1.04 - DESIGN CONCEPT

PART 1 – DESIGN GUIDELINES

The Office of Washington University School of Medicine Design and Construction maintains the current edition of the Design Guidelines for distribution to Consultants. The Consultant shall follow these guidelines and document any exceptions in writing to the Washington University School of Medicine Design and Construction Office.

PART 2 – DESIGN QUALITY

Each design project has its own unique programmatic and contextual requirements. The Consultant shall take into consideration the location of the project and shall design with the unique surroundings fully understood.

In the early design stages, various solutions of the design problem shall be explored and presented to the Design and Construction Project Manager for consideration. All design elements must be carefully explored with long term goals (projected life of facility, equipment, and systems) in mind. The Consultant is to adhere to the latest edition of the Design Guidelines. Exceptions may be made on a case-by-case basis by requesting approval, in writing.

There are no pre-established design styles or solutions for any project, and the Consultant is expected to explore appropriate options toward making a recommendation for a design solution.

A detailed comparison and economic analysis between various design options should be prepared where appropriate. Their use in determining the design selection shall be coordinated with the Washington University School of Medicine Design and Construction Project Manager (hereafter referred to as “Project Manager”). Design concepts shall incorporate the latest available technology wherever possible.

Sustainability, Energy Conservation and efficiency of Mechanical/Electrical systems and equipment is of prime importance. The Consultant is advised that design decisions regarding equipment/system selections will not be based on first cost alone. A Life Cycle Cost Analysis (LCCA) will be prepared in the early design stages and presented to the Project Manager for review and/or approval. In addition, very high energy use equipment such as HVAC chillers and pumping systems, require a Present Worth Analysis (PWA) over the projected life cycle.

In the project conceptual phase, the Consultant shall meet with the appropriate operations offices of WUSM for their input and requirements. Examples may include but not limited to: Occupational & Environmental Safety Office (OESO), Facilities Management Department (FMD Grounds Services, Maintenance Services; High Voltage and Electrical Services, Engineering, Utilities, Energy Management), Facilities Planning, Design and Construction.

END OF SECTION