protection	LANDSCAPE IRRIGATION Chapter 2	☐ Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points
Cost Estimating Specialty Spaces Historic Preservation	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.
Art in Architecture	GSA P100 Submittal Matrix (2021) - Version 1.0	







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



Construction Type Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Drawings should include at a minimum: entrances, lobbies, corridors, stairways, elevators, work areas, special spaces, mechanical rooms for major equipment and air handlers, and service 3 - DB Bridging spaces (with the principal spaces labeled). **APPROVED PROGRAM & ADJACENCIES** Dimensions for critical clearances, such as vehicle access, should be indicated. 4 - CMC Chapter 3 ☐ Building elevations and sections labeling most important spaces and showing floor-to-floor **Project Phase** heights and other critical dimensions and elevations. **Preliminary Concept GENERAL** □ N/A Concept Development INFORMATION Chapter 3 **Final Concept** ☐ Floorplans of mechanical rooms for major equipment and air handlers Offeror's Tech Proposal MECHANICAL SPACES Chapter 3 DD - 100% **BUILDING & SERVICE** CD - 65% ☐ Floorplans of all service spaces, including mailrooms and loading dock/access **SPACES** CD - 95% Chapter 3 CD - Final ☐ Extended narrative and further developed calculations. Calculations must refer to code, **DESIGN NARRATIVE &** paragraph of code used, standards, and text books used for specific portion of calculation. **CALCULATIONS** Discipline Chapter 3 General Information Sustainability ☐ Further refinement of selected concept. Floor plans, elevations showing fenestration, exterior materials, cast shadows. **Urban Development DESIGN CONCEPTS** Interior elevations of major spaces, building sections showing adequate space for all systems Chapter 3 Color renderings, physical model to convey the architectural intent of the design **Building Enclosure Systems** Compare net, usable and gross SF of design concepts to program. **Architecture / Interiors** Structural Description of interior finish materials, with detailed explanation for public spaces **FINISHES** Mechanical Chapter 3 **Plumbing** ☐ Identify millwork locations on plan. Electrical **MILLWORK** Chapter 3 Fire Protection Cost Estimating **FURNITURE, FIXTURES** Show proposed furniture locations on plan. Indicate ALL critical dimensions for ABAAS and egress. & EQUIPMENT **Specialty Spaces** Chapter 3 Historic Preservation Section Continues (next page) Art in Architecture



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

GSA P100 Submittal Matrix (2021) - Version 1.0



Construction Type Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Finalize narrative and update schematic plans. **DESIGN LOADS** Chapter 4 3 - DB Bridging 4 - CMC **FOUNDATIONS &** Finalize narrative with recommended preferred foundation approach with supporting **Project Phase** information. **GEOTECHNICAL** ☐ Show foundations on schematic plans. Chapter 4 **Preliminary Concept Concept Development** ☐ Finalize narrative, prepare preliminary calculations and include information on schematic plans. **VIBRATIONS** Chapter 4 **Final Concept** Offeror's Tech Proposal ☐ Finalize narrative and update schematic plans. **INNOVATIVE METHODS** DD - 100% & MATERIALS Chapter 4 CD - 65% Update narrative and schematic plans. CD - 95% STRUCTURAL SYSTEMS ☐ Provide preliminary calculations verifying major member depths. Chapter 4 CD - Final Discipline ☐ Final narrative STRUCTURAL ANALYSIS General Information & CALCULATIONS Chapter 4 Sustainability **QUALITY ASSURANCE &** □ N/A **Urban Development** SPECIAL INSPECTIONS Chapter 4 **Building Enclosure Systems** ☐ Final narrative Architecture / Interiors **HISTORIC CONSIDERATIONS** Structural Chapter 4 Mechanical ☐ Update narrative and schematic plans, including FSL designation. PHYSICAL SECURITY **Plumbing** Provide preliminary calculations verifying size of forced protection structural elements. Chapter 4 Electrical Update narrative and schematic plans. **CIVIL SITE** Fire Protection Chapter 4 Cost Estimating **Specialty Spaces** Update narrative and schematic drawings. **MISCELLANEOUS COMPONENTS** Historic Preservation Chapter 4 Art in Architecture





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

Art in Architecture

GSA P100 Submittal Matrix (2021) - Version 1.0







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



Chapter 5

Update previous narrative to include:

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

DRAWINGS

Chapter 5

Update previous drawings to include:

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

CALCULATIONS

Chapter 5

☐ Water consumption calculations and analysis including domestic water and irrigation

SPECIFICATIONS

Chapter 5

☐ Specifications Table of Contents (TOC)







Construction Type 1 - DBB	
2 - DB	r
3 - DB Bridging	ı
4 - CMC	L
Project Phase	Г
Preliminary Concept	ı
Concept Development	
Final Concept	г
Offeror's Tech Proposal	
DD - 100%	
CD - 65%	r
CD - 95%	
CD - Final	
Discipline	•
General Information	
Sustainability	
Urban Development	ь
Building Enclosure Systems	
Architecture / Interiors	
Structural	
Mechanical	
Plumbing	
Electrical	
Fire Protection	
Cost Estimating	
Specialty Spaces	
Historic Preservation	





BASIS OF DESIGN

Chapter 6

Basis of design

ONE LINE

Chapter 6

 $\hfill \Box$ Preliminary one-line for facility service entrance through to main switch gear/switchboard and emergency/standby distribution

DRAWINGS

Chapter 6

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

CALCULATIONS

Chapter 6

☐ Approximate service size calculation + generators + onsite generation

SPECIFICATION

Chapter 6

☐ Specifications Table of Contents (TOC)







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



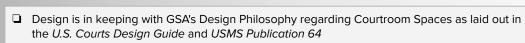




Construction Type Concept Design Bridging Set: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB □ Cost Estimate- Executive Summary **COST VIABILITY** 3 - DB Bridging (Chapter, #, etc) 4 - CMC Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required **Project Phase**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









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

□ N/A

CUSTOMER DESIGN GUIDE DEVIATIONS

COURTROOMS

Chapter 8

SPECIALTY SPACES

Chapter 8

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)

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)

PROCESS DOCUMENTATION

(Chapter, #, etc)

□ N/A

□ N/A







Construction Type 1 - DBB	Best and	d Final: Offeror's Technical Proposal (BA 51, 55, 80, ESPC)
2 - DB		☐ Refined narrative of accessibility strategy with diagrams and drawings explaining the key issues
3 - DB Bridging	ABAAS Chapter 1	☐ Show primary accessible path of travel to include relevant elements including bathrooms, drinking fountains, entrance doorways.
4 - CMC		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.
Project Phase		projections, near translations, lighting and crear near areas at all assets along roate.
Preliminary Concept		DB package and deliverables should be tailor to the specifics of the project and DB approach. the list below is a suggestion of needs:
Concept Development		□ Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with
Final Concept		the building program. Final Concept model contains SDM data for all spaces/rooms if bridging used as proof of spatial design.
Offeror's Tech Proposal		☐ Bidding model for procurement purposes / bidding release - model stripped of details that would prevent transfer of design risk to design-build contractor
DD - 100%	BIM	☐ IFC File export from Design BIM -record IFC
CD - 65%	Chapter 1	☐ Concept COBie Spreadsheet - if Bridging used to prove out mechanical performance of design
CD - 95%		□ BIM QC Checklist: Identifies what is currently contained in Design BIM
		updated Energy BIM Model files (if required as part of bridging design)
CD - Final		☐ 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.
Discipline		☐ Final 3D Design Coordination Report
General Information		☐ Final Division 1 Specifications Sections on BIM
Sustainability	BUILDING OPERATIONS & MAINTENANCE	☐ Final Concept O&M Narrative, Operational Excellence Checklist submission.
Urban Development	Chapter 1	
Building Enclosure Systems	OPERATIONAL	□ Narrative discussing plans for exterior operations and maintenance (window washing, relamping, etc.)
Architecture / Interiors	EXCELLENCE Chapter 1	
Structural	CLIMATE ADAPTATION /	□ Submit revised statement to reflect the relevant findings and changes explicitly noting the
Mechanical	RESILIENCE	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.
Plumbing	Chapter 1	☐ Identify strategies and elements in the drawings and reference in the statement.
Electrical	DESIGN COMMENTS	☐ Highlight relevant responses to previous submission comments.
Fire Protection	Chapter 1	☐ Provide a list of any outstanding substantive comments that have not been resolved.
Cost Estimating	CODE AND SAFETY	Provide narrative statement that the proposed design will comply with the applicable codes.
Specialty Spaces	Chapter 1	☐ Safety narrative including hazardous materials, fall protection, and arc flash requirements.
Historic Preservation	P100 COMPLIANCE Chapter 1	☐ Updated P100 matrix with statement that the proposed design will comply with P100 and the performance tiers
Art in Architecture		☐ List any approved waivers.
	GSA P100 Submittal Matrix (2021) - Version 1.0	







Construction Type **Best and Final: Offeror's Technical Proposal** (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Clearly identify sustainable design strategies on the drawings. **SUSTAINABLE** STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC ☐ Updated LEED scorecard showing enough points expected to meet contractual requirement **ACHIEVABLE LEED Project Phase GOAL Preliminary Concept** Chapter 1.7.1 **Concept Development** ☐ Finalized description of renewables planned for the project **ENERGY NET ZERO** Final Concept ☐ Identify location and amount of any renewable equipment planned for post-project addition. Chapter 1.7.2 Offeror's Tech Proposal DD - 100% ☐ Finalized description of renewables planned for the project. WATER NET ZERO Identify location and amount of any renewable equipment planned for post-project addition. CD - 65% Chapter 1.7.2 CD - 95% ☐ Finalized waste strategy, and clear designation of components within the drawings. CD - Final **WASTE NET ZERO** Chapter 1.7.2.1 Discipline General Information **GUIDING PRINCIPLES** ☐ Update Guiding Principles Checklist if/as appropriate. Sustainability FOR FEDERAL **SUSTAINABLE Urban Development BUILDINGS** Chapter 1.7 **Building Enclosure Systems** Architecture / Interiors ☐ Develop Building Energy Model to compare to the design EUI. ☐ Energy consumption calculations and analysis Structural **ENERGY USE** TARGET/MODEL Mechanical Chapter 1.8 **Plumbing** Electrical ☐ Finalize narrative and calculations showing compliance with Designing for Daylight DAYLIGHTING Fire Protection Chapter 1 Cost Estimating ☐ Provide detailed LCC for equipment that use energy or water **Specialty Spaces** LIFE CYCLE COSTING Chapter 1 Historic Preservation Art in Architecture



Construction Type 1 - DBB	Best and	d Final: Offeror's Technical Proposal (BA 51, 55, 80, ESPC)
2 - DB 3 - DB Bridging	SUSTAINABLE LOCATIONS Chapter 2	Provide final analysis of the concept's status with regard to P100 sustainable location standards, incl. transit access and walkability.
4 - CMC Project Phase Preliminary Concept Concept Development Final Concept	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.
Offeror's Tech Proposal DD - 100%	ZONING ANALYSIS Chapter 2	☐ Provide final zoning analysis. Describe status of local review and comment.
CD - 65% CD - 95% CD - Final Discipline	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.
General Information Sustainability Urban Development	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.
Building Enclosure Systems Architecture / Interiors	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.
Structural Mechanical Plumbing	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.
Electrical Fire Protection	LANDSCAPE IRRIGATION Chapter 2	☐ Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points
Cost Estimating Specialty Spaces Historic Preservation	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.
Art in Architecture	GSA P100 Submittal Matrix (2021) - Version 1.0	





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



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





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



Construction Type 1 - DBB	Best and Final: Offeror's Technical Proposal (BA 51, 55, 80, ESPC)	
2 - DB 3 - DB Bridging	DESIGN LOADS Chapter 4	☐ Finalize narrative and update schematic plans.
4 - CMC Project Phase Preliminary Concept	FOUNDATIONS & GEOTECHNICAL Chapter 4	☐ Finalize narrative with recommended preferred foundation approach with supporting information. Show foundations on schematic plans.
Concept Development Final Concept	VIBRATIONS Chapter 4	☐ Finalize narrative, prepare preliminary calculations and include information on schematic plans.
Offeror's Tech Proposal DD - 100%	INNOVATIVE METHODS & MATERIALS Chapter 4	☐ Finalize narrative and update schematic plans.
CD - 65% CD - 95% CD - Final	STRUCTURAL SYSTEMS Chapter 4	☐ Update narrative and schematic plans. Provide preliminary calculations verifying major member depths.
Discipline General Information	STRUCTURAL ANALYSIS & CALCULATIONS Chapter 4	☐ Final narrative
Sustainability Urban Development Building Enclosure Systems	QUALITY ASSURANCE & SPECIAL INSPECTIONS Chapter 4	□ N/A
Architecture / Interiors Structural	HISTORIC CONSIDERATIONS Chapter 4	☐ Final narrative
Mechanical Plumbing	PHYSICAL SECURITY Chapter 4	☐ Update narrative and schematic plans. Provide preliminary calculations verifying size of forced protection structural elements.
Fire Protection Cost Estimating	CIVIL SITE Chapter 4	☐ Update narrative and schematic plans.
Specialty Spaces Historic Preservation	MISCELLANEOUS COMPONENTS Chapter 4	☐ Update narrative and schematic drawings.
Art in Architecture	GSA P100 Submittal Matrix (2021) - Version 1.0	









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



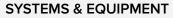


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Art in Architecture





Chapter 5

Update previous narrative to include:

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

DRAWINGS

Chapter 5

Update previous drawings to include:

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

CALCULATIONS

Chapter 5

☐ Water consumption calculations and analysis including domestic water and irrigation

SPECIFICATIONS

Chapter 5

■ Specifications Table of Contents (TOC)

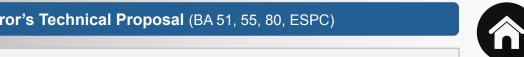






Construction Type		
1 - DBB		
2 - DB	Г	
3 - DB Bridging	ı	
4 - CMC	L	
Project Phase		
Preliminary Concept		
Concept Development		
Final Concept	г	
Offeror's Tech Proposal	ı	
DD - 100%	L	
CD - 65%	г	
CD - 95%	ı	
CD - Final	ı	
Discipline		
General Information	ı	
Sustainability		
Urban Development		
Building Enclosure Systems		
Architecture / Interiors		
Structural		
Mechanical		
Plumbing		
Electrical		
Fire Protection		
Cost Estimating		
Specialty Spaces		
Historic Preservation		
Art in Architecture	GS	

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





BASIS OF DESIGN

Chapter 6

■ Basis of design

ONE LINE

Chapter 6

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

DRAWINGS

Chapter 6

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

CALCULATIONS

Chapter 6

☐ Approximate service size calculation + generators + onsite generation

SPECIFICATION

Chapter 6

☐ 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







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



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)

lacktriangledown 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







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

ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

PROCESS DOCUMENTATION (Chapter, #, etc)

□ N/A

□ 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.

