

II. ARCHITECTURAL/ENGINEERING DOCUMENTS DELIVERABLES**2.04 Design Development Review and Approval Documents**

A. The A/E shall submit Design Development Documents, at approximately 35%-40%, total completion of the design/construction document process, to The Texas State University System Office, for approval.

B. Design Development Drawings & Specification

1. The A/E shall submit a 90%-100% complete set of Design Development AutoCAD Document and Specifications for review and approval by Texas State University, including a detailed cost estimate, a minimum of 9-10 weeks prior to the Board of Regents meeting.

In addition to documents submittal, the Design Development Package approval booklet is also required for review by the Board of Regents.

The A/E shall also provide a set of final 100% Complete Coordination Documents, with colored overlays of the various design disciplines, to include, but not be limited to: mechanical, electrical, plumbing, sprinkler, slab penetrations, telecommunications, and instructional technologies support for Classrooms.

2. The drawing format shall be no larger than 34" x 44". Provide nine (9) full size sets and two (2) ½ size sets of drawings, and nine (9) sets of program scope, specifications and cost estimate.

C. Design Development Package for Board of Regents Approval:

1. Obviously, much more than this is needed from the A/E for a complete Design Development/35% Design submittal. The following information must be extracted from the submittal or supplied design/construction review documents and will be presented to the Board of Regents for their decision making. Non-building projects will be different and will be decided by Component/System Administrative Office based on the uniqueness of each project.
2. These Design Development Documents are to be packaged in a bound tabulated 8 ½" x 11" format booklet.

3. The A/E shall submit 3 Design Development Packages to the Facilities Planning, Design & Construction for review, 6-7 weeks before the Board of Regents' quarterly meeting.
4. After the Facilities Planning, Design & Construction review, with approval the A/E shall submit sixteen (16) copies of the Design Development Package to the Texas State University (FPDC), 4-5 weeks before the Board of Regents' Quarterly Meeting.
5. The Design Development are to be typed in Times New Roman size 12 font, contain a cover page, a table of contents, each section tabbed, and in a 3-ring binder.
 - a. **Front Cover:** The front cover of the Design Development Booklet shall contain The University's logo with the statement 'Texas State University is a member of the Texas State University System', that it is Design Development, the project name, the month and year of the Board of Regents meeting that the plans will be presented and the preparing firms' information.
 - b. **Table of Contents:** A Table of Contents shall be placed after the Cover Page and list the following sections by section title. The contents of each tab noted below are for the consultant's clarification and are not to be listed in the Table of Contents.
 - c. **Tab 1:** Architectural Rendering or a complete set of Architectural Exterior Elevations reflecting a complete architectural design concept (by prior Component/System Administrative Office agreement).
 - d. **Tab 2:** Complete set of Architectural Site Plan, Floor plans, 90%* complete.
 - 1) Site Plan to include the "Accessible Path" to the closest "Public Way".

*90% Complete means the actual floor plans are frozen and will not change. There can be minor dimensioning missing and incomplete referencing to supporting detail drawings needed to complete the architectural design.
 - e. **Tab 3:** Enlarged Architectural Floor plans showing major core areas such as entryways, elevator lobbies, typical

- functional rooms (like classrooms), utility room layout, etc. (90% complete).
- f. **Tab 4:** Complete listing of all major building systems with no selection choices left unmade (i.e. drilled caisson foundations, reinforced concrete frame, two-way slab construction, brick façade with precast elements, built up flat roof, chilled water/hot water HVAC fed from central plant, etc.). NOTE: All summaries MUST BE in the positive tense! No “proposed to be” wording. All designs must be decided & finished.
 - g. **Tab 5:** Detailed Cost Estimate, prepared by independent estimator and/or CM@R, in CSI, 34 Division format taken off the DD set of drawings with very few Lump Sum/\$\$ per gross square foot estimate. Additionally, a summary cost estimate with one cost item per CSI Division and with owner approved design, estimating and escalation contingencies.
 - h. **Tab 6:** A summary showing the cost estimate of this project compared to a minimum of five (5) similar size and type projects recently built in the region under similar conditions. The comparison shall list description, size, completion date, cost, and cost per square foot.
6. The following information is provided separately to the Board of Regents by the University Facilities Planning, Design and Construction (FPDC), with A/E assistance as requested by FPDC.
- a. Information regarding projected operating and maintenance costs of the facility or (in the case of renovation) the projected impact of the project on operating and maintenance costs. Information regarding the projected environmental impact of the project.
 - b. Certification by Component and System Administrative Office that the submittal has been reviewed and found to be a complete and satisfactory Design Development/35% Design submittal. (This will be based partially on informal certification by Architect/Engineer of Record for every discipline that the design is complete, all calculations are completed, all major equipment has been sized, etc....there is nothing left to do but provide and prepare construction documents).
 - c. The FPDC will provide separately all soft costs estimates for the Project, and a Total Project Cost Estimate.