

Request for Qualifications

**Professional Design Services
for Wayne State University
State Hall Renovation
Project No. 016-328302**

March 31, 2021



**Wayne State University
Procurement & Strategic Sourcing**

**5700 Cass Avenue
Suite 4200
Detroit, Michigan 48202**

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Part I - Introduction

Wayne State University (“WSU”) invites Design Professionals (“Responders”) to submit Statements of Qualifications (“SOQ”) in accordance with the requirements of this Request for Qualifications (“RFQ”) for **Professional Design Services** for the **State Hall Renovation**.

Your company is invited to participate in the RFQ process to provide full design services for the renovation of the State Hall building, built in 1948. State Hall is the most utilized classroom building on campus and needs to have the Mechanical, Electrical, and Plumbing systems replaced, as well as selective layout changes, exterior repairs, finish upgrades, and other renovation to meet not only today’s needs but be flexible for future years. The renovation should achieve LEED Gold Certification. It is anticipated that design for the project will start during the second half of 2021. The current total project budget is \$80,000,000, although it is anticipated that a state of the art renovation for this building should be achievable for a total project cost of \$70,000,000. A Construction Manager (“CM”) will be procured along with the Design Professional, and close coordination is expected between the two entities.

This is a two-step procurement. Upon review and evaluation of the SOQs received, WSU will select a shortlist of qualified Respondents who will receive the Request for Proposal (“RFP”). Respondents who were not shortlisted will be notified. The RFP will contain additional information about the project.

Part II - Design Professional Services Overview

Although the full Design Professional scope and contract will be provided within the RFP, the scope is generally summarized below.

- A. The successful design team will be contracted to provide complete design and engineering services for the programming, schematic design, design development, development of contract documents intended for bidding purposes for the project, trade contract evaluation assistance, and construction administration.
- B. The services to be provided by the Design Professional include, but are not limited to, design, meetings, processing/reviewing submittals, RFIs, and correspondence related, but not limited to, all architectural, mechanical, electrical, plumbing, structural, civil, landscape, fire protection, interior design, furniture, signage, security, audiovisual systems, acoustical, lighting, and telecommunications to support the State Hall Renovation project. The Design Professional will also have cost estimating responsibilities.
- C. The State Hall Renovation project is required to obtain LEED Gold Certification. The Design Professional shall be responsible for leading all LEED efforts, submitting LEED documentation, maintaining LEED scorecards, and ultimately providing design solutions to achieve the points needed to achieve gold accreditation. The Design Professional will be required to work with the commissioning agent as well as the WSU sustainability department.
- D. The Design Professional shall assist the University in optimizing the scope of work and provide advice on options regarding the site, scope, materials, methods, systems, schedules, and other conditions affecting development and construction of the project. The programming effort shall include a validation of project needs and anticipated cost to ensure the proposed design is programmatically and financially viable. If the proposed design exceeds the construction budget, the designer will work with the CM and University to redesign or perform value engineering at no additional cost.

- E. The Design Professional will comply with the University's current Campus Wide Master Plan, Construction Design Standards, Computing and Information Technology Department (C&IT) Standards, and other University standards listed in the Owner Project Requirements (OPR) for this design process. The Design Professional is responsible for designing to the WSU security standards; a copy of this document will be provided to the successful vendor. A list of additional required documents is included in the OPR, which is included as Appendix 1.
- F. The Design Professional will provide a minimum of two schemes for all areas of design (i.e., architectural, furniture, mechanical, electrical) and will develop the final approved scheme which may be one of the proposed schemes or combination of schemes.
- G. The Design Professional is responsible for the creation of a level 350 BIM file and facilitating access to the file for University staff. All CAD and BIM files will be the property of WSU. The Design Professional is responsible for collaboration with WSU's Retro Commissioning team to determine the state of existing equipment. The design professional will lead University stakeholder meetings in town hall format.
- H. The Design Professional will lead all design meetings and record and distribute the meeting minutes within 3 days of each meeting.