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

DESIGN DEVELOPMENT

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

CONSTRUCTION DOCUMENTS

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

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

END

Construction Type	Concept De	esign: Preliminary Concept / First Design Review (BA 51, 55)
1 - DBB	Concept De	esign. Fremmitary Concept / First Design Neview (BA 31, 33)
2 - DB		☐ Narrative overview of any major accessibility/ABAAS compliance issues for each concept
3 - DB Bridging 4 - CMC		Provide sketches and additional narrative explaining the key accessibility issues significantly impacting the concept design (site placement, accessible route challenges, program requirements significantly impacted such as facility serving a high number of people with disabilities).
Project Phase	ABAAS Chapter 1	For alterations and renovations projects, provide narrative on accessible path of travel obligations resulting from changes to primary function areas (ABAAS F202.4).
Preliminary Concept		For addition type projects, describe the additional access modifications required for the existing facility (ABAAS F202.2).
Concept Development Final Concept		For these alteration and addition requirements, explain the budgetary impact and affect on the overall scope of the project.
DD - 100%		
CD - 65%	ВІМ	□ BIM Execution, COBie-Playbook & GSA-CDX information plan updated □ Reality Capture documentation (for an existing building, or historic site, and if required by
	Chapter 1	scope) - e.g. Laser Scans, existing conditions model, 360 photos, etc.)
CD - 95%		□ Source models to coordinate geolocation/geocoding of site and model orientation
CD - Final	BUILDING OPERATIONS & MAINTENANCE Chapter 1	Operations and Maintenance (O&M) Narrative for each of the alternatives. Compare and contrast the O&M benefits, challenges, and estimated LCC of each alternative.
Discipline General Information	OPERATIONAL EXCELLENCE	□ N/A
Sustainability	Chapter 1	
Urban Development Building Enclosure Systems	CLIMATE ADAPTATION /	☐ 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.
Architecture / Interiors		☐ 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
Structural	RESILIENCE Chapter 1	adaptation plan. Include the proposed method of documentation for each project design milestone to track that
Mechanical	Chapter i	the design is able to adapt to changing conditions and include the thresholds to monitor the asset. A response template is available for use.
Plumbing		☐ The design team may use an alternate format but must include the content in the GSA template.
Electrical		·
Fire Protection	DESIGN COMMENTS Chapter 1	□ N/A
Cost Estimating	CODE AND SAFETY	☐ Provide list of applicable codes
Specialty Spaces	Chapter 1	
Historic Preservation	P100 COMPLIANCE	☐ Provide the P100 matrix with performance tiers identified
Art in Architecture	Chapter 1 GSA P100 Submittal Matrix (2021) - Version 1.0	







Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB □ Short sustainable strategy narrative for each design concept. Include LEED, energy (including **SUSTAINABLE** EUI target), water, waste, and guiding principles. STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC ☐ Identify a preliminary LEED certification goal, including level and certification system. **ACHIEVABLE LEED Project Phase GOAL** ■ Address LEED achievement plans in the Sustainable Strategy Narrative. **Preliminary Concept** Chapter 1.7.1 **Concept Development** Provide basic information in the Sustainable Strategy Narrative explaining how Energy Net Zero **ENERGY NET ZERO** was considered. Final Concept Chapter 1.7.2 DD - 100% Provide basic information in the Sustainable Strategy Narrative explaining how Water Net Zero WATER NET ZERO CD - 65% was considered. Chapter 1.7.2 CD - 95% □ N/A CD - Final **WASTE NET ZERO** Chapter 1.7.2.1 Discipline ☐ Achieve LEED BD+C silver or better, and consider GSA's 2021 Guiding Principles Checklist. **GUIDING PRINCIPLES** General Information Mention Guiding Principles compliance plan in Sustainable Strategy Narrative. FOR FEDERAL **Sustainability SUSTAINABLE BUILDINGS Urban Development** Chapter 1.7 **Building Enclosure Systems** ☐ Provide initial energy usage intensity (EUI) design target. GSA's Energy Use Target Guidance Architecture / Interiors can help streamline calculations. **ENERGY USE** Structural TARGET/MODEL Chapter 1.8 Mechanical **Plumbing** □ N/A **DAYLIGHTING** Electrical Chapter 1 Fire Protection □ N/A Cost Estimating LIFE CYCLE COSTING Chapter 1 **Specialty Spaces** Historic Preservation Art in Architecture



Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB Provide short narrative of site's context regarding walkability, proximity to neighborhood **SUSTAINABLE** amenities, access to transit, and other pedestrian linkages around and through the site. **LOCATIONS** 3 - DB Bridging Chapter 2 4 - CMC Provide graphics and short narrative to describe site's community planning context, with regard **Project Phase** to land use, economic development, urban design, relevant history, etc. and how that context informs the concept. **Preliminary Concept COLLABORATIVE** Summarize consultation with local officials (to include names of stakeholders consulted, **DESIGN PROCESS** meeting minutes, and whether the parties consulted appear to represent the array of local **Concept Development** Chapter 2 demographics and opinions or whether further outreach to additional groups is needed) and outline plans for further consultation. Final Concept ☐ Highlight relative merits or challenges presented by the various concepts. DD - 100% ☐ Provide brief zoning and design guideline analysis of site and surroundings. CD - 65% Discuss any uncertainties that the proposed concept would align with local requirements. **ZONING ANALYSIS** CD - 95% Note that local regulations must be followed without exception in the design of systems that Chapter 2 have a direct impact on off-site terrain or infrastructure. CD - Final Provide narrative that identifies potential areas inside and outside the building that would be **DESIGN FOR PUBLIC** suitable for shared public use (incl. after hours). Discipline USE ☐ Highlight any significant challenges or opportunities to create such spaces. General Information Chapter 2 Sustainability Provide a short narrative and preliminary supportive diagrams on each design concept SITE / LANDSCAPE approach that clearly demonstrates site and landscape approach at a design scale. **STRATEGY Urban Development** Chapter 2 **Building Enclosure Systems** SILVER CERTIFICATION Each design has considered SITES and how this will be achieved. Architecture / Interiors SITE APPROACH Provide basic information on the components and relationship of the spatial layout strategy. Chapter 2 Structural ☐ Each design has considered the overall site water balance and how that will be preserved **STORMWATER** Mechanical and/or enhanced through the various proposals. **MANAGEMENT Plumbing** Chapter 2 Electrical Each design has considered the overall vegetation approach and how water required for **LANDSCAPE** irrigation will be harvested from non potable sources. **IRRIGATION** Fire Protection Chapter 2 Cost Estimating Each design has considered the surface parking requirements of the project program and LANDSCAPE DESIGN **Specialty Spaces** provided a spatial approach that meets specific criteria identified in the P100 Facility Standard. Chapter 2 Historic Preservation Art in Architecture

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Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage **ENCLOSURE** 3 - DB Bridging facilities, etc.). COMMISSIONING PLAN ☐ Taking site and the risk of extreme weather into consideration, evaluate standing performance 4 - CMC Chapter 3 criteria and adjust to ensure facility resilience. **Project Phase Preliminary Concept** □ N/A **VISUAL & PERFORMANCE Concept Development MOCK-UPS** Final Concept Chapter 3 DD - 100% Proposed roofing and roof drainage systems function without extraordinary means and do not CD - 65% **ROOFING / ROOF** pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. DRAINAGE SYSTEM CD - 95% ☐ List any unique environmental/climate conditions that may impact proposed system. Chapter 3 CD - Final □ N/A WHOLE BUILDING AIR **TIGHTNESS** Discipline Chapter 3 General Information Sustainability □ N/A THERMAL BARRIERS (INSULATION) **Urban Development** Chapter 3 **Building Enclosure Systems** Proposed fenestration systems are appropriate to the climate. Architecture / Interiors **FENESTRATION** Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. Structural (GLAZING SYSTEMS) Chapter 3 ☐ List any unique environmental/climate conditions that may impact proposed system. Mechanical **Plumbing** □ N/A **BELOW-GRADE** Electrical WATERPROOFING Chapter 3 Fire Protection Cost Estimating □ N/A **OPERATIONS & Specialty Spaces MAINTENANCE** Chapter 3 Historic Preservation Art in Architecture



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

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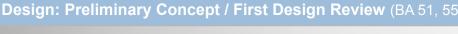
Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging Chapter 3 4 - CMC □ N/A **Project Phase** INTERIOR CONDITIONS **Preliminary Concept** Chapter 3 **Concept Development** All support spaces identified with appropriate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

GSA P100 Submittal Matrix (2021) - Version 1.0



Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Prepare narrative that summarizes design loads. **DESIGN LOADS** 3 - DB Bridging Chapter 4 4 - CMC **FOUNDATIONS &** Provide geotechnical report. **Project Phase GEOTECHNICAL** Provide minutes from report recommendations discussion with GSA structural engineer. **Preliminary Concept** Chapter 4 **Concept Development** □ N/A **VIBRATIONS** Final Concept Chapter 4 DD - 100% Identify any special materials or potential construction methods that are planned or could INNOVATIVE METHODS CD - 65% potentially be required. & MATERIALS Chapter 4 CD - 95% ☐ Narrative describing a minimum of 3 alternatives schemes/materials (including superstructure CD - Final STRUCTURAL SYSTEMS and foundations) to be considered Chapter 4 Discipline Narrative describing anticipated content of calculations including any special requirements that STRUCTURAL ANALYSIS General Information involve unusual features of the design or complex analysis methods & CALCULATIONS Chapter 4 Sustainability **Urban Development** QUALITY ASSURANCE & □ N/A SPECIAL INSPECTIONS **Building Enclosure Systems** Chapter 4 Architecture / Interiors ☐ Narrative that identifies historic status and related potential constraints **HISTORIC** Structural **CONSIDERATIONS** Chapter 4 Mechanical ☐ Narrative summarizing anticipated physical security requirements and standards **Plumbing** PHYSICAL SECURITY ☐ Include FSL information from FSC. Chapter 4 Electrical Fire Protection Narrative identifying project site characteristics and civil design challenges **CIVIL SITE** Chapter 4 Cost Estimating **Specialty Spaces** Narrative summarizing primary structural and facade attachments to the exterior of the building **MISCELLANEOUS** Historic Preservation **COMPONENTS** Chapter 4 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

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





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.



Chapter 5

☐ Identify mechanical spaces.

ENERGY & WATER ANALYSIS

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

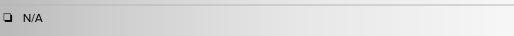
CALCULATIONS

Chapter 5

- □ N/A

SPECIFICATIONS

Chapter 5









Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ■ Basis of design **BASIS OF DESIGN** 3 - DB Bridging Chapter 6 4 - CMC **Project Phase** □ N/A **Preliminary Concept** ONE LINE Chapter 6 Concept Development **Final Concept** ☐ Show basic location of mech/elec rooms DD - 100% **DRAWINGS** Chapter 6 CD - 65% CD - 95% □ N/A CD - Final **CALCULATIONS** Chapter 6 Discipline **General Information** □ N/A **SPECIFICATION** Sustainability Chapter 6 **Urban Development** Building Enclosure Systems Architecture / Interiors Structural Mechanical **Plumbing Electrical** Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0







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







Construction Type Concept Design: Preliminary Concept / First Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** 3 - DB Bridging (Chapter, #, etc) 4 - CMC ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See *P120* For Details **Project Phase SUPPORTING COST ANALYSIS Preliminary Concept** (Chapter, #, etc) Concept Development Cost Plan Final Concept **COST PLAN** (Chapter, #, etc) DD - 100% CD - 65% QC Review A-E Estimate CD - 95% **COST ESTIMATE** (Chapter, #, etc) CD - Final □ N/A **COST ESTIMATE:** Page 167 Discipline **DETAIL** (Chapter, #, etc) General Information Sustainability □ N/A **COST ESTIMATE: Urban Development** CORE/SHELL, TI (Chapter, #, etc) **Building Enclosure Systems** □ N/A Architecture / Interiors **VALUE ENGINEERING** Structural (Chapter, #, etc) Mechanical □ N/A PROJECT DEVELOPING **Plumbing ON-BUDGET** Electrical (Chapter, #, etc) Fire Protection □ N/A **QUALITY CONTROL Cost Estimating REVIEW** (Chapter, #, etc) **Specialty Spaces** Historic Preservation Art in Architecture

GSA P100 Submittal Matrix (2021) - Version 1.0

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.







