

**UNIVERSITY OF NEBRASKA**  
**CAPITAL PLANNING and DEVELOPMENT**  
**INTERMEDIATE DESIGN PROCEDURES**

**UNFP 6.3.6.4**

**I. Reference and Application**

- A. On November 7, 2008, the Nebraska Board of Regents approved a policy for Capital Planning and Development.
- B. Application: The procedures apply to all Board approved capital projects.

**II. Objectives and Limitations**

The objective of these procedures is to provide guidelines necessary to comply with Board Policy (RP-6.3.6) *Capital Planning and Development*.

Intermediate Design determines the general scope, preliminary design, scale and relationships among the components of the project. The primary objective is to develop a clearly defined design with a comprehensive scope, budget and schedule. Intermediate-level drawings (from all disciplines) for a University of Nebraska capital project may be developed beyond the industry standard so that an accurate profile of scope, budget, schedule and risk can be understood and assessed.

**III. Definitions**

The University of Nebraska defines Intermediate Design as the phase of design where expectations are set, budget and schedule are established, and the project is submitted to the Board of Regents and Nebraska Commission for Postsecondary Education for approval.

**IV. Procedure**

During this phase of design, the campus further details the specific requirements for the design option developed in the Architectural Program. The design professional develops the project deliverables with input from the campus Project Manager (PM) and campus design team to provide the Contractor and/or cost estimator with sufficient information to develop a Total Project Budget. The PM and design team develop project goals and measurement criteria for the design phase that serve as a road map for management to define successful outcomes. The appropriate campus representative presents project data to the Business Affairs Committee for Project Approval.

- A. The following tasks will be completed as part of Intermediate Design:
  - 1. Determine the project design and construction schedule
  - 2. Determine the site design
  - 3. Determine the building design

4. Determine the mechanical, electrical, plumbing and fire protection systems
5. Outline a commissioning strategy plan
6. Determine the project Budget
7. Reconcile (align) budget with scope
8. Conduct Expectations Work Session (optional)
9. Outline a Community Outreach Plan (optional)
10. Develop sustainability components
11. Present SD to User/Technical Groups
12. Code preliminary reviews
13. Draft of Site Logistics Plan

B. The following Deliverables represent 100% Intermediate Design drawings/specs/study information:

1. Preliminary building plans, sections, elevations
2. Study models, perspective sketches, electronic modeling or combinations of these media (specify)
3. Concept designs (size, type and general location) for major building systems
4. Building structure, configuration and construction materials
5. Structural framing system
6. Roof system selections
7. Exterior skin materials and colors
8. Major design features explored and refined
9. Egress and exiting
10. ADA accessibility
11. Hazardous chemical zones
12. Wall ratings
13. Overall dimensions and square footages
14. Screening and sight lines
15. Locate mechanical equipment
16. MEP FP systems outline and suggested equipment preferences (include MEP FP systems coordination with wall ratings; single line drawings for security, telecom/data, audio visual; vibration criteria; acoustic criteria; routing & racking strategy for process piping; cable tray locations; exiting)
17. Principal floor plans
18. Room finish schedule
19. Room names and numbers
20. Specifications outline
21. Exterior wall sections
22. Fenestration and doors
23. Sustainability components plan
24. Site Development Plan (include bike & pedestrian circulation; connective elements; fire equipment access; landscape & hardscape plans; paving and parking requirements; grading plan; existing utilities locations; off-site and on-site utility loads and connection points; property lines; setbacks; project boundaries; draft SWPP plan; Site Logistics Plan [outline included]; tree protection plan)
25. Original site drawings
26. Finish Building Grades
27. Storm drainage solution
28. Site retaining walls

29. Site lighting requirements
30. Soils testing and structural foundation system
31. Systems to be commissioned and preliminary commissioning requirements and plan
32. Specialty structures ( bridges, other buildings height and floor plan dimensions)
33. Peer Review Reports if applicable
34. Project schedule – design and construction durations (identify internal/user group design review times; peer review schedule; project phasing requirements; contingency times to redesign to resolve scope/budget issues; Board of Regents and CCPE approval dates)
35. Color renderings
36. Total Project Cost estimate prepared by qualified professionals (RP-6.3.11.3).
37. Board of Regents Agenda Summary for Project Approval

C. For those projects utilizing CM or Design Build Delivery Methods, Intermediate Design Deliverables will also include a Site Logistics Plan Outline including:

1. Site access & materials delivery
2. Lay down area
3. Crane location(s)
4. Security/Safety requirements
5. Site preservation
6. Traffic re-routing (vehicular and pedestrian)
7. Temporary services
8. Mitigation of environmental pollution, dust, noise, etc.
9. Site boundaries
10. Delivery access
11. Emergency vehicle access
12. Bicycle and pedestrian access and flow
13. Campus parking
14. Construction parking
15. Fencing location
16. Trailer location(s)
17. Temporary services
18. Signage plan