Part III – Statement of Qualifications (SOQ) Format

Statement of Qualifications must be submitted in the format outlined in this section. Tailor the SOQ to this opportunity. WSU reserves the right to eliminate from further consideration any response which does not follow the format or is deemed non-responsive. WSU also reserves the right to waive any irregularities or formalities. The responses shall be limited in size to eight (8) pages in total. The page limitation does not include cover and divider pages. Text shall be single spaced, size 11 font. The SOQ must be submitted as a single PDF file. Include the following sections:

- A. **Executive Summary** - Provide a one-page summary describing your understanding of the project and what unique qualities differentiate your firm from others responding to this RFQ. Describe, in summary fashion, the experience your proposed project team has with projects similar to the State Hall Renovation. Clearly state why you should be chosen for this project.
- B. **Description of Business and Subconsultants** – Provide an overview and history of your firm, and provide a list and an overview of subconsultants that you will likely use if selected for this project. Describe your past working relationship with each listed subconsultant.
- C. **Relevant Experience** – Demonstrate the relevant experience of your firm and your project team. Focus on projects that are similar in nature and that your proposed project team have been significantly involved with. Discuss past work you have completed for WSU. Identify three to five projects your firm has completed within the past five years that are similar to the proposed **State Hall Renovation**. Demonstrate your experience with sustainable projects, life cycle costs analysis, and integrated design approach. Include the following information for each project:
 - 1. Owner name and address
 - 2. Completion date and/or status of project
 - 3. Project description and photos (new construction and/or renovation; identify major elements of project and/or unique features)
 - 4. Project size (number of square feet, separate new construction from renovation)
 - 5. Your exact role on the project and key personnel involved in the project
 - 6. Client reference (name, position, address, email address and telephone number)
 - 7. Describe how your firm worked collaboratively with multiple stakeholders to ensure all project requirements were achieved
 - 8. Show the initial project budget and final cost for design, construction, and total

Part IV – SOQ Submission

- A. Please read the RFQ carefully and follow all instructions given.
- B. By returning an SOQ, you stipulate that you have answered the enclosed questions completely and accurately and that you agree to abide by the general terms and conditions stated therein. Your participation in this process is appreciated.
- C. SOQs for Design Services will be received at the office of the Procurement & Strategic Sourcing by electronic submission on April 21, 2021, until 2:00 pm EST. The link for SOQ submission will be posted at <https://go.wayne.edu/designservicebids> beginning April 2, 2021.
- D. Responders must combine documents into one PDF for the ease of distribution within the University, and to ensure no portion of your response is inadvertently omitted in transmission to the University or internally to the end user department. When required, also include an Excel file, matching the version in the PDF.
- E. The electronic submission should be limited to no more than one PDF document and one Excel Workbook (when required), with a total file size less than 20 megabytes. If your submission is sent correctly, you will receive an auto-reply message acknowledging receipt of your SOQ. If you do not receive an auto-reply message, check the address you used and resubmit your SOQ.
- F. All inquiries regarding this RFQ shall be made in writing and submitted by e-mail to **Valerie Kreher** at **rfpteam2@wayne.edu** and copied to **Robert Kuhn** at **ac6243@wayne.edu** prior to the deadline stated in the project schedule. No direct contact with any other WSU staff is allowed. Failure to comply will result in disqualification. WSU will distribute all questions and responses via Addendum.
- G. SOQs should be prepared simply and economically, providing a straightforward, concise description of the Responder's ability to meet the requirements of the procurement. However, these instructions are not intended to limit an SOQ's content or exclude any relevant data.
- H. Key dates for the RFQ portion of this procurement follow:

Event	Deadline or Date of Event
Issue Design Professional RFQ	April 2, 2021
Final Day / Deadline for Question	April 14, 2021 @ 2:00 PM EST
WSU Response to Questions	Within 2 days of the Question Deadline
Deadline for SOQ Submission (electronic submission)	April 21, 2021 @ 2:00 PM EST The link for bid submission will be posted at https://go.wayne.edu/designservicebids
Announcement of Firms Shortlisted to Receive the RFP	May 2021

Part V – Selection

WSU will appoint a selection committee to evaluate each complete response. Each SOQ will be ranked based on the evaluation criteria shown below. The top rated firms will be given an opportunity to participate in the RFP portion of this process. WSU reserves the right to shortlist any number of firms. At this RFQ stage, it is not anticipated that interviews will be required. However, WSU reserves the option to request formal interviews or ask clarifying questions.

