

- ANSWERS MARKED IN BLUE -

Project Delivery Method:

- Design-Build (D-B)
- **Integrated Project Delivery (IPD)**
- Construction Management
- Design-Bid-Build (D-B-B)
- Performance Contract (PC)

Owner Team:

- **Company CEO**
- Building Committee
- **Corporate Leasing Manager**
- **Corporate Facility Manager**

Project Delivery Team:

- Construction Manager
- **Building Automation System (BAS) Consultant**
- **IT Manufacturer Representative**
- O&M Staff
- **Cable and Technology Subcontractor**

On-Site Project Team:

- Construction Manager
- **Employee Volunteers**
- **In-House BAS Operators**
- **Medical Adviser Company Subcontractor**

References:

- Fundamentals, 2017 Handbook
- Refrigeration, 2018 Handbook
- **HVAC Applications, 2019 ASHRAE Handbook**
- HVAC System and Equipment, 2020 ASHRAE Handbook

Other References:

- **Chapter 43, Supervisory Control Strategy and Optimization**
- **Chapter 63, Smart Building Systems**
- **Chapter 65, Occupant-Centric Sensing and Controls**
- U.S. General Services Administration (GSA) Guidelines for Smartwatch Software
- International Organization for Standardization (ISO) Building Information Modeling Standards

DESIGN INTENT DOCUMENT (DID)

- **An International Commercial Building Institution Makes a Corporate Decision to Create a Beta Test Site of its Corporate Office Complex to Integrate Smartwatch Technology into its BAS for the Benefit and Wellbeing of its Employees**
- **This Institution Makes a Corporate Decision to Mandate All Future Building Programs Shall Be Completed Using Wellness Software to Generate Lease Space Sales**
- **The Project Delivery will Be Design-Bid-Build for All Future Projects**
- **This Commercial Institution, through its Employee Wellness Team, will Monitor, Measure, and Benchmark the Data Received from the Smartwatch Technology and Employee Feedback to Determine Whether to Make this Corporate Commitment for Other Facilities in its Asset Database**
- **Functional Goals: Build the BAS Application Software to Receive Fitness Data Collection, Medical Alert Capabilities, and "Hacker Protection" Software for Safety and Security of Documentation**
- **Construction Documentation Goal:**
 - **Design Concept Phase**
 - **Design Development (DD) Phase**
 - **Construction Documents (CD) Phase**
 - **Construction Delivery Phase**
- **Initiate Beta BAS Documentation Application Goal and Timeline**
- **Transition from the Beta Test Site to the Corporate Wellness Program for Employees Choosing to Join the Program Goal**

DESIGN CRITERIA

- **The IPD Team Shall Be Facilitated By a Third-Party BIM Software Contractor**
- **The IPD Team Includes the Owner's Team, Project Delivery Team, and Individual On-Site Project Team Members**
- **The IPD Approach will Include Architects, Structural Consultants, and Mechanical Engineer Consultants**
- **The IPD Approach will Include an Upgrade of the Existing BAS, HVAC, Security, and Communication Network Interfaces**
- **The IPD Team to Facilitate Creation of Design-Construct, Operate, and Maintain the Employee Wellness Program within Each Office Building**
- **The IPD Team Shall Create, Design, Construct, Operate, and Maintain Contract Document Standards for all Future Capital Projects, New and Tenant Fit Out**
- **The IPD Team's Health and Fitness Tracking Standards Shall Include Individual Employee Authorization Agreements**
- **The IPD Team will Establish a Security and Occupancy Layer and will Include the Site Plan Showing Potential Pandemic Concerns**
- **Two-Dimensional Building Occupants Shall Be Included in Record Drawings**
- **Each Building's Property Manager will Issue Smartwatches to Employees Signing Confidentiality Agreements**