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

ARCHITECTURAL

DESIGN VALUES (Chapter, #, etc)

PROCESS DOCUMENTATION

(Chapter, #, etc)

□ N/A

□ N/A







Construction Type 1 - DBB	Concept Desi	gn: Concept Development / Second Design Review (BA 51, 55)
2 - DB 3 - DB Bridging		☐ 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
4 - CMC	ABAAS	☐ For any unique/speciality spaces (courtrooms, assembly, exhibit, etc.), address key access issues including number of accessible spaces.
Project Phase		Alterations/additions: Describe accessibility barriers technically infeasible (as defined by ABAAS) to remedy and alternatives to provide access.
Preliminary Concept Concept Development		☐ Historic Preservation: Identify any ABAAS exceptions, the reasoning for it, and likelihood for concurrence by the appropriate historic preservation officer or council.
	Chapter 1	☐ Diagrams and drawings:
Final Concept DD - 100%		☐ 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
CD - 65%		☐ 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
CD - Final		 Highlight areas where accessibility may conflict with other building systems/components. Cite local codes and restrictions in addition to ABAAS.
Discipline General Information	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.)
Sustainability	_	□ Source models to coordinate geolocation/geocoding of site and model orientation
Urban Development	BUILDING OPERATIONS & MAINTENANCE	☐ Refine the O&M Narrative submission for the chosen alternative from the previous submission.
Building Enclosure Systems	Chapter 1	
Architecture / Interiors	OPERATIONAL EXCELLENCE	☐ Submit Operational Excellence Concept Checklist.
Structural	Chapter 1	
Mechanical	CLIMATE ADAPTATION /	At each subsequent phase of the design development, if the POR is updated, then update the
Plumbing	RESILIENCE Chapter 1	statement to reflect relevant findings and changes. • Identify strategies and elements in the drawings and reference in the statement.
Electrical		
Fire Protection	DESIGN COMMENTS Chapter 1	☐ Highlight relevant responses to previous submission comments.
Cost Estimating	CODE AND SAFETY	□ N/A
Specialty Spaces	Chapter 1	
Historic Preservation	P100 COMPLIANCE	☐ Update the P100 matrix.
Art in Architecture	Chapter 1 GSA P100 Submittal Matrix (2021) - Version 1.0	







Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Narrative detailing the integrated design process, the design's sustainability strategy, and **SUSTAINABLE** technologies that are expected to help achieve building performance STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC **ACHIEVABLE LEED** ☐ Draft LEED scorecard with expected points, possible points, and points that are unlikely or not **Project Phase** applicable. **GOAL Preliminary Concept** Chapter 1.7.1 **Concept Development** ☐ Narrative describing type and size of renewable energy generating equipment, if any, planned for the project **ENERGY NET ZERO Final Concept** ☐ Identify any infrastructure for post-project additional renewable installation, or any plans for Chapter 1.7.2 more renewables to be added post-project. DD - 100% CD - 65% ☐ Narrative describing any water net zero strategies WATER NET ZERO CD - 95% Chapter 1.7.2 CD - Final Describe strategy for managing waste in the Sustainable Strategy Narrative. WASTE NET ZERO ☐ Identify appropriate space for waste net zero activities in the drawings Chapter 1.7.2.1 Discipline General Information ☐ Complete GSA's Guiding Principles Checklist. Ensure project scope meets their requirements to **GUIDING PRINCIPLES** be on track for compliance. FOR FEDERAL Sustainability **SUSTAINABLE Urban Development BUILDINGS** Chapter 1.7 **Building Enclosure Systems** Architecture / Interiors ☐ Develop a Design Performance Model to compare to the design EUI. **ENERGY USE** Structural TARGET/MODEL Mechanical Chapter 1.8 **Plumbing** Electrical ☐ Narrative describing daylight, view and glare strategy including initial calculations to meet **DAYLIGHTING** Designing for Daylight Fire Protection Chapter 1 Cost Estimating ☐ Provide initial LCC for equipment that use energy or water. LIFE CYCLE COSTING **Specialty Spaces** Chapter 1 Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0



Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB **SUSTAINABLE** Provide additional detail, as appropriate, to properly evaluate the concept. LOCATIONS 3 - DB Bridging Chapter 2 4 - CMC **COLLABORATIVE** 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. **DESIGN PROCESS Project Phase** Chapter 2 **Preliminary Concept** Provide additional details as appropriate to evaluate the concept. **Concept Development ZONING ANALYSIS** Chapter 2 **Final Concept DESIGN FOR PUBLIC** DD - 100% Provide additional details as appropriate to evaluate the concept. **USE** CD - 65% Chapter 2 CD - 95% Extended narrative and supporting diagrams describing the site layout spatial design approach, including all critical site relationships both architectural and non architectural, site hydrology CD - Final and circulation systems, all critical design spot elevations (including adjacent landscape) SITE / LANDSCAPE finished floor elevations, and all discrete spatial site features being proposed. **STRATEGY** Critical areas depicting the landscape should be provided including an illustrative plan, critical Chapter 2 illustrative sections, and critical landscape architectural renderings that depict the design Discipline character and quality of the proposal. General Information Sustainability SILVER CERTIFICATION □ SITES scorecard with expected points, possible points, and points not applicable SITE APPROACH **Urban Development** Chapter 2 **Building Enclosure Systems** ☐ 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 Architecture / Interiors **STORMWATER** ☐ A separate brief submission is required to demonstrate compliance with EISA section 438. Any MANAGEMENT Structural potential project divergence from following the intent of the Federal Law needs to be raised to Chapter 2 the full client team at this time and consultation with Project Management staff and National Mechanical Subject Matter experts needs to begin in earnest. **Plumbing LANDSCAPE** ☐ Various approaches to achieve compliance with SITES Credit 3.4 for 5 points are identified for **IRRIGATION** the project Electrical Chapter 2 Fire Protection Various approaches to achieve compliance with the P100 Facility Standard for Parking Field Cost Estimating 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 LANDSCAPE DESIGN **Specialty Spaces** layout, and a diagram legend with the overall paved surface being proposed relative to the total Chapter 2 parking provided. Historic Preservation All vegetation required for Parking Field design are calculated and located within the Parking Field as per the design requirement. Art in Architecture

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Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB ☐ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage **ENCLOSURE** 3 - DB Bridging facilities, etc.). COMMISSIONING PLAN ☐ Taking site and the risk of extreme weather into consideration, evaluate standing performance Chapter 3 4 - CMC criteria and adjust to ensure facility resilience. **Project Phase** □ N/A **Preliminary Concept VISUAL & PERFORMANCE Concept Development MOCK-UPS** Final Concept Chapter 3 DD - 100% Proposed roofing and roof drainage systems function without extraordinary means and do not **ROOFING / ROOF** pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle CD - 65% durability. **DRAINAGE SYSTEM** CD - 95% Chapter 3 ☐ List any unique environmental/climate conditions that may impact proposed system. CD - Final □ N/A WHOLE BUILDING AIR **TIGHTNESS** Discipline Chapter 3 General Information Proposed insulation types and considerations THERMAL BARRIERS Sustainability (INSULATION) **Urban Development** Chapter 3 **Building Enclosure Systems** Proposed fenestration systems are appropriate to the climate. **FENESTRATION** Architecture / Interiors Proposed designs are readily achievable and do not pose unusual risks in terms of (GLAZING SYSTEMS) constructability, performance, ease of maintenance or life cycle durability. Structural Chapter 3 ☐ List any unique environmental/climate conditions that may impact proposed system. Mechanical Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE Plumbing** cycle performance. WATERPROOFING Electrical Chapter 3 Fire Protection Proposed enclosure systems are accessible for regular maintenance. **OPERATIONS &** Cost Estimating **MAINTENANCE** Chapter 3 **Specialty Spaces** Historic Preservation Art in Architecture



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

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

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Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB Update narrative. **DESIGN LOADS** ☐ List design loads on schematic plans. Chapter 4 3 - DB Bridging 4 - CMC **FOUNDATIONS &** ☐ Narrative addressing alternative foundation approaches including benefits, challenges and **Project Phase** relative costs associated for each approach **GEOTECHNICAL** Chapter 4 **Preliminary Concept Concept Development** Narrative addressing potential vibration issues associated with selected structural scheme **VIBRATIONS** Final Concept Chapter 4 DD - 100% Update narrative. **INNOVATIVE METHODS** CD - 65% & MATERIALS Provide schematic plans showing location of innovative materials and notes for special construction methods. Chapter 4 CD - 95% ☐ Update narrative identifying strengths and weaknesses of alternatives. CD - Final STRUCTURAL SYSTEMS Provide schematic plans showing recommended approach. Chapter 4 Discipline ☐ Coordinate project calculation package requirements with GSA Structural Engineer. STRUCTURAL ANALYSIS General Information & CALCULATIONS Update narrative. Chapter 4 Sustainability QUALITY ASSURANCE & □ N/A **Urban Development** SPECIAL INSPECTIONS **Building Enclosure Systems** Chapter 4 Architecture / Interiors Update narrative. **HISTORIC CONSIDERATIONS** Structural Chapter 4 Mechanical ☐ Update narrative, including FSL designation. PHYSICAL SECURITY **Plumbing** ☐ Identify special requirements on schematic plans. Chapter 4 Electrical Update narrative. Fire Protection **CIVIL SITE** Provide schematic site plans. Chapter 4 Cost Estimating **Specialty Spaces MISCELLANEOUS** Update narrative. COMPONENTS Provide schematic drawings showing locations. Historic Preservation Chapter 4 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

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

ENERGY & WATER ANALYSIS

Chapter 5

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

SPECIFICATIONS

Chapter 5

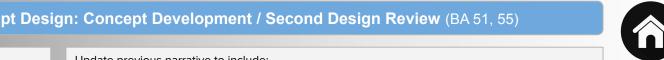
 $\hfill \Box$ Table of contents identifying specifications to be used on the project







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







SYSTEMS & EQUIPMENT

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)







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



Construction Type 1 - DBB 2 - DB □ N/A **SYSTEMS DESIGN** 3 - DB Bridging Chapter 7 4 - CMC **Project Phase** □ N/A **Preliminary Concept DRAWINGS** Chapter 7 **Concept Development** Final Concept □ N/A DD - 100% **CALCULATIONS** CD - 65% Chapter 7 CD - 95% □ N/A CD - Final **CODE ANALYSIS** Chapter 7 Discipline **General Information** Sustainability **Urban Development** Building Enclosure Systems Architecture / Interiors Structural Mechanical **Plumbing** Electrical **Fire Protection Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture

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









Construction Type Concept Design: Concept Development / Second Design Review (BA 51, 55) 1 - DBB 2 - DB □ Cost Estimate **COST VIABILITY** 3 - DB Bridging (Chapter, #, etc) 4 - CMC ☐ Supporting Analyses (Market, LCC, Risk, Sensitivity) See P120 For Details **Project Phase SUPPORTING COST ANALYSIS Preliminary Concept** (Chapter, #, etc) **Concept Development** Cost Plan Final Concept **COST PLAN** (Chapter, #, etc) DD - 100% CD - 65% QC Review A-E Estimate CD - 95% **COST ESTIMATE** (Chapter, #, etc) CD - Final □ N/A **COST ESTIMATE:** Discipline Page 182 **DETAIL** (Chapter, #, etc) General Information Sustainability □ N/A **COST ESTIMATE: Urban Development** CORE/SHELL, TI (Chapter, #, etc) **Building Enclosure Systems** □ N/A Architecture / Interiors **VALUE ENGINEERING** Structural (Chapter, #, etc) Mechanical □ N/A PROJECT DEVELOPING **Plumbing ON-BUDGET** Electrical (Chapter, #, etc) Fire Protection □ N/A **QUALITY CONTROL Cost Estimating REVIEW** (Chapter, #, etc) **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

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







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



SITE PRESERVATION REQUIREMENTS

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



ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

PROCESS

DOCUMENTATION

(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.