WSU will shortlist the Responders who best meet the selection criteria and are able to supply WSU with high quality services. WSU's evaluation will be based on the SOQs and, if applicable, information gathered during related meetings, discussions, and reference checks. The selection committee will review and consider the following, which includes, but is not limited to (listed in no particular order):

1. Accurate and specific responses to all requests in this RFQ
2. Experience with similar state of the art classroom building renovations
3. Experience with renovations of this size
4. Experience of the consultant team working together
5. Experience working with WSU and other Universities
6. Reference checks, as applicable
7. Unique aspects of the team that could add value to this project

This is a two-step procurement. Upon review and evaluation of the SOQs received, WSU will select a shortlist of qualified Respondents who will receive the RFP. The RFP will require additional project-specific information, which includes, but is not limited to: a detailed project approach, project organizational chart, staffing plan, subconsultant list, and a cost proposal. The RFP stage will include interviews to facilitate a final selection of the Design Professional.

Part VI - Conditions and Notices to Responders

- A. **Confidentiality of SOQ.** The RFQ is confidential information. No part of this publication may be reproduced, transmitted, transcribed, stored in a retrieval system, or translated into any language in any form by any means without the written permission of WSU. The RFQ documents and all copies thereof are strictly confidential and the property of WSU. WSU is not obliged to return Responder submittals and related documents.
- B. **RFQ is Not a Contract.** Acceptance of a submittal does not commit WSU to award a contract to any Responder, regardless of whether the SOQ meets all the requirements stated in this RFQ, nor does it limit WSU's right to negotiate in its best interests. WSU reserves the right to reject any or all submittals received for any reason whatsoever. Neither the receipt of any submittal, nor failure to reject any submittal shall impose any legal obligation on WSU.
- C. **Right to Terminate RFQ process.** WSU reserves the right to terminate the entire RFQ process at any time without incurring any liability.
- D. **Exceptions/Limitations.** If a Responder is unwilling or unable to meet any RFQ requirement, an explicit statement to that effect must be made in the submittal as an exception/limitation.
- E. **Liability for Costs.** During the RFQ process, Responders will incur certain costs associated with and related to the RFQ process; WSU shall not be liable for any such costs. WSU accepts no liability for any costs incurred by Responders in generating their responses to the RFQ, any cost incurred by Responders carrying out due diligence, any Responder costs relating to providing any additional information or demonstrations, and any Responder cost relating to any subsequent negotiations with WSU. Throughout the RFQ process, Responders shall provide any assistance that may be required, at no cost. No statement by WSU should be viewed as a request or justification to increase or change inventory, staff, facilities, and business relationships, or internal business processes.
- F. **No Liability.** All Responders are advised to thoroughly read and examine all RFQ documents which are provided by WSU. WSU accepts no responsibility or liability for details assumed or conclusions drawn from information supplied in such documents.

- G. **No Claims of Ambiguity.** All Responders shall be deemed, by the submission of their submittal, to have fully understood the objectives of the RFQ. Any claims of ambiguity after any resulting contract award is made shall not be accepted.

- H. **Freedom of Information Act (FOIA).** Wayne State University is a constitutionally autonomous public university within Michigan's system of public colleges and universities, and as such, is subject to the State of Michigan Freedom of Information Act 442 of 1976. Any response, proposals, materials, correspondence, or documents provided to the University are subject to the State of Michigan Freedom of Information Act and may be released to third parties in compliance with that Act, regardless of notations in the Responder's submittal to the contrary.

Wayne State University

State Hall Renovation

Project #016-328302

Appendix 1 - Owner's Project Requirements

1. Purpose of This Document

- A. This Document establishes Wayne State University's (WSU) requirements and goals for the State Hall Renovation Project. This document is created pre-design and is considered a "living" document, meaning, this document may be updated during the design phase of the project. Sections below list the intended focus of design, elements considered necessary for successful operation and usage of the building, expectations for both the design professional and construction manager, and serve to make the reader aware of general university project requirements and expectations. This document acts as the basis of design and as benchmarks that will be used by the university and the commissioning agent to determine project success. The information below is intended to provide direction to the design and construction teams from the design phase to project completion.

