

SECTION 01155

FACILITY FUNCTIONAL REQUIREMENTS

06/02

PART 1 - GENERAL

1.1 SUMMARY

This section of the Request for Proposals (RFP) includes functional and operational requirements for the design and construction of [Enter Title and Location of Project]. This Section of the RFP describes facility size and efficiency requirements, facility layout and aesthetic requirements, and highlights "desired" and/or "preferred" features relative to minimum functional performance requirements described herein.

1.1.1 Technical Supporting Documentation and References:

This Request for Proposals (RFP) makes specific reference to technical supporting documentation that may be accessed via the Internet. Those referenced documents form a part of this Contract as if fully incorporated herein. Electronic links to those referenced supporting documents appear throughout this RFP.

1.1.2 Southwest Division Design-Build Technical Guides:

The Southwest Division Design-Build Technical Guides are included as a part of this Contract by reference. The Southwest Division Technical Guides may be viewed at the following Internet address:

[SWDIV Technical Guides](#)

1.1.3 RELATED SECTIONS

Requirements for the design and construction of specific facility construction systems are included in Section 01158 - "Facility Construction Systems Requirements".

1.2 REFERENCES

Publications listed below form a part of this RFP to the extent referenced. The publications are referred to within the text of the RFP by basic designation only.

CODE OF FEDERAL REGULATIONS (CFR)

28 CFR 35.151 (1994) Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

FEDERAL STANDARDS (FED-STD)

[_____] [_____]
[_____] [_____]
[_____] [_____]
[_____] [_____]
[_____] [_____]
[_____] [_____]
[_____] [_____]
[_____] [_____]

TOTAL NET SQUARE FEET [_____]

Unless otherwise specified, ceiling height shall be a minimum of [8] [_____] Feet above finished floor elevation in all spaces.

2.5 FACILITY SPACE FUNCTIONAL DESCRIPTIONS

2.5.1 [Room Name]

- a. **Function:** [Describe in performance terms what purpose is to be served by this room in the facility. If there are any required visual or physical connections or relationships between this room or space and another room or space in the facility, state those connections and/or relationships here. [Note: A Relationship Matrix or a sketch layout of the space may be beneficial and should be inserted into the RFP at the end of this section.]]
- b. **Specialties/Equipment:** [Describe in performance terms any features that must be provided in the room or space, including mechanical, electrical, plumbing or fire protection features which may be over and above what would be provided as code or criteria minimum. Describe equipment that will be housed in the room or space, what that equipment is intended to do for the occupant, and any specific maintenance, operational or clearance issues that may apply to the equipment.]
- c. **Finishes:** [Describe in performance terms minimum requirements for floors, walls, bases, wainscots, doors, windows, frames, hardware, ceilings, special features, cabinetry, etc. If a feature that exceeds the minimum performance standard is "desirable" and/or "preferred", state those feature requirements here.]

2.5.2 [Room Name]

- a. **Function:** [Describe in performance terms what purpose is to be served by this room in the facility. If there are any required visual or physical connections or relationships between this room or space and another room or space in the facility, state those connections and/or relationships here. [Note: A Relationship Matrix or a sketch layout of the space may be beneficial and should be inserted into the RFP at the end of this section.]]
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which may be over and above what would be provided as code or criteria minimum. Describe equipment that will be housed in the room or space, what that equipment is intended to do for the occupant, and any specific maintenance, operational or clearance issues that may apply to the equipment.]

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2.5.3 [Room Name]

- a. **Function:** [Describe in performance terms what purpose is to be served by this room in the facility. If there are any required visual or physical connections or relationships between this room or space and another room or space in the facility, state those connections and/or relationships here. [Note: A Relationship Matrix or a sketch layout of the space may be beneficial and should be inserted into the RFP at the end of this section.]]
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- c. **Finishes:** [Describe in performance terms minimum requirements for floors, walls, bases, wainscots, doors, windows, frames, hardware, ceilings, special features, cabinetry, etc. If a feature that exceeds the minimum performance standard is "desirable" and/or "preferred", state those feature requirements here.]

2.6 FACILITY ROOM OR SPACE RELATIONSHIPS

The rooms and spaces and their adjacencies in the facility shall be arranged to result in the maximum efficiency and effective operation of the facility. [Enter additional project specific requirements in performance terms.]

2.7 SUPPORTING FACILITIES PROGRAM REQUIREMENTS

2.7.1 Site Layout Requirements

Facility, drives, parking, walkways, service access, outdoor activity areas, landscaping, signage, site amenities and utilities shall be located with due consideration to existing site features and environmental conditions. Site layout shall consider topography (grading and positive drainage away from structures and paving), solar orientation, energy conservation, views, access, traffic, circulation,

safety, noise, aesthetics, and Antiterrorism/Force Protection mitigation measures.