□ N/A









Construction Type 1 - DBB	Concept Design: Final Concept (BA 51, 55, 80, ESPC)	
2 - DB		 □ 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,
3 - DB Bridging	ABAAS Chapter 1	drinking fountains, entrance doorways.
4 - CMC		☐ 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.
Project Phase		
Preliminary Concept		Design BIM of Final Design Concept demonstrating that the Final Design Concept aligns with
Concept Development		the building program. Final Concept model contains all SDM data for all spaces/rooms.
Final Concept	BIM Chapter 1	☐ IFC File export from Design BIM ☐ BIM Execution, COBie-Playbook & GSA-CDX information plan updated- Initial COBie
DD - 100%		Spreadsheet
CD - 65%		□ BIM QC Checklist: Identifies what is currently contained in Design BIM
CD - 95%		☐ Conceptual Energy BIM Model files (if required)
CD - Final	BUILDING OPERATIONS	☐ Final Concept O&M Narrative, Operational Excellence Checklist submission.
	& MAINTENANCE	
Discipline	Chapter 1	
General Information	OPERATIONAL EXCELLENCE Chapter 1	☐ Narrative discussing plans for exterior operations and maintenance (window washing,
Sustainability		relamping, etc.)
Urban Development		
Building Enclosure Systems	CLIMATE ADAPTATION /	Provide finalized Concept statement. If the POR is updated, then update the statement to reflect relevant findings and changes.
Architecture / Interiors	RESILIENCE	☐ Identify strategies and elements in the drawings and reference in the statement.
Structural	Chapter 1	
Mechanical		☐ Highlight relevant responses to previous submission comments.
Plumbing	DESIGN COMMENTS	□ Provide a list of any outstanding substantive comments that have not been resolved.
Electrical	Chapter 1	
Fire Protection	CODE AND SAFETY Chapter 1	☐ Provide narrative statement that the proposed design will comply with the applicable codes.
Cost Estimating		☐ Safety narrative including hazardous materials, fall protection, and arc flash requirements.
Specialty Spaces	D400 COMPLIANCE	Updated P100 matrix with statement that the proposed design will comply with P100 and the
Historic Preservation	P100 COMPLIANCE Chapter 1	performance tiers. List any approved waivers.
Art in Architecture		
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Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Clearly identify sustainable design strategies on the drawings. **SUSTAINABLE** STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC **ACHIEVABLE LEED** Updated LEED scorecard showing enough points expected to meet contractual requirement **Project Phase GOAL Preliminary Concept** Chapter 1.7.1 Concept Development ☐ Finalized description of renewables planned for the project **ENERGY NET ZERO** ☐ Identify location and amount of any renewable equipment planned for post-project addition. **Final Concept** Chapter 1.7.2 DD - 100% ☐ Finalized water strategy, and clear designation of components within the drawings WATER NET ZERO CD - 65% Chapter 1.7.2 CD - 95% Finalized waste strategy, and clear designation of components within the drawings CD - Final **WASTE NET ZERO** Chapter 1.7.2.1 Discipline ☐ Update Guiding Principles Checklist if/as appropriate. **GUIDING PRINCIPLES** General Information FOR FEDERAL **Sustainability SUSTAINABLE BUILDINGS Urban Development** Chapter 1.7 **Building Enclosure Systems** ☐ Develop Building Energy Model to compare to the design EUI. Architecture / Interiors ■ Energy consumption calculations and analysis **ENERGY USE** Structural TARGET/MODEL Chapter 1.8 Mechanical **Plumbing** ☐ Finalize narrative and calculations showing compliance with *Designing for Daylight*. **DAYLIGHTING** Electrical Chapter 1 Fire Protection ☐ Provide detailed LCC for equipment that use energy or water. Cost Estimating LIFE CYCLE COSTING Chapter 1 **Specialty Spaces** Historic Preservation Art in Architecture



Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB Provide final analysis of the concept's status with regard to P100 sustainable location standards, **SUSTAINABLE** incl. transit access and walkability. **LOCATIONS** 3 - DB Bridging Chapter 2 4 - CMC Provide final narrative on site's relation to local planning context and how the proposed design **Project Phase** responds to local goals. **COLLABORATIVE** ☐ Highlight any outstanding uncertainties or opportunities that require further consultation or **Preliminary Concept** analysis. Per P100, local regulations must be followed without exception in the design of **DESIGN PROCESS** systems that have a direct impact on off-site terrain or infrastructure. **Concept Development** Chapter 2 ☐ The concept package must clarify any relevant areas that have not yet resolved relevant issues. Final Concept DD - 100% ☐ Provide final zoning analysis. Describe status of local review and comment. **ZONING ANALYSIS** Chapter 2 CD - 65% CD - 95% Provide additional details as appropriate to evaluate the concept. **DESIGN FOR PUBLIC** ☐ For relevant interior assembly or other spaces, denote design strategy and estimated CD - Final occupancy capacities for various uses. **USE** Chapter 2 For exterior spaces, describe design strategy to support both passive and programmed uses, including estimated site seating capacities. Discipline General Information All site strategies are clearly shown and identified within the drawings and further developed SITE / LANDSCAPE from the second peer review stage with all peer review commentary responded to. **STRATEGY** Sustainability Chapter 2 **Urban Development** Update SITES scorecard showing enough points achievable to meet contracted requirement SILVER CERTIFICATION **Building Enclosure Systems** and all possible points that require owner operational commitments are identified. SITE APPROACH Chapter 2 Architecture / Interiors Narrative and drawing material required to achieve the preferred approach for SITES Credit 3.3-Structural **STORMWATER** for 6 points are prepared and submitted. **MANAGEMENT** Mechanical Chapter 2 **Plumbing LANDSCAPE** Draft materials required to achieve the preferred approach for SITES Credit 3.4 for 5 points... Electrical IRRIGATION Chapter 2 Fire Protection ☐ Narrative and drawings with requisite calculations, including permeable and impermeable area, Cost Estimating number of parking stalls, number of trees required and proposed, and sustainable features LANDSCAPE DESIGN such as biofiltration areas, level spreaders, infiltration chambers, etc. Chapter 2 **Specialty Spaces** Historic Preservation Art in Architecture



Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Taking building type and use into consideration, identify unique environmental conditions that require improved system performance above the Baseline requirements (laboratories, storage **ENCLOSURE** 3 - DB Bridging facilities, etc.). **COMMISSIONING PLAN** ☐ Taking site and the risk of extreme weather into consideration, evaluate standing performance 4 - CMC Chapter 3 criteria and adjust to ensure facility resilience. **Project Phase Preliminary Concept** Describe quantity, type(s), size(s), and complexity of proposed mock-ups. **VISUAL & PERFORMANCE Concept Development MOCK-UPS** Final Concept Chapter 3 DD - 100% Describe roofing type. Indicate roof slopes and drain locations. **ROOFING / ROOF** CD - 65% ☐ Indicate type and extents of fall protection. Indicate means of safe suspended access. DRAINAGE SYSTEM Chapter 3 CD - 95% CD - Final Describe air barrier types. WHOLE BUILDING AIR **TIGHTNESS** Chapter 3 Discipline General Information Proposed insulation types and considerations THERMAL BARRIERS Compare design performance model to design EUI. Sustainability (INSULATION) Chapter 3 **Urban Development Building Enclosure Systems** Proposed fenestration systems are appropriate to the climate Architecture / Interiors **FENESTRATION** Proposed designs are readily achievable and do not pose unusual risks in terms of constructability, performance, ease of maintenance or life cycle durability. (GLAZING SYSTEMS) Structural List any unique environmental/climate conditions that may impact proposed system. Chapter 3 Mechanical **Plumbing** Proposed conceptual designs consider geotechnical conditions and reduce risk to facility life **BELOW-GRADE** cycle performance WATERPROOFING Electrical Chapter 3 Fire Protection Proposed enclosure systems are accessible for regular maintenance Cost Estimating **OPERATIONS & MAINTENANCE Specialty Spaces** Chapter 3 Historic Preservation Art in Architecture



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



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



Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Finalize narrative and update schematic plans. **DESIGN LOADS** Chapter 4 3 - DB Bridging 4 - CMC Finalize narrative with recommended preferred foundation approach with supporting **FOUNDATIONS & Project Phase** information. **GEOTECHNICAL** ☐ Show foundations on schematic plans. **Preliminary Concept** Chapter 4 Concept Development ☐ Finalize narrative, prepare preliminary calculations and include information on schematic plans. **VIBRATIONS Final Concept** Chapter 4 DD - 100% ☐ Finalize narrative and update schematic plans. **INNOVATIVE METHODS** & MATERIALS CD - 65% Chapter 4 CD - 95% Update narrative and schematic plans. CD - Final STRUCTURAL SYSTEMS ☐ Provide preliminary calculations verifying major member depths. Chapter 4 Discipline ☐ Final narrative STRUCTURAL ANALYSIS General Information & CALCULATIONS Chapter 4 Sustainability **QUALITY ASSURANCE &** □ N/A **Urban Development** SPECIAL INSPECTIONS Chapter 4 **Building Enclosure Systems** ☐ Final narrative Architecture / Interiors **HISTORIC CONSIDERATIONS** Structural Chapter 4 Mechanical ☐ Update narrative and schematic plans, including FSL designation. PHYSICAL SECURITY **Plumbing** Provide preliminary calculations verifying size of forced protection structural elements. Chapter 4 Electrical Update narrative and schematic plans. **CIVIL SITE** Fire Protection Chapter 4 Cost Estimating **Specialty Spaces** Update narrative and schematic drawings. **MISCELLANEOUS COMPONENTS** Historic Preservation Chapter 4 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0







Construction Type	C	oncont Design: Final Concent (BA 51 55 90 ESBC)
1 - DBB	C	oncept Design: Final Concept (BA 51, 55, 80, ESPC)
2 - DB		Concept narrative to include:
3 - DB Bridging		☐ Indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
4 - CMC	NARRATIVE Chapter 5	☐ Ventilation rates, dehumidification, and pressurization criteria for all spaces under occupied, 24-hour, and unoccupied conditions
Project Phase		☐ Equipment capacities, weights, sizes, and power requirements
Preliminary Concept		Description of heating, cooling, ventilating, and dehumidification systems for each major
Concept Development		functional space Description of heating, cooling, ventilating, and dehumidification control strategies for each air
Final Concept		handling system under occupied, 24-hour, and unoccupied conditions
DD - 100%		☐ Fuel and utility requirements
CD - 65%		
CD - 95%		Proposed system showing:
		□ Extent of existing HVAC to be removed if applicable□ Identification of spaces for mechanical equipment
CD - Final	DRAWINGS	☐ Air flow riser diagrams representing supply, return, outside air, and exhaust systems
	Chapter 5	☐ Water flow riser diagrams of the main mechanical systems
Discipline		
General Information		
Sustainability		☐ Preliminary building heating and cooling load calculations including U-value calculations, room and zone inputs and summaries-
Urban Development		☐ Preliminary indoor and outdoor design conditions for all spaces under occupied, 24-hour, and unoccupied conditions
Building Enclosure Systems	ENERGY & WATER ANALYSIS Chapter 5	☐ Preliminary ventilation rates, dehumidification, and pressurization criteria for all spaces under
Architecture / Interiors		occupied, 24-hour, and unoccupied conditions
Structural		Psychrometric calculations for HVAC systems at full load and partial loads. (Partial loads at 50% and 25%, and unoccupied periods)
Mechanical		☐ Water consumption calculations and analysis including make-up water for HVAC systems
Plumbing		☐ Fuel consumption estimates
Electrical		
Fire Protection	SPECIFICATIONS Chapter 5	☐ Table of contents identifying specifications to be used on the project
Cost Estimating		
Specialty Spaces		
Historic Preservation		
Art in Architecture	GSA P100 Submittal Matrix (2021) - Version 1.0	







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

SYSTEMS & EQUIPMENT

Chapter 5

DRAWINGS

Chapter 5

Update previous narrative to include:

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

Update previous drawings to include:

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

CALCULATIONS

Chapter 5

lacksquare Water consumption calculations and analysis including domestic water and irrigation

SPECIFICATIONS

Chapter 5

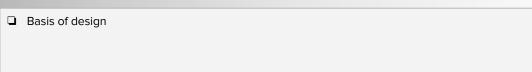
☐ Specifications Table of Contents (TOC)













ONE LINE

BASIS OF DESIGN

Chapter 6

Chapter 6

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

DRAWINGS

Chapter 6

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

CALCULATIONS

Chapter 6

☐ Approximate service size calculation + generators + onsite generation

SPECIFICATION

Chapter 6

☐ Specifications Table of Contents (TOC)







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

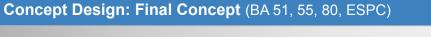






Construction Type Concept Design: Final Concept (BA 51, 55, 80, ESPC) 1 - DBB 2 - DB □ Cost Estimate- Executive Summary **COST VIABILITY** 3 - DB Bridging (Chapter, #, etc) 4 - CMC Supporting Analysis- Basis of estimate, rationale, assumptions, and market analysis as required **Project Phase** SUPPORTING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









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

SPECIALTY SPACES

Chapter 8

COURTROOMS

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.*











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



PROCESS

□ N/A

DOCUMENTATION (Chapter, #, etc)

GSA P100 Submittal Matrix (2021) - Version 1.0

ARCHITECTURAL

DESIGN VALUES

(Chapter, #, etc)









Construction Type 1 - DBB 2 - DB 3 - DB Bridging 4 - CMC **Project Phase** Concept Design (all types) **DD - 100%** CD - 65% CD - 95% CD - Final Discipline **General Information** Sustainability **Urban Development** Building Enclosure Systems Architecture / Interiors

Structural

Plumbing

Electrical

Fire Protection

Cost Estimating

Specialty Spaces

Art in Architecture

Historic Preservation

Mechanical

ABAAS Chapter 1

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



Na	rrativ	e:			
	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.				
Dr	awing	s – 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.				
Ca	lculat	ions:			
	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				
Sp	ecific	ations:			
	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.



