**NSCS Capital Construction Design Development Template (2020)**

The Design Development phase further refines and elaborates on the Schematic Design documents and creates drawings that serve as a basis for the construction bid documents. Program spaces, floor plans and building elevations are modified and updated based on more defined design requirements and refinement of construction systems and materials.

For any *Capital Construction* project that requires a Program Statement, the final Design Development documents for that project also require presentation to the Board, using the same procedures as described in Policy 8060, *Section 5*.

The Design Development format is as follows:

1. Introduction
	1. Background and history
	2. Project description
	3. Purpose and objectives
2. Location and Site Considerations
	1. County, Town or campus
	2. Proposed site
	3. Statewide building inventory number (not required for new buildings)
	4. Influence of project on existing site conditions
3. Analysis of Existing Facilities
	1. Functions/purpose of existing programs
	2. Square footage of existing areas
	3. Utilization of existing space by facility, room and/or function
	4. Physical deficiencies
	5. Programmatic deficiencies
4. Comparison of Program Statement to Proposed Design Development
	1. Functions/purpose of the Design Development spaces
	2. Design Development Space Requirements Comparison Summary
		1. Square footage by individual areas and/or functions
		2. Basis for square footage/planning parameters
		3. Difference between Program Statement and Design Development (net and gross)
	3. Impact of the proposed project on existing space
5. Special Design Considerations
	1. Construction type
	2. Heating and cooling systems
	3. Life Safety & ADA
	4. Historic or architectural significance
	5. Artwork (for applicable projects)
	6. Phasing
	7. Future expansion
	8. Other
6. Project Budget and Fiscal Impact
	1. Cost estimates criteria
	2. Total project cost – Compare to Program Statement
	3. Fiscal impact based on first full year of operation
7. Funding
	1. Total funds required
	2. Project funding sources
	3. Fiscal year expenditures for project duration
8. Time Line
9. Design Development Drawings
	1. Floor plans, elevations, and sections
	2. Other drawings, details and renderings, as appropriate

End.