Design Build (DB) Part 4 Technical Requirements
General Design Guidance

The technical requirements are comprised of UNIFORMAT II (a uniform classification of construction systems and assemblies) specifications with performance and quality requirements specific to the project. National Park Service (NPS) Denver Service Center (DSC) Design Standards shall be incorporated.

To the maximum extent possible, the use of prescriptive specifications should be avoided or minimized unless it is necessary for technical coordination with the parks, other physical plant systems, or integration into existing maintenance and repair procedures. Prescriptive specifications have the effect of moving design responsibility for the specific building system from the Design-Build Contractor (DBC) to the Government.

The end product should be a complete and coordinated set that references requirements covered in Parts 1, 2, and 3 of the Design-Build (DB) Request for Proposal (RFP). The requirements shall be organized in accordance with ASTM E1557 (proprietary systems such as Speclink, or others, are acceptable) as follows:

(Note: Speclink is different.)

A Substructure
   A10 - Foundations
   A20 - Basement Construction

B Shell
   B10 - Superstructure
   B20 - Exterior Enclosure
   B30 - Roofing

C Interiors
   C10 - Interior Construction
   C20 - Stairs
   C30 - Interior finishes

D Facility Services
   D10 - Conveying
   D20 - Plumbing
   D30 - HVAC
   D40 - Fire Protection
   D50 – Electrical
E Equipment and Furnishings
   E10 - Equipment
   E20 - Furnishings

F Hazardous Waste Remediation
   F10 - Special Construction
   F20 - Selective Building Demolition

G Site
   G10 - Site Preparation
   G20 - Site Improvements
   G30 - Site Mechanical Utilities
   G40 - Site Electrical Utilities
   G90 - Other Site Construction

H Process
   H10 - Process Equipment

You may utilize your own UNIFORMAT II guide specifications or edit the guides available from WBDG/NAVFAC (Whole Building Design Guide/National Institute of Building Sciences). If these guides are used, all military references must be replaced with NPS DSC Design Standards. Design and Construction submittal requirements are covered in Parts 1, 2, and 3 of the RFP so edit and coordinate references found in the technical requirements appropriately.

DB Part 4 Technical Requirements Sample
This sample document shows typical performance specifications. This sample document should not be considered complete or comprehensive and should not be used for production specifications. Edit date on reference standards and documents to reflect current version date. Sole source restrictions apply.

Additional information:
UNIFORMAT II Elemental Classification for Building Specifications, Cost Estimating, and Cost Analysis (pdf), National Institute of Standards and Technology (NIST)