Page 201









Section Continues (next page)

Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ BIM Execution, COBie-Playbook & GSA-CDX information plan updated ■ Native Design BIM 3 - DB Bridging ☐ IFC file exported from native Design BIM 4 - CMC Updated COBie Spreadsheet (not final) ☐ BIM QC Checklist: Identifies what is currently contained in Design BIM **Project Phase BIM** BIM Interoperability Tool Model Check Report Concept Design (all types) Chapter 1 3D Design Coordination Report **DD - 100%** Initial Detailed Energy BIM Model files (if required) CD - 65% ☐ Updated SDM data defined by the GSA CDX for all spaces/rooms CD - 95% CD - Final Revised O&M Narrative to reflect development of design, and Design Development OE **BUILDING OPERATIONS** Checklist & MAINTENANCE Provide clash model of equipment access and removal. Chapter 1 Discipline Description of how unique/tall architectural spaces will be maintained and cleaned (grand **OPERATIONAL General Information** staircases, atriums), how light fixtures will be changed, windows washed, etc. **EXCELLENCE** Sustainability Chapter 1 **Urban Development** Submit revised statement to reflect development of design. If the POR is updated, then update **CLIMATE ADAPTATION /** the statement to reflect relevant findings and changes. **Building Enclosure Systems** RESILIENCE Identify strategies and elements in the drawings and reference in the statement. Architecture / Interiors Chapter 1 Structural Highlight relevant responses to previous submission comments. **DESIGN COMMENTS** Mechanical Chapter 1 **Plumbing** Update safety narrative including hazardous materials, fall protection, and arc flash **CODE AND SAFETY** Electrical requirements. Show safety aspects in drawings. Chapter 1 Fire Protection Update the P100 matrix with any approved waivers. Cost Estimating P100 COMPLIANCE Chapter 1 **Specialty Spaces** Historic Preservation Section Continues (previous page) Art in Architecture

Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **SUSTAINABLE** STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC ☐ Updated LEED scorecard showing enough points expected to meet contractual requirement **ACHIEVABLE LEED Project Phase GOAL** Concept Design (all types) Chapter 1.7.1 **DD - 100%** □ N/A **ENERGY NET ZERO** CD - 65% Chapter 1.7.2 CD - 95% □ N/A WATER NET ZERO CD - Final Chapter 1.7.2 □ N/A **WASTE NET ZERO** Chapter 1.7.2.1 Discipline Page 203 □ N/A **GUIDING PRINCIPLES General Information** FOR FEDERAL **Sustainability SUSTAINABLE BUILDINGS Urban Development** Chapter 1.7 **Building Enclosure Systems** ☐ Update Building Energy Model to compare to the design EUI. Architecture / Interiors **ENERGY USE** TARGET/MODEL Structural Chapter 1.8 Mechanical □ Show coordination with other disciplines affected by *Designing for Daylight*. **Plumbing DAYLIGHTING** Chapter 1 Electrical Fire Protection ☐ Finalize LCC for equipment that use energy or water. LIFE CYCLE COSTING Cost Estimating Chapter 1 **Specialty Spaces** Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB Site plan and drawings must reflect the pedestrian access and outdoor space usage strategy described in the design concept and narrative. **SUSTAINABLE** 3 - DB Bridging ☐ Drawings must include pathway dimensions and materials intentions. **LOCATIONS** Narrative should reflect any needed coordination with local officials regarding relevant 4 - CMC Chapter 2 sidewalk, property edge, curb cuts, and related elements. **Project Phase** ☐ For new construction projects, intention to replace public sidewalks should be clear. Concept Design (all types) **COLLABORATIVE** Document results of local review and comment on design concepts compatibility with local **DD - 100% DESIGN PROCESS** plans, zoning, and design guidelines. Chapter 2 CD - 65% Document results and any outstanding issues from local reviews. **ZONING ANALYSIS** CD - 95% Chapter 2 CD - Final **DESIGN FOR PUBLIC** ☐ 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 USE site fixtures, with seating capacities of outdoor seating elements noted. 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 Page 204 Discipline SITE / LANDSCAPE and drainages; proposed site hardscape features including roadways, walking paths/circuits and security tracks; site security elements including fence lines, bollard lines, and security **STRATEGY** General Information gates; life safety elements including emergency vehicle access; site water harvesting and Chapter 2 circulation systems; proposed site vegetation; on-site snow storage if applicable; and any Sustainability unique site design features that require critical coordination, pricing, and design concurrence. **Urban Development** Update SITES scorecard that clearly reflects the 100% DD design, identifies any items requiring SILVER CERTIFICATION critical discipline coordination, items that require GSA and owner Agency approvals, and any **Building Enclosure Systems** SITE APPROACH unique preliminary operational costs that are unique and need to be considered prior to further Chapter 2 design development. Architecture / Interiors Structural **STORMWATER** 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 **MANAGEMENT** Mechanical credit 3.3 for 6 points. Chapter 2 **Plumbing LANDSCAPE** 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 **IRRIGATION** Electrical credit 3.4 for 5 points. Chapter 2 Fire Protection Final plan enlargement of the parking field design including all final calculations demonstrating Cost Estimating P100 compliance. Drawings should include: ☐ Total parking stalls LANDSCAPE DESIGN **Specialty Spaces** Chapter 2 Total required trees per parking area Historic Preservation 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.

Art in Architecture

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











Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **APPROVED PROGRAM & ADJACENCIES** 3 - DB Bridging Chapter 3 4 - CMC □ N/A **Project Phase GENERAL INFORMATION** Concept Design (all types) Chapter 3 **DD - 100%** □ N/A CD - 65% **MECHANICAL SPACES** Chapter 3 CD - 95% CD - Final □ N/A **BUILDING & SERVICE SPACES** Chapter 3 ☐ Detailed project narrative explaining the building design **DESIGN NARRATIVE &** Discipline Page 206 **CALCULATIONS** Chapter 3 General Information Sustainability □ N/A **DESIGN CONCEPTS Urban Development** Chapter 3 **Building Enclosure Systems** Description of interior finishes, with detailed explanation for public spaces (samples provided **Architecture / Interiors FINISHES** upon request). Provide preliminary finish schedule Structural Chapter 3 Mechanical ☐ Interior elevations showing millwork, provide millwork sections and details **Plumbing MILLWORK** Chapter 3 Electrical Fire Protection ☐ All FF&E locations to be shown on plan. Provide table to identify if FF&E is provided by GC or **FURNITURE, FIXTURES** "other." Cost Estimating & EQUIPMENT Chapter 3 **Specialty Spaces** Historic Preservation Section Continues (next page) Art in Architecture

Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging Chapter 3 4 - CMC ☐ Acoustical calculations indicating noise transmission through the building envelope, interior **Project Phase** INTERIOR CONDITIONS walls/floors (including raised floor)/ceilings, and mechanical/electrical equipment Concept Design (all types) Chapter 3 ☐ Narrative discussing overall building floor efficiency **DD - 100%** ☐ Toilet fixture count analysis CD - 65% **INTERIOR FACILITIES** Chapter 3 CD - 95% CD - Final □ N/A FLOOR-TO-FLOOR **HEIGHTS** Chapter 3 □ N/A **EXTERIOR DESIGN** Discipline Page 207 Chapter 3 **General Information** Sustainability □ N/A **INTERIOR DESIGN: Urban Development MAJOR PUBLIC SPACES** Chapter 3 **Building Enclosure Systems** Provide reason for building massing. **Architecture / Interiors BUILDING MASSING** Structural Chapter 3 Mechanical Code analysis ARCHITECTURAL CODE **Plumbing COMPLIANCE** Electrical Chapter 3 Fire Protection Wayfinding signage plan **SIGNAGE &** Cost Estimating WAYFINDING Chapter 3 **Specialty Spaces** Historic Preservation Section Continues (previous page) Art in Architecture

Construction Type **100% Design Development** (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB Update drawings. **DESIGN LOADS** ☐ Include special area load diagrams where appropriate. 3 - DB Bridging Chapter 4 4 - CMC Update drawings. **FOUNDATIONS & Project Phase GEOTECHNICAL** ☐ Provide preliminary foundation design calculations. Chapter 4 Concept Design (all types) **DD - 100%** ☐ Update calculations, analysis and drawings. **VIBRATIONS** CD - 65% Chapter 4 CD - 95% Update drawings. **INNOVATIVE METHODS** CD - Final & MATERIALS Chapter 4 ☐ Meet w/ GSA structural engineer to review design. STRUCTURAL SYSTEMS Update drawings. Chapter 4 Discipline Page 208 Update narrative. STRUCTURAL ANALYSIS General Information & CALCULATIONS Chapter 4 Sustainability QUALITY ASSURANCE & Meet with GSA Structural Engineer to identify probable special inspection requirements. **Urban Development** SPECIAL INSPECTIONS **Building Enclosure Systems** Chapter 4 Architecture / Interiors ☐ Final narrative **HISTORIC CONSIDERATIONS** Structural Chapter 4 Mechanical Update drawings. PHYSICAL SECURITY **Plumbing** Chapter 4 Electrical Update calculations and drawings. Fire Protection CIVIL SITE Chapter 4 Cost Estimating **Specialty Spaces** Update drawings. Existing structures - identify concealed structural conditions that require **MISCELLANEOUS** probes or testing, and any test results received to date. **COMPONENTS** Historic Preservation Chapter 4 Art in Architecture

Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB Update previous narrative to include: ☐ Provide a dew point analysis 3 - DB Bridging Updated equipment capacities, weights, sizes, proposed efficiencies, part load turndown 4 - CMC capabilities, and power requirements NARRATIVE ☐ A complete description of the air side and water side systems and the associated components **Project Phase** including operating characteristics, ranges, and capacities, spaces served, and special features Chapter 5 Concept Design (all types) Descriptions of control strategy and sequence of operations for all spaces under occupied, 24-hour, and unoccupied conditions **DD - 100%** ☐ A description of any deviation from the HVAC system as approved in the Final Concept submittal, in accordance with P100 CD - 65% CD - 95% Approved system showing: Extent of existing HVAC to be removed if applicable including equipment, ducts and pipes CD - Final ☐ 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): Discipline ☐ Airflow quantities and balancing devices for all heating/cooling equipment General Information Water flow quantities and balancing devices for all heating/cooling equipment **DRAWINGS** ■ Automatic control diagram(s): Sustainability Chapter 5 Control flow diagrams showing all sensors, valves, and controllers (analog and digital) **Urban Development** Sequence of operations of all the systems for control sequences during occupied, 24-hour operations, and unoccupied conditions **Building Enclosure Systems** ■ Schedules: Architecture / Interiors 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 Structural operations Air terminal devices Mechanical ■ Air balance relationships between spaces **Plumbing** Update previous calculations to include; Electrical **ENERGY & WATER** Updated water consumption calculations and analysis including make-up water for HVAC **ANALYSIS** Fire Protection systems, domestic water consumption, and water consumption for irrigation Chapter 5 Cost Estimating Specifications with non relevant text shown as struck-through, but not removed **Specialty Spaces SPECIFICATIONS** Chapter 5 Historic Preservation Art in Architecture









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

SYSTEMS & EQUIPMENT

Chapter 5

Update previous narrative to include:

☐ Preliminary fixture type selections and GPF and GPM efficiencies proposed



Chapter 5

Update previous drawings.

CALCULATIONS

Chapter 5

☐ Update consumption calculations and analysis.

SPECIFICATIONS

Chapter 5

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













Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ Final Basis of Design **BASIS OF DESIGN** 3 - DB Bridging Chapter 6 4 - CMC **Project Phase** ☐ Riser or one line diagram Concept Design (all types) ONE LINE **DD - 100%** Chapter 6 CD - 65% CD - 95% ☐ Final MEP Space Allocations **DRAWINGS** CD - Final Chapter 6 ☐ Updated service size calculation + generators + onsite generation **CALCULATIONS** Chapter 6 Page 211 Discipline **General Information** Sustainability ☐ Specifications Table of Contents (TOC) **SPECIFICATION Urban Development** Chapter 6 Building Enclosure Systems Architecture / Interiors Structural Mechanical **Plumbing Electrical** Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type 100% Design Development (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB Narrative description of the building's: Egress system description. Includes egress calculations and exit capacities, exit remoteness, 3 - DB Bridging exit discharge, etc. Include interface with security system (where applicable) ☐ Fire alarm and emergency communication description. Include interface with BAS and Security 4 - CMC systems (where applicable) SYSTEMS DESIGN **Project Phase** ☐ Water-based fire extinguishing system description Chapter 7 Concept Design (all types) ■ Smoke control system description (where applicable) ☐ Fire service access elevator description (if applicable) **DD - 100%** Occupant evacuation elevator description (if applicable) CD - 65% CD - 95% Drawings: CD - Final 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 **DRAWINGS** ☐ Locations of fire walls, fire barriers, fire partitions, smoke barriers Chapter 7 Discipline Identification of occupancy type for every room and space General Information Identification of calculated occupant load for every room and space Riser diagram for sprinkler system i. Riser diagram for fire alarm and emergency communication Sustainability system **Urban Development** Location of special fire protection requirements (e.g., kitchens, computer rooms, storage) **Building Enclosure Systems** Architecture / Interiors Calculations: Occupant load and egress calculations Structural Fire protection water supply calculations, including water supply flow testing data **CALCULATIONS** Chapter 7 Mechanical ☐ Fire pump calculations (where applicable) Smoke control calculations (where applicable) **Plumbing** Electrical Code Analysis **CODE ANALYSIS Fire Protection** Chapter 7 Cost Estimating Specialty Spaces Historic Preservation Art in Architecture

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

GSA P100 Submittal Matrix (2021) - Version 1.0











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

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.