2. Project Documents

- A. Project Documents are expected to be reviewed and included in the development of the project. These documents can be obtained through the WSU Project Manager. These documents include:
- a. Design Standards - <https://facilities.wayne.edu/design>
 - b. C&IT's WSU Design Standards for Communications Infrastructure - <https://tech.wayne.edu/about/policies>
 - c. Fire Safety Manual - <https://risk.wayne.edu/procedures/fire>
 - d. Public Safety Guidelines – this document will be provided to the successful vendor
 - e. Historical Drawings
 - f. Surveys
 - g. Hazardous Material Surveys
 - h. Project Notifications
 - i. FM Global Insurance requirements
 - j. FM Global Insurance Loss Prevention Data Sheets
 - k. New project It/low voltage action plan
 - l. C&IT's Division of Labor document
 - m. C&IT's Network Data Count spreadsheet

3. Mandatory University Standards

- A. WSU maintains design standards which are listed above. Adherence to these documents is a requirement of the project. Failure to meet these design standards will result in redesign or re-work at no cost to the university. These documents are available on the WSU website or can be obtained from the WSU project manager.
- B. The university standards do not represent code. It is the responsibility of the designer and construction team to verify all applicable codes and ensure the project meets or exceeds code. Failure to meet code will result in re-design or re-work at no cost to the university.
- C. WSU Insurance provider FM Global will review the documents and provide comments. Meeting FM Global requirements is a requirement of the university.

4. Owner and User Requirements

- A. Brief Description of Project: A 2019 feasibility study of State Hall revealed a number of necessary systems improvements and opportunities to align physical and programmatic elements of the facility to the Master Plan and core values. In particular, the renovation will involve restoration if not total replacement of major mechanical, electrical, and plumbing systems. Substantial interior upgrades are required to meet life safety and accessibility codes, in addition to exterior refurbishments (roof, windows, doors, exterior masonry, etc.) that will extend the life of the building. State Hall does not warrant more classrooms but instead a reconfiguration of existing floor plates that builds in flexibility and eases the strain of scheduling challenges. All classrooms will receive a new selection of finishes and furniture to create a livable learning environment. The campus community also has a strong desire for areas where unstructured collaboration and socialization can occur. Lastly, a full renovation will include the integration of new audio visual (AV) technologies and the implementation virtual desktop infrastructure (VDI).
- B. Brief Sustainability and Design Goals: This project must be designed for and meet LEED gold accreditation at a minimum with emphasis on operational efficiencies and saving energies. The Designer will work closely with WSU Department of Sustainability in conjunction with the commissioning agent to develop and administer the LEED accreditation strategy. The Designer will be responsible for tracking LEED progress through use of score cards and provide periodic updates on expected status throughout the design and construction process. The designer is responsible for the submittal of the project to USGBC for LEED accreditation. The designer and contractor are responsible for tracking, receiving, and maintaining all appropriate documentation for LEED submittal. Maintaining a sustainable approach before, during, and after renovation of State Hall is not only a priority to our institutional values, but is a responsibility to our environment. Creating sustainable sites, reducing our water and energy usage, emphasizing material waste reduction and reuse, and reducing the university's overall impact on the environment are values that support the university's strategic plan. As these guidelines are followed, they set a standard for our future through a commitment to a cleaner and sustainably focused campus.
- C. Type of Project / Program: General Purpose Classroom Renovations

5. General Project Information:

Project Name:	State Hall Renovation
Owner:	Wayne State University
Type and Use:	General purpose Classrooms
No. of Floors:	Below grade: 1 Above grade: 4 Penthouse: 0
Square Footage:	Building Gross: 163,530 S.F. Total Site Area: 2 acres Existing Building: 163,530 S.F. New Construction: 0 S.F.
Construction Budget:	\$50,000,000
Expected Occupancy:	Spring 2023



6. Project Purpose, Vision and Statement

A. Anticipated Life of Improvements

- a. It is intended the improvements implemented as part of this project will serve the building without intended replacement or major overhaul for the next 30 years.
- b. The project will address the backlog of deferred maintenance of State Hall with the goal of preventing the need of additional maintenance projects for the next 10 years. Information about the deferred maintenance backlog can be obtained from the WSU project manager.

B. Safety

- a. The university is concerned about safety including but not limited to an active shooter situations. We require thoughtful but well integrated safety measures for this and other types of emergency situation. Coordination with WSU police is required.
- b. Areas of refuge or paths of egress for emergencies should be considered as the safety of our students is of the utmost importance.
- c. Inclusion of mass notification system to alert building occupants of emergencies not necessarily related to fire is desired.
- d. This building will be used for both early morning and late evening classes. This project must consider ways to increase safety both in and around the building during hours when the number of students are fewer and natural light may not be available.

