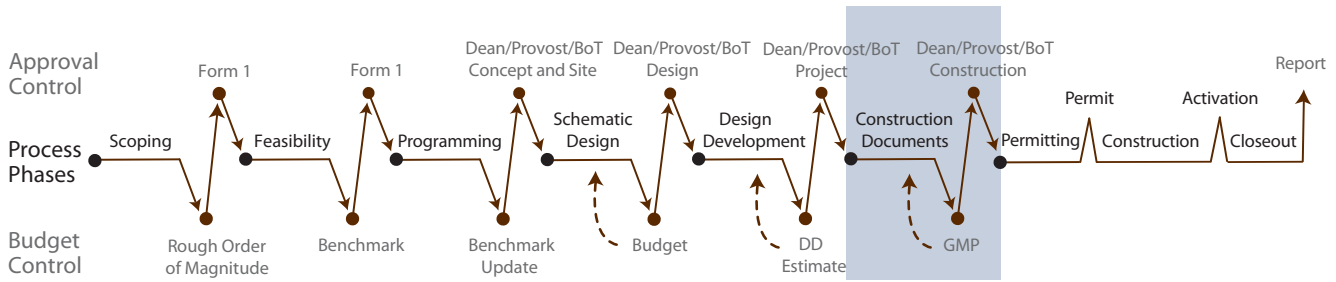


CONSTRUCTION DOCUMENTS



Prepare complete, coordinated Construction Documents (CD), that detail the design in order to bid, permit, and construct the project.

The consultant group produces the contract documents, including final drawings and specifications for all components and building systems. The CD phase is the final stage of the design process. The general contractor and design/build contractors are responsible for constructability and drawing coordination, and for confirming the construction budget.

Changes to the scope or program in this phase will likely incur budget impacts and schedule delays. These may require reduction or elimination of other scope, and additional review by university management and possibly the BoT.

During this phase, the user group and technical group perform an interim review of the drawings and specifications and advise the consultant group of any conflicts with the previously signed-off Design Development drawings. The seismic peer reviewer provides final comments to the project manager.

Upon completion of this phase, the contract documents are bid, the schedule is finalized, soft costs are confirmed, and DPM presents a summary of CD information to the Board of Trustees for Construction Approval.

TASKS

Project Controls & Logistics

Budget	Finalize guaranteed maximum price (GMP) budget (95%–100% CD); reconcile to DD estimate
Funding	Develop Funding Agreement
Schedule	Prepare project baseline schedule
Internal reviews	Complete technical and user group reviews; complete structural peer review
Board of Trustees	Prepare construction approval report/presentation
Logistics	Prepare final site logistics plan
Administration	Review proposed subcontractor bid lists
Jurisdictional	Submit to county/city for plan check
Outreach	Refine community outreach plan

Building Program

School/Dept(s)	Finalize furniture, keying/access control, telecom, A/V and signage plans
Exterior/Site	Complete 100% CD drawings and final specifications based on approved DD drawings
O&M/MEP	Complete 100% CD drawings and final specifications based on approved DD drawings
Life safety/ADA	Complete 100% CD drawings and final specifications based on approved DD drawings
Structural	Complete final peer review

Sustainability

Detail and coordinate sustainability components as part of building systems and utilities plans; finalize commissioning plan

DELIVERABLES

- 100% contract documents (complete and coordinated)
- General contractor GMP
- Project budget and schedule
- Construction Management Plan
- Funding Agreement
- Board of Trustees report/presentation

APPROVALS

- Vice President, LBRE
- Dean/Department and/or user representative
- President/Provost
- Board of Trustees—Construction Approval

>> Resources for the Construction Documents phase, including checklists and form templates, are online at: http://lbre.stanford.edu/dpm/PDP_Process