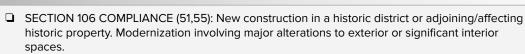






Art in Architecture

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





(Chapter, #, etc)

- □ 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













100% Design Development (BA 51, 54, 55, 61, 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













Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Refine and revise submittal from DD phase as necessary. Note any revisions affecting accessibility features and/or ABAAS compliance. 3 - DB Bridging **ABAAS** ☐ Where necessary, include state or local codes references where these exceed the ABAAS. Chapter 1 At all accessible details and features reference the codes sections these details are complying 4 - CMC with and reference the standard details in the included detail sheets. **Project Phase** Concept Design (all types) BIM Execution, COBie-Playbook & GSA-CDX information plan updated DD - 100% Native Design BIM ☐ IFC file exported from native Design BIM CD - 65% Updated COBie Spreadsheet CD - 95% ☐ BIM QC Checklist: Identifies what is currently contained in Design BIM BIM BIM Interoperability Tool Model Check Report CD - Final Chapter 1 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 Discipline ☐ Revised O&M Narrative to reflect development of construction drawings, and Construction **General Information BUILDING OPERATIONS** Documents OE Checklist. & MAINTENANCE Sustainability Chapter 1 **Urban Development** □ N/A **OPERATIONAL Building Enclosure Systems EXCELLENCE** Chapter 1 Architecture / Interiors ☐ Submit revised statement to reflect development of construction documents. If the POR is Structural **CLIMATE ADAPTATION /** updated, then update the statement to reflect relevant findings and changes. RESILIENCE Mechanical Identify strategies and elements in the drawings and reference in the statement. Chapter 1 **Plumbing** Electrical ☐ Highlight relevant responses to previous submission comments. **DESIGN COMMENTS** Chapter 1 Fire Protection Cost Estimating □ N/A **CODE AND SAFETY** Chapter 1 Specialty Spaces □ N/A P100 COMPLIANCE Historic Preservation Chapter 1 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB □ N/A **SUSTAINABLE** STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC □ N/A **ACHIEVABLE LEED Project Phase GOAL** Concept Design (all types) Chapter 1.7.1 DD - 100% □ N/A **ENERGY NET ZERO** CD - 65% Chapter 1.7.2 CD - 95% □ N/A CD - Final **WATER NET ZERO** Chapter 1.7.2 □ N/A **WASTE NET ZERO** Chapter 1.7.2.1 Discipline Page 218 □ N/A **General Information GUIDING PRINCIPLES** FOR FEDERAL **Sustainability SUSTAINABLE Urban Development BUILDINGS** Chapter 1.7 **Building Enclosure Systems** ☐ Update Building Energy Model to compare to the design EUI. Architecture / Interiors **ENERGY USE** TARGET/MODEL Structural Chapter 1.8 Mechanical **Plumbing** Update calculations. **DAYLIGHTING** Electrical Chapter 1 Fire Protection □ N/A LIFE CYCLE COSTING **Cost Estimating** Chapter 1 Specialty Spaces Historic Preservation Art in Architecture

Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB **SUSTAINABLE** ☐ Update narrative and/site diagram. **LOCATIONS** 3 - DB Bridging Chapter 2 4 - CMC **COLLABORATIVE** Update narrative and/site diagram, paying special attention to any commitments or outstanding **Project Phase** issues related to local consultation. **DESIGN PROCESS** Concept Design (all types) Chapter 2 DD - 100% Update narrative and/site diagram, paying special attention to any commitments or outstanding **ZONING ANALYSIS** issues related to local consultation. CD - 65% Chapter 2 CD - 95% Update narrative and/site diagram, paying special attention to any commitments or outstanding **DESIGN FOR PUBLIC** CD - Final issues related to local consultation. USE Chapter 2 Update full technical landscape plan and civil plan with critical enlargement plans. SITE / LANDSCAPE 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 **STRATEGY** types and quantities (and compliance with pollinator requirements). Discipline Chapter 2 General Information Update SITES scorecard that reflects the final design direction, identifies any items requiring Sustainability critical discipline coordination, items that require further GSA and owner Agency approvals, and SILVER CERTIFICATION **Urban Development** any unique preliminary operational costs that are unique and need to be considered prior to SITE APPROACH further design development. Chapter 2 **Building Enclosure Systems** Architecture / Interiors □ N/A **STORMWATER** Structural **MANAGEMENT** Chapter 2 Mechanical □ N/A **LANDSCAPE Plumbing IRRIGATION** Electrical Chapter 2 Fire Protection □ N/A LANDSCAPE DESIGN Cost Estimating Chapter 2 **Specialty Spaces** Historic Preservation

Art in Architecture

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

Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Demolition plan (if applicable); Floor plans; planning grids and raised access floor grid (if **APPROVED PROGRAM &** applicable); reflected ceiling plans **ADJACENCIES** 3 - DB Bridging Chapter 3 4 - CMC □ N/A **Project Phase GENERAL INFORMATION** Concept Design (all types) Chapter 3 DD - 100% □ N/A CD - 65% **MECHANICAL SPACES** Chapter 3 CD - 95% CD - Final □ N/A **BUILDING & SERVICE SPACES** Chapter 3 Development of project calculations **DESIGN NARRATIVE &** Discipline Page 221 **CALCULATIONS** Chapter 3 General Information Sustainability □ N/A **DESIGN CONCEPTS Urban Development** Chapter 3 **Building Enclosure Systems** ☐ Provide finish samples and wall and floor finish schedules. **Architecture / Interiors FINISHES** ☐ Elevations to be provided, showing wall finishes such as ceramic tile, paneling, and acoustical Chapter 3 Structural wall treatments. Mechanical ☐ Provide millwork finish samples. **Plumbing MILLWORK** Chapter 3 Electrical Fire Protection ☐ Furniture plan, workstation typicals. Identify wall types and demountable wall locations **FURNITURE, FIXTURES** Cost Estimating **& EQUIPMENT** Chapter 3 **Specialty Spaces** Historic Preservation Section Continues (next page) Art in Architecture

Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging Chapter 3 4 - CMC ☐ Final acoustical calculations, including noise transmission through envelope, interior walls, **Project Phase** INTERIOR CONDITIONS floors and ceilings; mechanical and electrical equipment Concept Design (all types) Chapter 3 DD - 100% ☐ Final toilet fixture count CD - 65% **INTERIOR FACILITIES** Chapter 3 CD - 95% CD - Final ☐ Show building sections with vertical zoning for electrical and mechanical utilities. FLOOR-TO-FLOOR **HEIGHTS** Chapter 3 □ N/A **EXTERIOR DESIGN** Discipline Page 222 Chapter 3 General Information Sustainability □ N/A **INTERIOR DESIGN: Urban Development MAJOR PUBLIC SPACES** Chapter 3 **Building Enclosure Systems** □ N/A **Architecture / Interiors BUILDING MASSING** Structural Chapter 3 Mechanical □ N/A ARCHITECTURAL CODE **Plumbing COMPLIANCE** Electrical Chapter 3 Fire Protection □ N/A **SIGNAGE &** Cost Estimating **WAYFINDING** Chapter 3 **Specialty Spaces** Historic Preservation Section Continues (previous page) Art in Architecture

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

Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Update previous narrative to include: NARRATIVE ☐ Final psychrometrics of HVAC systems 3 - DB Bridging Chapter 5 ☐ Cut sheets of selected equipment 4 - CMC Update previous system to include: **Project Phase** □ Scope statement, concise but detailed, in General Notes & Legends sheet Concept Design (all types) ☐ Equipment access in enlarged plans, elevations, and cross-sections ☐ Show all valves. Indicate locations where temperature, pressure, flow, contaminant/combustion DD - 100% gases, or vibration gauges are required, and if remote sensing is required. CD - 65% Double line drawings showing mechanical room piping and ductwork layout, damper locations, piping and ductwork layout with terminal units CD - 95% Location of automatic control sensors (e.g., temperature, relative humidity, CO2, room pressurization) CD - Final ☐ Single line schematic flow and riser diagram(s). Show flow/energy measuring devices for water and air systems for all cooling, heating, and terminal equipment, and their interface with the BAS **DRAWINGS** Chapter 5 ■ Automatic control diagrams: Control flow diagrams with sensors, valves, and controllers (analog and digital inputs for controllers, front end equipment, and system architecture) Discipline Show control signal interfaces, complete with sequence of operation of all heating, ventilating, and cooling systems during occupied, 24-hour, and unoccupied conditions General Information ■ Bill of Material Schedules: Sustainability 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 **Urban Development** 24-hour operations. Air terminal devices **Building Enclosure Systems** ☐ For major R&A project's show existing equipment schedules or note as existing within Architecture / Interiors new schedules. Structural Update previous calculations to include: Final system pressure static analysis at peak and minimum block loads for occupied and Mechanical unoccupied conditions **Plumbing** Building pressurization analysis for peak and minimum block loads for occupied and **ENERGY & WATER** unoccupied conditions Electrical **ANALYSIS** ☐ Flow and head calculations for pumping systems for peak and minimum block loads for Chapter 5 occupied conditions Fire Protection Acoustical calculations for peak and minimum block loads for occupied conditions Cost Estimating Sizing of vibration isolators for mechanical equipment Sizing of fuel storage and distribution system Specialty Spaces **SPECIFICATIONS** Update edited specifications Historic Preservation Chapter 5 Art in Architecture

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







Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Final Basis of Design **BASIS OF DESIGN** 3 - DB Bridging Chapter 6 4 - CMC **Project Phase** ☐ Updated riser or one line diagram. Concept Design (all types) ONE LINE DD - 100% Chapter 6 CD - 65% CD - 95% ☐ Lighting, Receptacle & Electrical Equipment Layout CD - Final **DRAWINGS** Chapter 6 ☐ Updated Normal and Emergency Electrical Service Sizes **CALCULATIONS** Page 226 Discipline Chapter 6 **General Information** Sustainability ☐ Specifications with preliminary editing **Urban Development SPECIFICATION** Chapter 6 **Building Enclosure Systems** Architecture / Interiors Structural Mechanical **Plumbing Electrical** Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB □ N/A SYSTEMS DESIGN 3 - DB Bridging Chapter 7 4 - CMC Fire protection drawing details (show all typical details on drawings) **Project Phase** ■ Building Construction: Concept Design (all types) Construction Type ☐ Fire walls, fire barriers, fire partitions, smoke barriers DD - 100% Panel and curtain walls CD - 65% 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 CD - 95% enclosures ■ Means of Egress: CD - Final Exits Special locking arrangements **DRAWINGS** Exit Stairs-construction, landings, treads, guards and handrails, identification, path Chapter 7 markings Discharge from exits Discipline ■ Water Supply: ☐ Fire pump configuration General Information Anchorage of underground fire protection water supply line Sustainability Standpipe riser **Urban Development** ☐ Water-based fire extinguishing systems; All plans required in NFPA 13. Non-water-based fire protection systems **Building Enclosure Systems** Fire alarm and emergency communication systems; All documentation required in NFPA 72. Architecture / Interiors ☐ Fire service access elevators (if applicable) Occupant evacuation elevators (if applicable) Structural Mechanical Calculations ☐ Final occupant load and egress calculations **Plumbing** ☐ Final fire protection water supply calculations, including water supply flow testing data **CALCULATIONS** Electrical ☐ Final fire pump calculations (where applicable) Chapter 7 ☐ Final smoke control calculations (where applicable) **Fire Protection** ☐ Fire modeling results, including input data and all pertinent material and assumptions required Cost Estimating to understand the output an analysis (where applicable) Specialty Spaces □ N/A **CODE ANALYSIS** Historic Preservation Chapter 7 Art in Architecture

Construction Type 65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Cost Estimate **COST VIABILITY** ☐ Project is viable from a cost standpoint 3 - DB Bridging (Chapter, #, etc) 4 - CMC ☐ Supporting Analysis(Market, LCC, Risk, Sensitivity) **Project Phase SUPPORTING COST ANALYSIS** Concept Design (all types) (Chapter, #, etc) DD - 100% Cost Plan Update CD - 65% **COST PLAN** (Chapter, #, etc) CD - 95% CD - Final QC Review AE Estimate **COST ESTIMATE** (Chapter, #, etc) CMc Guaranteed Maximum Price **COST ESTIMATE:** Discipline Page 228 **DETAIL** (Chapter, #, etc) General Information Sustainability □ N/A **COST ESTIMATE: Urban Development** CORE/SHELL, TI (Chapter, #, etc) **Building Enclosure Systems** □ N/A Architecture / Interiors **VALUE ENGINEERING** Structural (Chapter, #, etc) Mechanical □ N/A PROJECT DEVELOPING **Plumbing ON-BUDGET** Electrical (Chapter, #, etc) Fire Protection □ N/A **QUALITY CONTROL Cost Estimating REVIEW** (Chapter, #, etc) Specialty Spaces Historic Preservation Art in Architecture

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



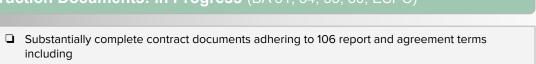








65% Construction Documents: In Progress (BA 51, 54, 55, 80, ESPC)



SITE PRESERVATION **REQUIREMENTS**

(Chapter, #, etc)

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

DOCUMENT EXISTING CONDITIONS

(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.



(Chapter, #, etc)

□ N/A













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

ARCHITECTURAL DESIGN VALUES

(Chapter, #, etc)

PROCESS

DOCUMENTATION

(Chapter, #, etc)

lacktriangled Inclusion of details related to support of incorporation of AiA commission or Fine Art installation, structural supports, lighting, etc.



