







<Customer Name Deleted>			
<Project Name Deleted>			
Custom KeenLookSM Construction Document			
Interdisciplinary & Coordination Review			(801) 737-0814
Completed <Date Deleted>			www.nigrofirm.com
SCOPE OF THE REVIEW			
1		This custom coordination/constructibility review looked at the construction documents (drawings and specs that are at 95% completion) and focused on coordination errors, omissions, variances, and discrepancies. A coordination review is performed between disciplines, as well as within disciplines. It is also performed between the drawings and specifications.	
2		This review does not cover code or design issues. It does not include checking for technical adequacy such as design calculations of structural members or mechanical equipment.	
3		As a broad overview, a construction document coordination review:	
3.1		Verifies that data which appears in two or more places matches.	
3.2		Verifies that systems (mechanical, plumbing, electrical, security, A/V, fire alarm, etc.) and architectural and structural elements are consistent and complete.	
3.3		Verifies that items and elements given in one discipline are supported in all other required disciplines.	
3.4		Verifies that two or more different items are not shown to be in the same location.	
3.5		Verifies that information is logical and makes sense.	
3.6		Points out areas that appear to be missing sufficient detail or information to build.	
4		A construction document coordination review is not intended to reduce the responsibilities of the design professionals to produce their documents in accordance with general industry standards.	
SUMMARY REPORT			
1		The comments in this report are for reference only intending to give an overview of the findings. It lists interesting items and larger or more significant discrepancies found during the review. Not all comments shown on the drawings and in the specifications are in this report. The marked-up construction documents should be used for correction of discrepancies noted.	


<Customer Name Deleted>			
<Project Name Deleted>			
Custom KeenLookSM Construction Document			
Interdisciplinary & Coordination Review			(801) 737-0814
Completed <Date Deleted>			www.nigrofirm.com
2		When reviewing the documents and comments, the client and/or designer should determine which discrepancies need corrections and the impact of these discrepancies on all other aspects of the project.	
REVIEW CONVENTIONS			
The following conventions were used to mark the documents during the coordination/constructibility review:			
1		Reviewer comments are marked with a red pen on the drawings and specifications. When possible, a discrepancy is noted in both locations that disagree with each other. In essence, they "point" to each other.	
2		The first sheet of each discipline will generally list all of the abbreviations used during the review of that discipline. In some cases, broad discipline-wide general comments will also appear there.	
3		Common abbreviations that may be used in this report and on the reviewed construction documents:	
3.1		AVW – At Variance With	
3.2		CNL – Could Not Locate	
3.3		CNR – Could Not Read	
3.4		CNV – Could Not Verify	
3.5		DIM – Dimension	
3.6		INC – Incomplete	
3.7		IR – Incorrect Reference	
4		Different colors of highlighters were used for internal review purposes and have no meaning for the end-product review.	
5		If there are repeated inconsistencies on a drawing, they may be noted with a Keyed Comment. The legend to these comments occurs on the sheet or the first sheet of the sub-series (i.e., first sheet of the RCP's) or first sheet of the discipline (i.e., first sheet of the Architectural series).	
6		Red stars have been put on the drawings next to the comments considered to be more significant or interesting. Please note that the reviewer is not familiar with the owner's requirements or the history of the project and may not judge "significance" in the same way as the owner or designer. Non-starred comments may have a high level of importance.	


<Customer Name Deleted>			
<Project Name Deleted>			
Custom KeenLookSM Construction Document			
Interdisciplinary & Coordination Review			(801) 737-0814
Completed <Date Deleted>			www.nigrofirm.com
7		Pages in the specifications that have more significant comments are marked with a color tab at the top of the left page, regardless of whether the comments are on the left, right, or both pages. This is to reduce the chance that tabs will be accidentally pulled off. Less significant comments are marked with a tab on the side of the left page. The tab colors have no meaning. Please note that the tabs can fall off or be accidentally removed; thus, all pages of the specifications should be viewed to verify that all review comments are found.	
Civil/Landscape			
Drawing	Location	Review Comment	Design Team Response
C1.01	Plan 1	Missing existing area drain by north steps is AVW 2/A100.	
C1.01	Plan 2	Extent/location of sidewalk to be removed is AVW 2/A100.	
C1.02	Plan 2	New dumpster pad elevation of 124.62' appears to be inconsistent with the elevation inside the building at the nearby exterior door of 126'. CNL any method, ramp, steps, etc. to show how the elevation drops 1.38' in that short distance.	
C1.02	Plan 2	Elevation of 122.92' at the concrete walk as it enters the building (on the north side of the bldg) is AVW 2/A100 (124.0').	
C1.02	Plan 2	Elevation drop of 0.10' feet between walk entrance and the trench drain is AVW 2/A100 (0.167').	
C1.02	Plan 2	The new proposed elevations for the new sidewalk along the road along the north part of the building are not consistent with the elevation given for the landing at the top of the ramp shown on 2/A100.	
C2.01	Detail 1	Brick faced dumpster enclosure screen wall is missing dimensions. CNL height, width and length.	
C2.01	Detail 2	Missing concrete curb between the concrete paving area for the dumpster pad and the screen wall. AVW 1/C2.01.	
C2.01	Detail 2	Missing dimensions for constructing the haunched perimeter for the dumpster pad.	
L1.01	Details	See red-marked drawing for many discrepancies with the specifications, Section 02950.	
L1.01	Plan View	Relocated tree - CNL any information on the relocated tree to help with bidding... type of tree, height, etc.	


