

UHS FACILITIES DEVELOPMENT PROCESS



SAIAMPLE

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UHS FACILITIES DEVELOPMENT PROCESS

1. PREDESIGN

- 1.1. INITIATE PROJECT/ESTABLISH PRELIMINARY GOALS
- 1.2. PRELIMINARY ASSESSMENT OF EXISTING FACILITIES AND NEEDS
- 1.3. EVALUATE RESOURCES AND STRATEGIES
- 1.4. IDENTIFY AND EVALUATE INITIAL POTENTIAL SITES

2. PROGRAMMING

- 2.1. DATA GATHERING
- 2.2. ESTABLISH RESEARCH AND ACADEMIC DESIGN CRITERIA
- 2.3. DEVELOP PROJECT SCOPE
- 2.4. TESTS OF PROGRAM "FIT"
- 2.5. EVALUATE POTENTIAL SITE REQUIREMENTS/UTILITIES, REVISE CAMPUS MASTERPLAN IF NEEDED
- 2.6. DEVELOP ORDER OF MAGNITUDE COSTS AND INITIAL PROJECT CONTROL BUDGET
- 2.7. DEVELOP PRELIMINARY PLAN OF FINANCING, FUNDRAISING
- 2.8. DEAN AND PROVOST APPROVALS

3. CONCEPTUAL DESIGN

- 3.1. REFINE PROJECT SCOPE AND SIZE
- 3.2. DEVELOP ROOM SIZES AND ADJACENCY REQUIREMENTS
- 3.3. BEGIN PRELIMINARY BUILDING "BLOCK DIAGRAMS"/LAYOUTS
- 3.4. EVALUATE, SELECT AND COST FACILITY SITE
- 3.5. (FOR SCIENCE BUILDINGS CONSIDER PREDESIGN CONSULTANT STUDY)
- 3.6. DEAN AND VICE PRESIDENTIAL APPROVALS
- 3.7. CAMPUS FACILITIES PLANNING COMMITTEE SITE APPROVAL
- 3.8. CHANCELLOR APPROVAL
- 3.9. REGENTS FACILITIES PLANNING COMMITTEE SITE AND SCOPE APPROVAL

4. PROJECT COST DEVELOPMENT AND BUSINESS PLAN

- 4.1. DEVELOP BUILDING "SYSTEMS" AND EQUIPMENT REQUIREMENTS
- 4.2. DEVELOP UTILITY AND SITE REQUIREMENTS
- 4.3. REFINE POTENTIAL SCHEDULE
- 4.4. REFINE COST ESTIMATES AND VALUE ENGINEER PROJECT
- 4.5. ESTABLISH FUNDING AND TIMING STRATEGIES
- 4.6. DEVELOP FINANCIAL PLAN PROFILE, INCLUDING DONATIONS, DEBT, REVENUE
- 4.7. DEAN AND VICE PRESIDENTIAL APPROVALS
- 4.8. CHANCELLOR APPROVAL

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4.9. REGENTS FINANCE COMMITTEE PROJECT COST AND BUSINESS PLAN APPROVAL

4.10. TEXAS HIGHER EDUCATION COORDINATING BOARD APPROVAL

4.11. BOND REVIEW BOARD APPROVAL

5. SCHEMATIC DESIGN

5.1. DEVELOP CONSULTANT RFQ/RFP

5.2. PROCURE PROJECT DESIGN AND CONSTRUCTION TEAM

5.3. DEVELOP HUB PLAN

5.4. VICE PRESIDENTIAL APPROVALS

5.5. CHANCELLOR APPROVAL

5.6. DEVELOP ROOM BY ROOM LAYOUTS AND REQUIREMENTS

5.7. DESIGN LAB AND SPACE LAYOUTS

5.8. DEVELOP BUILDING "STACKING DIAGRAMS"

5.9. BEGIN EXTERIOR DESIGN "CHARACTER"

5.10. BEGIN CONSTRUCTION PHASING AND FEASIBILITY STUDIES

5.11. BEGIN ENGINEERING HVAC AND BUILDING SYSTEMS

5.12. VALUE ENGINEER PROJECT REQUIREMENTS

5.13. REFINE PROJECT COST ESTIMATES AND PROJECT CONTROL BUDGET

5.14. DEAN AND VICE PRESIDENTIAL APPROVAL

6. DESIGN DEVELOPMENT

6.1. DETAIL FLOOR PLANS AND OCCUPANCY PLANS

6.2. DEVELOP MECH/ELECTRICAL SYSTEMS

6.3. REFINE SITE AND UTILITIES

6.4. DEVELOP BUILDING EXTERIOR AND INTERIOR DESIGN

6.5. DEVELOP CONSTRUCTION PHASING AND FEASIBILITY

6.6. VALUE ENGINEER PROJECT REQUIREMENTS

6.7. REFINE PROJECT COST ESTIMATES AND PROJECT CONTROL BUDGET

6.8. CAMPUS FACILITIES PLANNING COMMITTEE DESIGN APPROVAL

6.9. DEAN AND VICE PRESIDENTIAL APPROVALS

7. CONTRACT DOCUMENTS

7.1. FINAL COORDINATED CONSTRUCTION DRAWINGS

7.2. SPECIFICATIONS AND EQUIPMENT OPTIONS

7.3. FINALIZE CONSTRUCTION PHASING, LOGISTICS AND SCHEDULE

7.4. VALUE ENGINEER PROJECT REQUIREMENTS

7.5. REFINE PROJECT COST ESTIMATES AND PROJECT CONTROL BUDGET

7.6. DEVELOP BIDDING OPTIONS

7.7. DEAN AND VICE PRESIDENTIAL APPROVALS

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8. PROJECT BIDDING

- 8.1. SOLICIT AND EVALUATE BIDS
- 8.2. REFINE SUBCONTRACTOR AND HUB PLAN
- 8.3. FINALIZE VALUE ENGINEERING AND PROJECT CONTROL BUDGET
- 8.4. FINALIZE CONSTRUCTION CONTRACTS INCLUDING BID OPTIONS
- 8.5. VICE PRESIDENTIAL APPROVAL
- 8.6. CHANCELLOR APPROVAL

9. CONSTRUCTION

- 9.1. FINALIZE CONSTRUCTION PHASING
- 9.2. PROJECT CONSTRUCTION
- 9.3. PROCURE FURNITURE AND EQUIPMENT

10. PROJECT COMPLETION/OCCUPANCY

- 10.1. FINISH CONSTRUCTION
- 10.2. BUILDING COMMISSIONING
- 10.3. FURNITURE AND EQUIPMENT INSTALLATION
- 10.4. DEPARTMENT AND PLANT OPERATIONS PROJECT ACCEPTANCE
- 10.5. BUILDING AS-BUILTS AND PROJECT CLOSE-OUT
- 10.6. EVALUATION OF ARCHITECT AND CONSTRUCTION TEAM
- 10.7. POST OCCUPANCY EVALUATION/BUILDING DEVELOPMENT