□ N/A











Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Revise and refine previous submittals as necessary to account for all accessibility goals and **ABAAS** ABAAS requirements. Chapter 1 3 - DB Bridging 4 - CMC ☐ BIM Execution, COBie-Playbook & GSA-CDX information plan updated ☐ Native Design BIM - compliant with BIMForum LOD 300 and LOI (GSA CDX) and BIM Modeling **Project Phase** Requirements Concept Design (all types) ☐ IFC file exported from native Design BIM Updated COBie Spreadsheet - Contains all required components plus attribute data that is DD - 100% generated during design CD - 65% ☐ BIM QC Checklist: Identifies what is currently contained in Design BIM **BIM** BIM Interoperability Tool Model Check Report - showing compliance with all attributes required CD - 95% Chapter 1 by CDX CD - Final 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 Discipline Revised O&M Narrative to reflect development of construction drawings, and Construction **General Information BUILDING OPERATIONS Documents OE Checklist** & MAINTENANCE Sustainability Provide clash model of equipment access and removal. Chapter 1 **Urban Development OPERATIONAL** □ N/A **EXCELLENCE Building Enclosure Systems** Chapter 1 Architecture / Interiors ☐ Submit revised statement to reflect development of construction documents. If the POR is **CLIMATE ADAPTATION /** Structural updated, then update the statement to reflect relevant findings and changes. RESILIENCE Identify strategies and elements in the drawings and reference in the statement. Mechanical Chapter 1 **Plumbing** Highlight relevant responses to previous submission comments. **DESIGN COMMENTS** Electrical Chapter 1 Fire Protection Certification statement in drawings that the design meets applicable codes **CODE AND SAFETY** ☐ Finalize safety aspects in drawings and specifications including OSHA construction safety plan Cost Estimating Chapter 1 **Specialty Spaces** Certification statement that the design meets P100 and the performance tiers identified in the P100 COMPLIANCE P100 Performance Matrix Historic Preservation Chapter 1 Art in Architecture

Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Update (as necessary) narrative detailing the integrated design process, the design's sustainability strategy, and technologies that are expected to help achieve building **SUSTAINABLE** 3 - DB Bridging performance. STRATEGY NARRATIVE ☐ Identify sustainable design strategies on the drawings. 4 - CMC Chapter 1.7 **Project Phase** Concept Design (all types) **ACHIEVABLE LEED** Updated LEED scorecard showing enough points expected to meet contractual requirement. **GOAL** DD - 100% Chapter 1.7.1 CD - 65% Any updates to renewable scope or equipment **ENERGY NET ZERO** CD - 95% Chapter 1.7.2 CD - Final ■ Any updates to water net zero plans WATER NET ZERO Chapter 1.7.2 ■ Any updates to waste net zero plans WASTE NET ZERO Discipline Page 233 Chapter 1.7.2.1 **General Information Sustainability** ☐ Update Guiding Principles Checklist if/as appropriate. **GUIDING PRINCIPLES** FOR FEDERAL **Urban Development SUSTAINABLE Building Enclosure Systems BUILDINGS** Chapter 1.7 Architecture / Interiors ☐ Update Building Energy Model to compare to the design EUI. Structural **ENERGY USE** TARGET/MODEL Mechanical Chapter 1.8 **Plumbing** □ N/A **DAYLIGHTING** Electrical Chapter 1 Fire Protection □ N/A Cost Estimating LIFE CYCLE COSTING Chapter 1 **Specialty Spaces** Historic Preservation Art in Architecture

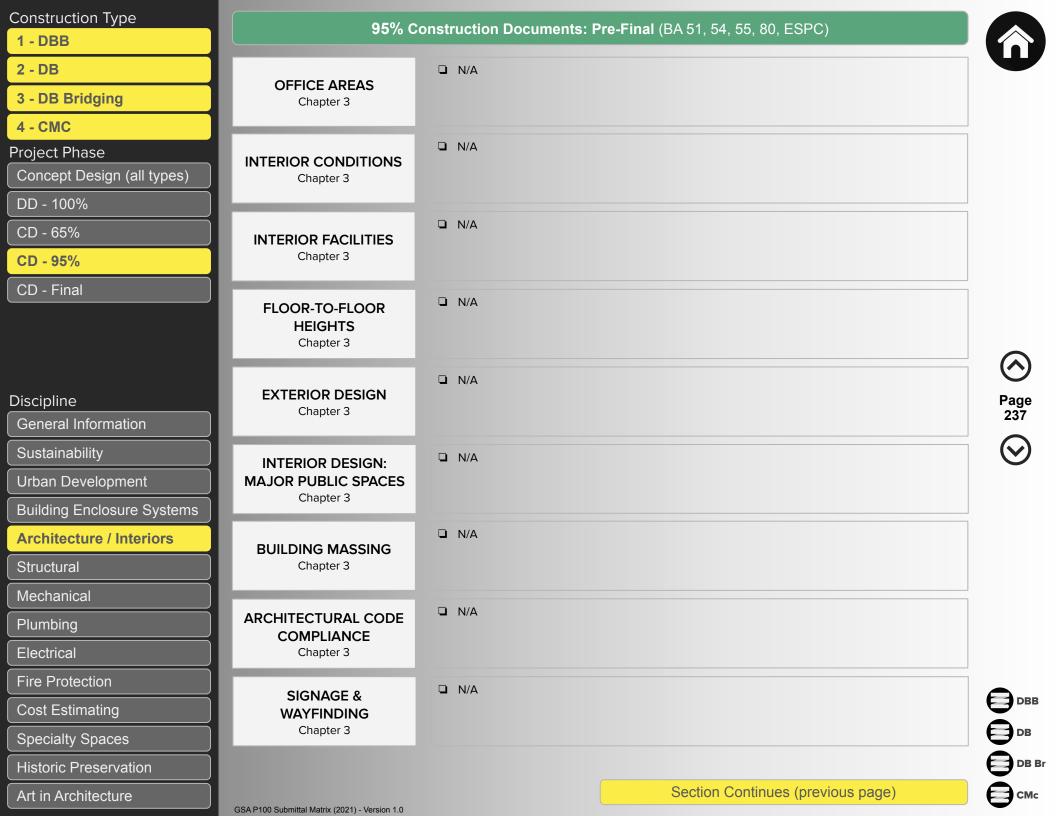
Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB □ N/A **SUSTAINABLE LOCATIONS** 3 - DB Bridging Chapter 2 4 - CMC □ N/A **COLLABORATIVE Project Phase DESIGN PROCESS** Concept Design (all types) Chapter 2 DD - 100% □ N/A **ZONING ANALYSIS** CD - 65% Chapter 2 CD - 95% □ N/A **DESIGN FOR PUBLIC** CD - Final USE 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. SITE / LANDSCAPE All final drawing schedules shall be updated in preliminary final form for Agency review and Discipline **STRATEGY** Page 234 cost reconciliation. Chapter 2 General Information ☐ All materials shall be clearly identified to reflect Agency guidance. Sustainability **Urban Development** Preliminary final SITES scorecard with any coordination or critical items clearly identified. Draft SITES submissions for the USGBC per area emphasis should be submitted to GSA for SILVER CERTIFICATION **Building Enclosure Systems** review/concurrence. SITE APPROACH ☐ Document results of preliminary consultation with the USGBC. Architecture / Interiors Chapter 2 Structural Mechanical ☐ Draft SITE submission to comply with SITES credit 3.3 for 6 points. **STORMWATER MANAGEMENT Plumbing** Chapter 2 Electrical ☐ Draft SITE submission to comply with SITES credit 3.4 for 5 points. **LANDSCAPE** Fire Protection IRRIGATION Chapter 2 Cost Estimating Preliminary final parking field design, with enlarged plans, including a schedule that identifies all **Specialty Spaces** LANDSCAPE DESIGN requisite trees, the spectrum of parking stalls required, final pedestrian circulation, final Chapter 2 measures being proposed to manage stormwater, and materials Historic Preservation Art in Architecture





Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ■ Specify BECx requirements. **ENCLOSURE COMMISSIONING PLAN** 3 - DB Bridging Chapter 3 4 - CMC **Project Phase** ☐ In the drawings and specifications, establish requirements for the types, sizes, and complexity **VISUAL &** of mock-ups. Coordinate requirements with the BECx Plan. Concept Design (all types) **PERFORMANCE MOCK-UPS** DD - 100% Chapter 3 CD - 65% CD - 95% Detail and specify roofing assemblies. **ROOFING / ROOF** CD - Final **DRAINAGE SYSTEM** Chapter 3 Detail and specify air barriers. WHOLE BUILDING AIR **TIGHTNESS** Chapter 3 Discipline General Information Detail and specify thermal barriers. THERMAL BARRIERS Sustainability (INSULATION) Chapter 3 **Urban Development Building Enclosure Systems** Detail and specify fenestration systems. Resolve interfaces between different materials, **FENESTRATION** products, and assemblies. Architecture / Interiors (GLAZING SYSTEMS) Chapter 3 Structural Mechanical Detail and specify below-grade waterproofing. **BELOW-GRADE Plumbing** WATERPROOFING Chapter 3 Electrical Fire Protection ☐ Detail and specify fall protection systems and provisions for safe suspended access. **OPERATIONS &** Cost Estimating **MAINTENANCE** Chapter 3 **Specialty Spaces** Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB □ N/A **APPROVED PROGRAM & ADJACENCIES** 3 - DB Bridging Chapter 3 4 - CMC □ N/A **Project Phase GENERAL INFORMATION** Concept Design (all types) Chapter 3 DD - 100% ☐ Diagrams illustrating proper clearance for servicing and replacement of equipment CD - 65% **MECHANICAL SPACES** Chapter 3 CD - 95% CD - Final □ N/A **BUILDING & SERVICE SPACES** Chapter 3 ☐ Final detailed set of project calculations **DESIGN NARRATIVE &** Discipline Page 236 **CALCULATIONS** Chapter 3 General Information Sustainability □ N/A **DESIGN CONCEPTS Urban Development** Chapter 3 **Building Enclosure Systems** □ N/A **Architecture / Interiors FINISHES** Structural Chapter 3 Mechanical □ N/A **Plumbing MILLWORK** Chapter 3 Electrical Fire Protection □ N/A **FURNITURE, FIXTURES Cost Estimating** & EQUIPMENT Chapter 3 **Specialty Spaces** Historic Preservation Section Continues (next page) Art in Architecture



Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Final drawings, calculations, analysis files & models, specifications and any supporting **DESIGN LOADS** documents 3 - DB Bridging Chapter 4 4 - CMC ☐ Final drawings. Provide statement/review by project geotechnical engineer that design **FOUNDATIONS & Project Phase** conforms to geotechnical report recommendations. **GEOTECHNICAL** Chapter 4 Concept Design (all types) DD - 100% ☐ Final drawings, calculations, analysis files & models, specifications and any supporting **VIBRATIONS** documents CD - 65% Chapter 4 CD - 95% ☐ Final drawings, calculations or analysis **INNOVATIVE METHODS** CD - Final & MATERIALS Chapter 4 Final drawings, calculations, analysis files & models, specifications and any supporting STRUCTURAL SYSTEMS documents Chapter 4 Discipline Page 238 ☐ Final drawings, calculations, analysis files & models, specifications and any supporting STRUCTURAL ANALYSIS General Information documents. & CALCULATIONS Chapter 4 Sustainability **QUALITY ASSURANCE &** ☐ Final drawings, calculations, analysis files & models, specifications and any supporting **Urban Development** documents SPECIAL INSPECTIONS **Building Enclosure Systems** Chapter 4 Architecture / Interiors Final drawings, calculations, analysis files & models, specifications and any supporting **HISTORIC** documents **CONSIDERATIONS** Structural Chapter 4 Mechanical ☐ Final calculations and drawings PHYSICAL SECURITY **Plumbing** Chapter 4 Electrical Final drawings Fire Protection CIVIL SITE Chapter 4 Cost Estimating **Specialty Spaces** ☐ Final calculations and drawings **MISCELLANEOUS COMPONENTS** Historic Preservation Chapter 4 Art in Architecture

Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB Finalize previous narrative to include: NARRATIVE ☐ Final psychrometrics of HVAC systems Chapter 5 3 - DB Bridging ☐ Cut sheets of selected equipment 4 - CMC Finalize previous system to include: **Project Phase** □ Scope statement, concise but detailed, in General Notes & Legends sheet Concept Design (all types) ☐ Equipment access in enlarged plans, elevations, and cross-sections ☐ Show all valves. Indicate locations where temperature, pressure, flow, contaminant/combustion DD - 100% gases, or vibration gauges are required, and if remote sensing is required. CD - 65% Double line drawings showing mechanical room piping and ductwork layout, damper locations, piping and ductwork layout with terminal units CD - 95% Location of automatic control sensors (e.g., temperature, relative humidity, CO2, room pressurization) CD - Final ☐ Single line schematic flow and riser diagram(s). Show flow/energy measuring devices for water and air systems for all cooling, heating, and terminal equipment, and their interface with the BAS **DRAWINGS** Chapter 5 ■ Automatic control diagrams: Control flow diagrams with sensors, valves, and controllers (analog and digital inputs for controllers, front end equipment, and system architecture) Discipline Show control signal interfaces, complete with sequence of operation of all heating, ventilating, and cooling systems during occupied, 24-hour, and unoccupied conditions General Information ■ Bill of Material Schedules: Sustainability 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 **Urban Development** 24-hour operations. Air terminal devices **Building Enclosure Systems** ☐ For major R&A project's show existing equipment schedules or note as existing within Architecture / Interiors new schedules. Structural Finalize previous calculations to include: Final system pressure static analysis at peak and minimum block loads for occupied and Mechanical unoccupied conditions **Plumbing** Building pressurization analysis for peak and minimum block loads for occupied and **ENERGY & WATER** unoccupied conditions Electrical **ANALYSIS** ☐ Flow and head calculations for pumping systems for peak and minimum block loads for Chapter 5 occupied conditions Fire Protection Acoustical calculations for peak and minimum block loads for occupied conditions Cost Estimating Sizing of vibration isolators for mechanical equipment Sizing of fuel storage and distribution system Specialty Spaces ☐ Final edited specifications **SPECIFICATIONS** Historic Preservation Chapter 5 Art in Architecture

