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Design Review

6.1. Reviewing Authority

The UA Facilities Department is responsible for administering these guidelines through project review and approval in conjunction with the Campus Design Review Committee.

6.2. Project Development and Review Procedure

There are six major sequences for project development, review and approval as described herein. The three project development stages--Conceptual Design, Schematic Design, and Design Development--are subject to the guidelines herein; however, decisions made in the first two phases should be considered within the context of these guidelines as they will have a profound impact on the developing design.

The following descriptions of the phases may vary depending on the scale and type of project. Refer to Appendix B for submission requirements of each review phase.

1. Project Scope and Feasibility Analysis

This includes the initial documentation and analysis of project needs, justification, site selection, and feasibility. The project sponsor initiates this phase through consultation with the UA Facilities Department. This phase ends with approval for the project to proceed to program development and initial design.

2. Program Development

involves detailed estimation of space needs for the project based on the various functions to be accommodated. The project sponsor initiates this phase through consultation with the UA Facilities Department. Depending on the scale of the project this phase may initiate the hiring of a consultant to assist in building program development. As the program becomes finalized, conceptual design begins.

3. Conceptual Design

This phase includes preliminary design development for the project. It is during this phase that the designer fully develops the project “response” to the site, context, and the program. This conceptual design response should include a description of project/site-specific guidelines or principles to be maintained throughout the evolution of the project design. For building projects, the general architectural character should be considered during this phase with regard to the applicable Architectural realm (as described in Chapter 3) and the scale, style, and materials of adjacent buildings. This phase concludes with the Urban Design Review.

Urban Design Review is the first stage of review under these guidelines. The primary emphases for this review are conformity with the Campus Master Plan and major design elements of Chapter 2 of these guidelines. At this stage, the building location and orientation and site disruption shall also be reviewed for consistency with Chapter 5.

4. Schematic Design

This phase includes finalization of the urban design and refinement of the architectural design in accord with Chapter 3 and of the site design in accord with Chapter 4. At this stage, project design should address the major components of water and energy efficiency and material and resource use in accord with Chapter 5. This phase concludes with the Schematic Design Review.

Schematic Design Review is the second stage of review under these guidelines. The emphases for this review are: 1) final confirmation of the urban design; 2) preliminary approval of the architectural design concept; 3) preliminary approval of the landscape design component; and 4) preliminary approval of sustainable design elements. Projects will also be reviewed for ADA compliance during this review.

5. Design Development

Design Development involves refinement and continued detailing of the architectural design, landscape design, and all sustainable design components. As applicable building commissioning, in accord with §5.5.2, should be fully underway. This phase concludes with the Design Development Review, including documentation of site preparation techniques, building materials, and building systems necessary to measure compliance with Chapter 5. Final approval of the landscape component will be conducted by the UA Landscape and Grounds Advisory Group.

Design Development Review is the final stage of review under these guidelines. Projects are reviewed in detail for their conformity with Chapters 3, 4, and 5.

Upon design development approval, the designer is released to develop construction documents in accord with the submittals requirements listed in Appendix B. At this point the design and construction team shall provide the UA Facilities Department with a final Construction Management Plan, describing the timeframe, phasing, and general construction process, as well as specific information confirming the techniques to be used to limit site disruption. The waste management plan described in §5.4 may be included in the Construction Management Plan.