C. Technology

- a. In order to bring State Hall up to 21st century standards of efficiency, learning experience, and comfort it needs to include new technologies in classrooms and in casual collaboration spaces. This will include equipping the building with new projectors, access controls, telecommunication, and in-room audio and video systems, as well as the necessary infrastructure to support it.
- b. Virtual Desktop Infrastructure (VDI) will need to be implemented.
- c. The building needs to have an electronic means of providing campus updates in public spaces.
- d. Electronic Room schedulers are desired. The Crestron TSS-7-B-S has been recently used on campus and should be the basis of design.
- e. Evaluate if fiber infrastructure to the building needs to be upgraded.
- f. Evaluate Status of network and security infrastructure in the building. WSU C&IT will provide wireless access point heat maps and security camera layouts.

D. Student Success

- a. Spaces for students to gather for informal study and socialization should be included on all floors.
- b. Schedulable student study or meeting rooms for small numbers of students are desired.
- c. Public spaces should be welcoming and colorful. Students should feel welcome and like part of a community by being in these spaces. References to the culture of WSU and Midtown Detroit are strongly desired in these spaces.
- d. Plentiful convenience outlets to accommodate student devices.
- e. Areas for WSU approved student messaging should be included (message boards, tac boards, etc...)

E. Interior

- a. Investigate equipping large classrooms with motorized partitions to offer flexibility in room sizes. Partitions which raise vertically to avoid loss of floor space are preferred. These partitions must have a STC rating no less than similar permanent classroom walls.
- b. The entire building will receive new interior finishes. Where feasible, interior materials must be acoustically-rated to reduce the transmission of sound throughout the building.
- c. Furniture selections and arrangements must move away from outdated tablet armchair desks. Flexibility, mobility, and integration are important.
- d. The use of chalkboards is strongly discouraged.



F. Exterior

- a. State Hall was constructed in two phases: the original wing was built in 1948, and the second wing fronting Cass Avenue was built in 1955. Although designed within the same general period, both wings are distinctively different, which is evident in the materiality and layout of the façade. Since its original construction, the building has undergone periodic updates.
- b. Exterior improvements must respect the historical nature of the building. The façade will be refurbished to bring a cohesive aesthetic to the facility, celebrating the expressions of midcentury modern while embracing the contemporary identity of campus.
- c. Study of the building envelope and elimination of air leakage and increased thermal protection is necessary.
- d. Innovative wastewater techniques are encouraged of construction on campus. Detention and retention techniques are encouraged to capture excess and/or reduce the impact of storm water flow into the municipal system.
- e. Windows – The university recently replaced sections of windows in the State Hall building. The balance of windows are to be replaced. Additional information can be obtained from the WSU project manager.
- f. Roof – Evaluate and determine if total roof replacement is necessary. If roof replacement is necessary WSU has preferred roofing solutions. A white EPDM roof to reduce heat island effect is preferred.
- g. Evaluate Masonry – determine if tuck-pointing or selective replacement is necessary.

G. Master Plan and other Initiatives

- a. A key strategy in the Master Plan is retaining State Hall as a general purpose classroom building and to focus renovation efforts on creating an inspiring environment for 21st century pedagogies.
- b. The master plan envisions State Hall interfacing with the greater midtown community by providing functions that are beneficial to both students and the public.
- c. To further ensure aesthetic continuity of the greater Wayne State area, the selection of site elements and materials must consider those of other current design initiatives, such as the Midtown Cultural Connections project. Site work around State Hall must seek to strengthen the physical and programmatic relationships between Wayne State and its neighboring institutions.
- d. WSU has recently reviewed our classroom utilization and determined there is an excess of classroom space that is spread out throughout the campus. This project is our first step to consolidate classrooms of different types into the heart of our main campus.

H. Building Usage

- a. This building is primarily used as a classroom building. The building will contain classrooms, student focused spaces, an auditorium, and support spaces. These classrooms will be used by different departments to teach different subjects and must be able to respond to the needs of different user groups.
- b. The building is intended for use for morning, afternoon, and evening classes Monday through Saturday.
- c. Design should focus on items that are easy to maintain, clean, and replace. Access to systems requiring maintenance must be maintained in a safe and accessible way. Verify the clear space needed to replace parts is kept open (Ex: Space to fully withdraw a filter without interference).
- d. There is no plan for laboratory or clean room type spaces.
- e. A food service component will be included on the first floor. This will be run by WSU's existing food service operation.
- f. State hall is integrated with systems from other buildings. The building is the irrigation control hub for the surrounding area. The building is cooled from the neighboring Chemistry building. The boiler in State Hall also serves the Prentis building

I. HVAC

- a. Retroactive Commissioning, where applicable, will be required for this project. Assistance with this process may be requested. Results of this commissioning effort should be incorporated into the overall design.
- b. Customizable and remote accessible BAS system is required for operation at the WSU service center.