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







Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB ☐ Final basis of design **BASIS OF DESIGN** 3 - DB Bridging Chapter 6 4 - CMC **Project Phase** ☐ Final riser or one line diagram Concept Design (all types) ONE LINE Chapter 6 DD - 100% CD - 65% ☐ Final lighting, receptacle & electrical equipment layout along with associated circuitry CD - 95% **DRAWINGS** Chapter 6 CD - Final ☐ Final normal/emergency electrical service sizes and point-by-point lighting calculations **CALCULATIONS** Chapter 6 Discipline **General Information** ☐ Fully edited specifications **SPECIFICATION** Sustainability Chapter 6 **Urban Development Building Enclosure Systems** Architecture / Interiors Structural Mechanical **Plumbing Electrical** Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0







Construction Type 95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) 1 - DBB 2 - DB □ N/A SYSTEMS DESIGN Chapter 7 3 - DB Bridging 4 - CMC Fire protection drawing details (show all typical details on drawings): **Project Phase** Building Construction: Concept Design (all types) Construction Type ☐ Fire walls, fire barriers, fire partitions, smoke barriers DD - 100% Panel and curtain walls CD - 65% 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 CD - 95% enclosures ■ Means of Egress: CD - Final Exits Special locking arrangements **DRAWINGS** Exit Stairs-construction, landings, treads, guards and handrails, identification, path Chapter 7 markings Discharge from exits ■ Water Supply: Discipline ☐ Fire pump configuration General Information Anchorage of underground fire protection water supply line Sustainability Standpipe riser ☐ Water-based fire extinguishing systems; All plans required in NFPA 13. **Urban Development** Non-water-based fire protection systems **Building Enclosure Systems** Fire alarm and emergency communication systems; All documentation required in NFPA 72. Architecture / Interiors Fire service access elevators (if applicable) Occupant evacuation elevators (if applicable) Structural Calculations: Mechanical ☐ Final occupant load and egress calculations **Plumbing** ☐ Final fire protection water supply calculations, including water supply flow testing data **CALCULATIONS** Electrical Final fire pump calculations (where applicable) Chapter 7 ☐ Final smoke control calculations (where applicable) **Fire Protection** ☐ Fire modeling results, including input data and all pertinent material and assumptions required to understand the output an analysis (where applicable) Cost Estimating Specialty Spaces □ N/A **CODE ANALYSIS** Historic Preservation Chapter 7 Art in Architecture

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









95% Construction Documents: Pre-Final (BA 51, 54, 55, 80, ESPC) COURTROOMS Chapter 8 N/A SPECIALTY SPACES Chapter 8 List any exceptions or deviations from customer agency design guides such as US Courts Design Guides and USMS Publication 64 CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8







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

















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













Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **ABAAS** Chapter 1 3 - DB Bridging 4 - CMC ☐ Final CD Native Design BIM to be archived and distributed to Contractor **Project Phase** Bidding model for procurement purposes / bidding release ☐ IFC file exported from native Design BIM Concept Design (all types) ☐ Final CD COBie Spreadsheet to be distributed to Contractor DD - 100% ☐ BIM QC Checklist: Identifies what is currently contained in Design BIM and confirms that it is compliant with GSA BIM Standards for the Design BIM CD - 65% BIM ☐ BIM Interoperability Tool Model Check Report validating Model contains all CDX attributes and CD - 95% Chapter 1 appropriate design data ☐ Final 3D Design Coordination Report CD - Final ☐ Final validated CD SDM data/spaces ☐ Final Division 1 Specifications Sections on BIM Discipline ☐ Final O&M Narrative to reflect development of construction drawings, and Construction Documents OE Checklist to the extent that CDs have changed **General Information BUILDING OPERATIONS & MAINTENANCE** Sustainability Chapter 1 **Urban Development Building Enclosure Systems** □ N/A **OPERATIONAL EXCELLENCE** Architecture / Interiors Chapter 1 Structural ☐ Certification statement signed and sealed by all applicable disciplines **CLIMATE ADAPTATION /** Mechanical **RESILIENCE Plumbing** Chapter 1 Electrical □ N/A **DESIGN COMMENTS** Fire Protection Chapter 1 Cost Estimating ☐ Certification statement signed and sealed by all applicable disciplines **CODE AND SAFETY** Chapter 1 **Specialty Spaces** ☐ Certification statement signed and sealed by all applicable disciplines Historic Preservation P100 COMPLIANCE Chapter 1 Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **SUSTAINABLE** STRATEGY NARRATIVE 3 - DB Bridging Chapter 1.7 4 - CMC □ N/A **ACHIEVABLE LEED Project Phase GOAL** Concept Design (all types) Chapter 1.7.1 DD - 100% □ N/A **ENERGY NET ZERO** CD - 65% Chapter 1.7.2 CD - 95% □ N/A **CD** - Final WATER NET ZERO Chapter 1.7.2 □ N/A **WASTE NET ZERO** Chapter 1.7.2.1 Page 248 Discipline **General Information** □ N/A **GUIDING PRINCIPLES** FOR FEDERAL **Sustainability SUSTAINABLE Urban Development BUILDINGS** Chapter 1.7 **Building Enclosure Systems** Architecture / Interiors □ N/A **ENERGY USE** Structural TARGET/MODEL Mechanical Chapter 1.8 **Plumbing** Electrical □ N/A **DAYLIGHTING** Fire Protection Chapter 1 **Cost Estimating** □ N/A LIFE CYCLE COSTING Specialty Spaces Chapter 1 Historic Preservation Art in Architecture

Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **SUSTAINABLE LOCATIONS** 3 - DB Bridging Chapter 2 4 - CMC □ N/A **Project Phase COLLABORATIVE DESIGN PROCESS** Concept Design (all types) Chapter 2 DD - 100% □ N/A CD - 65% **ZONING ANALYSIS** Chapter 2 CD - 95% CD - Final □ N/A **DESIGN FOR PUBLIC USE** Chapter 2 ☐ Final detailed set of drawings and specifications SITE / LANDSCAPE Discipline Page 249 **STRATEGY** Chapter 2 General Information Sustainability ☐ Final SITES certification package. Submit to USGBC and GSA. SILVER CERTIFICATION **Urban Development** SITE APPROACH Chapter 2 Building Enclosure Systems ☐ Final SITES certification package reflecting compliance with EISA section 438 and the Architecture / Interiors **STORMWATER** attainment of SITES credit 3.3 for 6 points **MANAGEMENT** Structural Chapter 2 Mechanical ☐ Final SITES certification package reflecting compliance with SITES credit 3.4 for 5 points **LANDSCAPE Plumbing IRRIGATION** Electrical Chapter 2 Fire Protection ☐ Final design reflecting compliance with the Parking Field design prescriptive requirements in LANDSCAPE DESIGN the P100 Facility Standard Cost Estimating Chapter 2 **Specialty Spaces** Historic Preservation Art in Architecture

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

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Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **APPROVED PROGRAM & ADJACENCIES** 3 - DB Bridging Chapter 3 4 - CMC □ N/A **Project Phase GENERAL INFORMATION** Concept Design (all types) Chapter 3 DD - 100% □ N/A CD - 65% **MECHANICAL SPACES** Chapter 3 CD - 95% **CD** - Final □ N/A **BUILDING & SERVICE SPACES** Chapter 3 ☐ Final calculations and compliance reports (acoustical, heat transfer, toilet fixture count, **DESIGN NARRATIVE &** illumination/daylighting/glare analysis) Discipline Page 251 **CALCULATIONS** Chapter 3 **General Information** Sustainability □ N/A **DESIGN CONCEPTS Urban Development** Chapter 3 **Building Enclosure Systems** □ N/A **Architecture / Interiors FINISHES** Structural Chapter 3 Mechanical □ N/A **Plumbing MILLWORK** Chapter 3 Electrical Fire Protection ☐ Final furniture package furniture typicals and specifications (if in A/E's scope) **FURNITURE, FIXTURES** Cost Estimating & EQUIPMENT Chapter 3 **Specialty Spaces** Historic Preservation Section Continues (next page) Art in Architecture

Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A **OFFICE AREAS** 3 - DB Bridging Chapter 3 4 - CMC □ N/A **Project Phase INTERIOR CONDITIONS** Concept Design (all types) Chapter 3 DD - 100% □ N/A CD - 65% **INTERIOR FACILITIES** Chapter 3 CD - 95% **CD** - Final □ N/A FLOOR-TO-FLOOR **HEIGHTS** Chapter 3 □ N/A **EXTERIOR DESIGN** Discipline Page 252 Chapter 3 General Information Sustainability □ N/A **INTERIOR DESIGN: Urban Development MAJOR PUBLIC SPACES** Chapter 3 **Building Enclosure Systems** □ N/A **Architecture / Interiors BUILDING MASSING** Structural Chapter 3 Mechanical □ N/A **ARCHITECTURAL CODE Plumbing COMPLIANCE** Electrical Chapter 3 Fire Protection □ N/A **SIGNAGE &** Cost Estimating **WAYFINDING** Chapter 3 **Specialty Spaces** Historic Preservation Section Continues (previous page) Art in Architecture

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

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Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ Final narrative 3 - DB Bridging **NARRATIVE** Chapter 5 4 - CMC **Project Phase** Concept Design (all types) ☐ Final drawings DD - 100% **DRAWINGS** Chapter 5 CD - 65% CD - 95% ☐ Final calculations and analysis **CD** - Final **ENERGY & WATER ANALYSIS** Chapter 5 ☐ Final edited specifications Discipline **SPECIFICATIONS General Information** Chapter 5 Sustainability **Urban Development** Building Enclosure Systems Architecture / Interiors Structural Mechanical **Plumbing** Electrical Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0









Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB ☐ Final narrative 3 - DB Bridging **SYSTEMS & EQUIPMENT** Chapter 5 4 - CMC **Project Phase** Concept Design (all types) Final drawings DD - 100% **DRAWINGS** Chapter 5 CD - 65% CD - 95% **CD** - Final ☐ Final calculations and analysis **CALCULATIONS** Chapter 5 Page 255 Discipline ☐ Final edited specifications **General Information SPECIFICATIONS** Sustainability Chapter 5 **Urban Development** Building Enclosure Systems Architecture / Interiors Structural Mechanical **Plumbing** Electrical Fire Protection **Cost Estimating Specialty Spaces** Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

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







Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB □ N/A SYSTEMS DESIGN 3 - DB Bridging Chapter 7 4 - CMC Fire protection drawing details (show all typical details on drawings): **Project Phase** ■ Building Construction: Concept Design (all types) Construction Type ☐ Fire walls, fire barriers, fire partitions, smoke barriers DD - 100% Panel and curtain walls CD - 65% 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 CD - 95% enclosures ■ Means of Egress: CD - Final Exits ■ Special locking arrangements Exit Stairs-construction, landings, treads, guards and handrails, identification, path **DRAWINGS** markings Chapter 7 Discharge from exits Discipline ■ Water Supply: ☐ Fire pump configuration General Information Anchorage of underground fire protection water supply line Sustainability Standpipe riser **Urban Development** ☐ Water-based fire extinguishing systems (1) All plans required in NFPA 13. Non-water-based fire protection systems **Building Enclosure Systems** Fire alarm and emergency communication systems (1) All documentation required in NFPA 72. Architecture / Interiors Fire service access elevators (if applicable) Occupant evacuation elevators (if applicable) Structural Mechanical Calculations: **Plumbing** ☐ Final occupant load and egress calculations Final fire protection water supply calculations, including water supply flow testing data Electrical **CALCULATIONS** ☐ Final fire pump calculations (where applicable) Chapter 7 **Fire Protection** ☐ Final smoke control calculations (where applicable) ☐ Fire modeling results, including input data and all pertinent material and assumptions required Cost Estimating to understand the output an analysis (where applicable) Specialty Spaces □ N/A **CODE ANALYSIS** Historic Preservation Chapter 7 Art in Architecture

Construction Type Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) 1 - DBB 2 - DB Cost Estimate **COST VIABILITY** Project is viable from a cost standpoint 3 - DB Bridging (Chapter, #, etc) 4 - CMC **Project Phase** ☐ Supporting Analysis(Market, LCC, Risk, Sensitivity) SUPPORTING COST Concept Design (all types) **ANALYSIS** (Chapter, #, etc) DD - 100% CD - 65% Cost Plan Update **COST PLAN** CD - 95% (Chapter, #, etc) **CD** - Final ☐ Reconcile AE/IGE Estimates **COST ESTIMATE** (Chapter, #, etc) QC Review of Estimate Discipline **COST ESTIMATE: DETAIL General Information** (Chapter, #, etc) Sustainability □ N/A **Urban Development COST ESTIMATE:** CORE/SHELL, TI **Building Enclosure Systems** (Chapter, #, etc) Architecture / Interiors □ N/A Structural **VALUE ENGINEERING** (Chapter, #, etc) Mechanical **Plumbing** □ N/A **PROJECT DEVELOPING** Electrical **ON-BUDGET** Fire Protection (Chapter, #, etc) **Cost Estimating** □ N/A **QUALITY CONTROL** Specialty Spaces **REVIEW** (Chapter, #, etc) Historic Preservation Art in Architecture GSA P100 Submittal Matrix (2021) - Version 1.0

Final Construction Documents: Issued for Construction (BA 51, 54, 55, 61, 80, ESPC) COURTROOMS Chapter 8 N/A SPECIALTY SPACES Chapter 8 List any exceptions or deviations from customer agency design guides such as US Courts Design Guides and USMS Publication 64 CUSTOMER DESIGN GUIDE DEVIATIONS Chapter 8







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)

PROCESS

☐ Final details related to support of incorporation of AiA commission or Fine Art installation, structural supports, lighting, etc.



(Chapter, #, etc)

☐ Summary of meetings with the Art in Architecture Panel



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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

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

Version Number: 1.0

Published: 2021

If you have any comments or feedback on this document, please

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