Basic Design Services Checklist

General

Yes  No  Explain

No items provided "by university" unless explicitly approved
Remove all lead paint
Remove all asbestos as part of the project
Provide fire extinguishers in stainless cabinets
Require training and maintenance and operating manuals for all MPE items
Bring all MPE systems up to code in renovation projects
All utilities to be sub metered
All wiring in conduit, except low voltage in racks above ceiling

Architectural

Provide roof access with fixed ladder
Utilize UM room numbering procedure
Use standard 2 x 2 lay-in ceiling, no tegular edges, seismic bracing
Use tegular edge tile only by approval and with tegular edge molding
Gypsum board ceilings are discouraged, use only as approved, no utilities above.
Utilize durorock or other similar material behind ceramic tile
Aluminum or stainless handrails only, no painted railings for exterior
Include sound attenuation in demising walls to deck
Use state standard masonry and roofing specifications and 30 year warranties
Use 6 inch roof drains with 14 inch diameter roof strainer
All MPE service to roof mounted equipment to come up inside 18 inch tall roof curb
Include all interior signage and wayfinding in the project as well as all code required signage
Include exterior signage and site signage
Include all toilet specialties, soap dispensers, towel dispensers with built in trash
Inlcude building plaque per SBC requirements
Roofing to be 1/4 inch slope, white EPDM, tie offs per OSHA, hose bib for maintenance

Doors

Door locking hardware to be by BEST no substitute, mortise type
Exterior Door control system by LENEL, interior by Alarm Lock, no substitute
Interior doors to be stained wood or painted metal
Panic devices specified Von Duprin rim panic with EL function
Use single doors with removal astragal in lieu of double doors.
Standard hardware finish is US 636
One door at each entry to be equipped with ADA Stanley automatic opener

Site

Indicate all existing utilities on drawings. Contractor must locate on-site before work begins
Utilize native species and drought tolerant plants
Include irrigation system in project
Include bike racks, bollards, benches, exterior signage, trach cans in project
Site concrete to be 4000 psi limestone for 4 inch standard duty
Site concrete to be 4000 psi limestone bands with pea gravel inserts and rebar for 8 in heavy duty
Pavement to be 1 1/2 wearing surface over 3 inch base and 6 inch crushed limestone or soil cement

Mechanical

Ensure space is adequate for servicing and replacing all equipment
Require commissioning
Bring chilled water, fire and domestic water into building in pit
All components must be tied to Building Automation System
No flexible ductwork
Externally lined ductwork only
Controls to be Distech, Trane or JCI only
All piping to meet UM detailed specifications

Electrical

No aluminum wiring or components
MC cable on switch legs only
Keyrite high voltage cable only - no substitute
Provide cut sheets for all fixtures for approval
Provide emergency generator
Review lighting control system functions with UM

Plumbing

All valves stainless ball valves unless approved
Use auto flush valves and auto faucets, hard wired
All piping to meet UM specifications

Fire Alarm

fire alarm to report to State Systems and Police Services upon activation
Simplex or Edwards only - no substitute
Other
Provide minimum one 50 sf custodial closet per floor or per 10,000 sf
Provide maintenance storage room
Provide custodial storage room 100 sf near delivery area
Provide vending spaces

Technology
Provide separate telecom closets with HVAC as needed
Meet U of M technology standards for wiring, all wiring in project
Avigilon cameras only - no substitute