- c. Temperature Set points are as follows:
 - i. Summer – Temperature should be kept at 76 degrees and 50% Relative Humidity
 - ii. Winter – Temperature should be kept at 70 degrees and 30% Relative Humidity.
 - J. Elevators
 - a. The elevators have been recently rebuilt. The elevators do not need additional updates other than finish updates to provide continuity with the rest of the renovation.
 - b. The elevators must not be used during the construction phase of the project. Use of small elevators will be permitted for personnel use only. A buck-hoist may be required during construction activity.
 - K. Restrictions
 - a. Substantial completion must be achieved prior to Spring of 2023 and allow time for move in and training of building occupants. The provided construction completion date has been selected with this in mind.
 - b. The project budget has been carefully selected and should be considered as a design constraint.
- 7. **Project Documentation**
 - A. The designer is responsible for monthly reports to be submitted to WSU. These should document visits to the site and general project progress. The reports should include photos validating work that will be hidden by backfill or future work and highlight work to be billed in the contractors pay applications. Photos taken by the contractor are acceptable.
 - B. WSU expects the designer to utilize BIM to an industry standard level 350. WSU to provide format for naming conventions, model information, and other important information for input into WSU's systems. Iterations of the BIM file should be given to WSU at milestone dates provided by WSU. The final BIM file is to be provided to WSU.
 - C. The Contractor is responsible to document the existing condition of the State Hall building and provide these photos to WSU to avoid any disagreements on the condition of the building before construction.
 - D. The Contractor will provide WSU personnel access to project management software (Bluebeam, Procore, Plangrid, etc...) and turn over the files in a format approved by the university at the end of the project.
- 8. **Permits and Inspection**
 - A. The Contractor is responsible for all permit costs and submittals.
 - B. This project will be under the jurisdiction of the BFS and BCC. The WSU Fire Marshal will be closely involved with the project and will attend fire and life safety inspections.
 - C. The contractor is responsible for scheduling and attending all inspections, with the exception of BFS, scheduled by the WSU Project Manager. WSU Project Manager must attend all inspections.
- 9. **Commissioning**
 - A. Commissioning must be integral to the design and construction process. Commissioning meetings will be attended by the contractor and designer throughout the design and construction of the project.
 - B. The contractor is responsible for including the commissioning activities in their schedule and will plan to have the appropriate personnel available for startups, troubleshooting, tuning, etc... in order to meet the substantial completion date.
 - C. The design professional and contractor are responsible for maintaining and producing any documentation required by the commissioning agent (Cx) for the purposes of commissioning activities or LEED submittals.
 - D. The Cx will be included in any project management software such as Procore or Plangrid and will be included in shop drawings, product data, etc...
 - E. Commissioning Scope is included in design standards. In general commissioning scope includes:
 - a. Electrical Systems
 - b. Mechanical Systems
 - c. Plumbing Systems



- d. Lighting Systems
 - e. BAS systems
 - f. Building Envelope
 - g. Water Harvesting systems (if used)
 - h. Renewable energy systems (if used)
- F. WSU will use advanced commissioning.