The area available for site development and construction activities (i.e., the area available for the new facility, supporting facilities, temporary construction facilities, and construction storage, access and materials lay down) shall be confined to the specified project limits. The project limits are as described in the RFP.

- a. [Describe any existing facilities, utilities, plant materials or other existing improvements at the site that must be protected or maintained by the Contractor.]
- b. [Describe any existing facilities, utilities, plant materials or other existing improvements that must be removed by the Contractor.]
- c. [Describe any site constraints, such as adjacent or nearby environmentally sensitive habitats or site features that must be protected from construction activities.]
- d. [Describe any restrictions upon access to the site.]

2.7.2 Vehicular Circulation and Parking

Provide a minimum of [___] paved and striped parking spaces for facility staff and [___] paved and striped parking spaces for visitors, including handicapped spaces.

[Provide separate pick-up/drop off driveway for arrivals and departures.]

[Provide separate driveways/street for fire department access with access control.]

[Provide separate driveways/street for waste disposal access with access control.]

2.7.3 Pedestrian Circulation

Provide paved pedestrian and service access walkways to assure safe entry into and egress from all entries and exits of the facility. Walks shall be a minimum of [6][___] Feet wide at the main entrance and [4][___] Feet wide elsewhere within the project site. Walkways wider than [6][___] Feet at the main entrance are "preferred".

2.7.4 Service Areas

Provide a screened service area for building maintenance activities and waste disposal. The area shall be large enough to accommodate a minimum of [1][2][___] four cubic yard trash bins.

Where service area contains ground mounted mechanical equipment, adequate space shall be allowed around each piece of equipment to facilitate proper maintenance and repair without sacrificing safety or the operational capability of adjacent equipment or occupied spaces.

2.7.5 Outdoor Activity Areas

[Describe requirements for outdoor activity areas.]

2.7.6 Lighting

Provide exterior lighting for both adequate identification and safety at all building entrances and exits and in parking areas, walkways, and outdoor activity areas. See section 00913 - "Facility Construction Systems Requirements" for lamp types and luminaire levels.

2.7.7 Landscaping, Signage and Site Amenities

Provide landscaping (trees, shrubs, bushes and ground cover) that complies with the Base Exterior Architecture Plan (BEAP) and Antiterrorism/Force Protection mitigation measures described herein, whichever is more stringent. In case of conflict between the BEAP and Antiterrorism/Force Protection requirements, Antiterrorism/Force Protection requirements shall be met. Landscaping at the facility's main entrance is required. Additional landscaping is "desired". Fewer, but more mature, trees and shrubs are "preferred". Seed all areas within the project limits with grass or other natural vegetation. A permanent freestanding facility identification sign is required. Provide [_____].

2.7.8 Utilities

Provide water (domestic and fire and hydrants), sanitary sewer, storm sewer, natural gas, electric, telephone, LAN and cable television services to the building. The Contracting Officer shall identify points of connection during site visit prior to award of the Contract. All utilities shall be run underground in appropriately designed trenches. Service trenches shall not be run under the building. Existing utility lines and services which may be under the footprint of the new facility shall be relocated around the facility at Contractor's expense.

2.8 AESTHETIC REQUIREMENTS

2.8.1 Exterior Appearance

The overall exterior appearance of the finished facility shall be sympathetic to and similar to existing surrounding architecture, but shall also be in compliance with the BEAP. Variations in textures and use of reveals, offsets, highlight colors and accents, which harmonize with the surrounding environment, are "desired". An institutional appearance is not desired, but design shall be conservative, functional and cost effective.

2.8.2 Interior Appearance

Required finishes are described herein. Make any exposed framing and/or painted exposed structure ceiling areas as visually appealing as possible. Exposed framing and structural elements are not desirable, due to the tendency to collect dust and other harmful contaminants. Use of interior glazing, borrowed lights and door lights to afford better visibility (control) and safety are "desired".

2.9 ACCEPTANCE

Acceptance of the design and construction of the facility will be accomplished by periodic over-the-shoulder observation of the Design-Build Contractor's presentations, demonstrating compliance with the requirements of the RFP.

PART 3

Not Used.

--END OF SECTION--

[Note to the Writer of the Request for Proposals (RFP): The attached Relationship Matrix should be prepared with the participation and support of the entire Project Team in order to present a clear "performance based" delineation of the number and type of spaces required for a successful facility design. The Relationship Matrix should be included in the RFP as an attachment to this section.]

