

PREDESIGN DOCUMENTS (DESIGN-BID-BUILD AND DESIGN-BUILD)

100% Draft Predesign Documents shall consist of the following (Additional types of information, processes and considerations may be required for certain projects.):

Contextual Analysis (Initiation) – (Not Required for Designated Historic Structures and Historic Landscapes)

- Initiate the [Contextual Analysis Template](#) for assessing the existing character of the project site and buildings by filling in "Description of Existing". See definitions for [Site Character](#) and [Building Character](#) prior to undertaking this effort. The "Contextual Analysis" shall be prepared utilizing the [Contextual Analysis Template](#).

Project Program

The Project Program shall consist of the following, as applicable, for the specific project (additional considerations may be required for certain projects).

- Architectural Program
 - Functional Requirements
 - Functional Relationships (Bubble Diagrams and/or Matrices)
 - Square Foot Area Requirements
 - Dimensional Requirements and/or Limitations
 - Unique Design Parameters
 - Interpretative Program
- Site Program
 - Functional Requirements
 - Functional Relationships (Bubble Diagrams and/or Matrices)
 - Square Foot Area Requirements (i.e. parking)
 - Dimensional Requirements and/or Limitations
 - Unique Design Parameters
 - Interpretative Program
- Site Analysis

The Site Analysis (narrative/graphic format) shall be prepared based on the following Site Analysis Checklist:

- Topographic Analysis
- Slope Analysis
- Analysis of Physical Features
- Access and Circulation, Traffic and Parking Studies
- Vegetation
- Existing Water Bodies
- Site History
- History of Existing Structures and Landscape
- On-site Utility Studies
- Off-site Utility Studies
- Environmental Studies and Reports
- Climate Studies
- Geotechnical/soils
- Hydrologic Studies, Watershed Modeling Studies
- Project Requirements

- Existing Conditions Assessment, Hazmat Investigation

Contextual Analysis (Completion) – When Required

- Using the same character analysis process utilized for existing character, complete the [Contextual Analysis Template](#) by filling in "Description of Proposed" to document the proposed character of all new site(s) and building(s) concepts. The completed Contextual Analysis Template will be used by the NPS to assess contextual compatibility of all forthcoming design concepts.

Class C Construction Cost Estimate

- The Class C Construction Cost Estimate shall be prepared in a format matching the [Class C Construction Cost Estimate](#) sample.

Cost Comparability Data

- The Cost Comparability Data Checklist shall be prepared utilizing the [Cost Comparability Data Checklist](#) template /sample.

Scope and Cost Validation Documentation

- Document all scope, functionality and cost variations of three similar built non-NPS projects using the [Scope and Cost Validation Report](#).

100% Draft Predesign Documents Submittal Formats

- Submit 100% Draft Predesign Documents in [Hard Copy Formats](#) only.
 - Project Program
 - Contextual Analysis (When Required)
 - Class C Construction Cost Estimate
 - Cost Comparability Data
 - Scope and Cost Validation Report

Final Predesign Documents Submittal Formats

- Submit Final Predesign Documents in both [Hard Copy Formats](#) and [Electronic Formats](#).
 - Project Program
 - Contextual Analysis (When Required)
 - Class C Construction Cost Estimate
 - Cost Comparability Data
 - Documentation of Scope and Cost Variations
 - NPS Review Form with Responses