10. Project Performance and Sustainability Goals

- A. The project must be designed to meet the USGBC LEED gold standard at a minimum.
1. Utilizing water efficient systems (i.e. irrigation systems and fixtures) to reduce the demand on fresh water sources. Water use and its conservation during construction as well as throughout the building's lifetime are crucial aspects of green building certification. Considering a reduction of water use by at least 50% using the Environmental Protection Agency's WaterSense Water Budget tool or providing limited to no irrigation from potable sources is highly recommended
 2. Balance day lighting, views, safety and energy performance to allow user the most flexible, safe, inspirational and interactive spaces.
 3. Respect mid century historical design but meet modern needs. Minimal changes to building façade: Repair, any updates/changes must pay homage to existing building.
 4. Provide clean/safe indoor environments to support productivity.
 5. Design for modern utility efficiency.
 6. Use of building automation systems to track and control efficiency of building systems.
 7. Evaluate acoustical performance of spaces to minimize disruption between spaces.
 8. The quality of the indoor environment is a critical design consideration, particularly as a significant proportion of campus life takes place indoors. The indoor environmental factors of air quality, temperature, sound, light and connections to the "outside world" all affect the physical and psychological health, well-being and productivity of building occupants.
 9. HVAC systems and refrigerants should be selected based on minimizing ozone depletion and global warming potential. Additionally, designers are highly encouraged to include passive solar and natural ventilation elements into the building configuration and evaluate the feasibility of providing on-site renewal energy systems (solar, wind, geo-thermal) to reduce energy demand.
 10. Use of intuitive lighting controls including occupancy sensors. Lights should turn off when the room is not occupied.
 11. As sites are developed, green space should be maximized to enhance the campus environment. The use of native plants in rain gardens, bio-swales, along bio-retention ponds and run-off detention ponds should be implemented not only to control storm water quality and quantity, but to also eliminate the need for irrigation.
 12. Reducing the urban heat island effect in accordance with the use of non-roof and roof heat island reduction is required for new buildings. Implementing green or white roofs in addition to minimal blacktop or asphalt will limit the amount of sunlight absorbed and load on building systems. Also, reducing the amount of light pollution emitted both throughout the construction process and when the building is complete should also be considered
 13. With effective explanatory signage and "view-windows", knowledge of a building's sustainable features can increase environmental awareness among building occupants and visitors.
 14. Installation of Measurement & Verification systems to track actual energy performance during building operation can provide valuable feedback to inform future facilities decisions while also providing data for a variety of student/faculty environmental research projects.



15. In design development, architects are encouraged to choose materials and develop details considering the advantages of salvaged, recycled and rapidly renewable materials, and the lifecycle environmental impacts of these material choices. Aiming to reuse 75% of existing walls, floors, and roof during construction is recommended, although the reuse of 95% of existing materials would score higher in LEED points and enhance our green building standards. Additionally, maintaining a minimum of 50% of interior non-structural elements within the building is also recommended.
16. During construction, contractors must plan for and manage effective sorting, reuse and recycling of construction and demolition debris to minimize the waste of valuable resources. Therefore, it is required that at least 50% of waste acquired during the construction process be diverted from disposal and recommended that 75% waste be diverted.
17. A key commitment of the Wayne State sustainability effort is supporting the local economy and community. The State of Michigan has valuable natural resources used in the building industry, an extensive local network of certified sustainable forest woodlots, and a wealth of local building craftspeople including woodworkers and masons. Using locally extracted, harvested or processed materials saves energy in transportation while providing valuable connections to local resources
18. Investigate and suggest solutions to protect wildlife from interacting with building in negative fashion.
19. Consider providing ecosystem resources to enhance animal life in midtown Detroit (pollinators, feeders, etc...).
20. In addition to industry sustainability standards, future construction efforts should propose specific innovations within the green building realm to benefit human health, productivity, energy efficiency, and quality of life.

11. Owner Provided Items

- A. The following items will be provided to the project by the university
 - a. Wireless Access Points – Provided by the university, installed by the contractor.
 - b. Computers – provided and installed by the university.
 - c. Camera Licenses. Camera hardware to be provided and installed by contractor.
 - d. Network Switches – Provided and installed by the university.
 - e. Permanent Door Cores and Keys – Provided and installed by the university. Construction Cores and keys are the responsibility of the contractor.
 - f. Telephones – provided and installed by the university.
 - g. Furniture to be designed and specified by design professional but supplied by owner.

12. Project Turnover

- A. Substantial Completion – The date the building can be occupied and used for its intended purpose. Inspections, commissioning, and C of O must be complete and approved, in addition to final cleaning before the project can be considered for substantial completion. The Substantial Completion date is the date to be used as the commencement of the warranty period (TBD).
- B. Owner Training – The contractor must capture said training in a video recording. This should happen in tandem with commissioning where possible. The installers of the systems or manufacturers should be available to provide training and answer questions. This must be an interactive, onsite session. Sessions need to be scheduled with the WSU Project Manager at least two weeks in advance.
- C. Punch list – A WSU punch list walkthrough must be conducted, and comments are to be included with the designer punch list.
- D. Record Drawings – The format for record drawings is included in the Design and Construction standards. These must be given to WSU before final payment will be made. Include Furniture drawings and submittals. The designer responsible to review the redline drawings for accuracy. The contractor must break down and provide final costs to the university in the format of the GMP. WSU will provide the format for the GMP and Schedule of Values for general contractors and trade contractors.

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