<Customer Name Deleted>			
<Project Name Deleted>			
Custom KeenLookSM Construction Document			
Interdisciplinary & Coordination Review			(801) 737-0814
Completed <Date Deleted>			www.nigrofirm.com
L1.01	Add Note N-2	"New location" for existing handicap sign appears to be in the exact same spot as shown on the Demo plan on C1.01. Also, CNL details for installation of old sign in new base material... height, sleeve, footing, imbed distance, etc.	
Architectural			
Drawing	Location	Review Comment	Design Team Response
A100	Plan 3	The location of the new door to enter the Mechanical Room is AVW 2/S102.	
A100	Plan 3	Location of Card Reader inside Corridor 0190 is AVW E100.	
A100	Plan 3	Room 0105 - Missing clear edge of slab delineation is AVW 9/S102.	
A100	Plan 3	Corridor 0190 - Missing identification of existing material and slab that is to be removed down to grade in order to construct new slab-on-grade ramps and landings. See S102.	
A120-series	RCPs	Missing RCP for the First Floor. See MD101, special note 1.	
A120-series	RCPs	RCPs are missing all return and exhaust registers and grilles. See the mechanical drawings.	
A120-series	RCPs	CNL a Legend for the RCP symbols.	
A120-series	RCPs	Missing a detail for "new ACT" transition to "new ACT" at a differing height.	
A120	Plan 1	Vestibule/foyer entrance area to the Womens and Mens rooms does not have a room number to key to an entry in the Finish Schedule. Finishes on new walls are not defined.	
A120	Plan 1	Meeting & Lounge room - Shows the entire space to have a new ceiling. This is AVW A601, Finish Schedule, that indicates this room is to have existing ceiling w/ ACT at exterior walls.	
A120	Plan 1	Office 0105 - Existing sprinkling is not removed to accommodate the new ceiling shown here. This is AVW MD100.	
A122	RCPs	CNL entries for the corridors showing new ceilings in the Finish Schedule on A601.	
A122	RCPs	Often, the electrical drawings believes that the extent of the ceiling to be replaced is larger than shown here. See the E100-series drawings.	
A122	RCPs	The extent of all new ceiling work does not match the mechanical demo plan MD102 and MD103 for locations of sprinkler work to accommodate the new ceiling work.	

<Customer Name Deleted>			
<Project Name Deleted>			
Custom KeenLookSM Construction Document			
Interdisciplinary & Coordination Review			(801) 737-0814
Completed <Date Deleted>			www.nigrofirm.com
A122	RCPs	Missing new architectural bulkheads in the Dorm rooms to conceal new electrical raceways. AVW electrical drawings (E102 thru E104, note 5).	
A200-series	Ext Elevations	Could not verify the note "existing window mounted air-conditioning unit to be salvage" with any other plan... they are not shown on the architectural floor plans or mechanical demo plans.	
A200-series	Ext Elevations	There are two bathrooms/toilet rooms that have a window type designation with clear glass. This is AVW A600, general note 7 (frosted glass).	
A501	Detail 5	Ground Floor Head Detail - The configuration/material of the ceiling is AVW 1/A120 for Men's 0101.	
A502	Plan 6	Modified bulkhead above the bathtub is AVW architectural floor plans and RCPs. CNL this bulkhead... extent of work is unclear.	
A503	Details 3 & 4	Sections and Elevations of the old Trash Chute area, that is now a new Electrical Closet, are missing the electrical panel and the mounting channels. AVW 1 and 2/A503.	
A600	Door Schedule	A couple of door's marks are AVW the architectural floor plans.	
A600	Door Schedule	"Marble threshold" and "laminated safety glass" could not be found in the Spec.	
A600	Door Types	Missing the glass type to use in Door Type D3.	
A601	Finish Schedule	This schedule appears incomplete. Not all rooms are listed. Presumably those not listed are simply "existing." However, some rooms listed in the schedule have only "existing" entries. This is confusing. Also, some rooms in the RCPs show new ceilings (such as corridors) and do not appear in the Finish Schedule.	
A601	Finish Schedule	Existing ceiling entry for Office 0105 and Lobby 1193 is AVW A120 and A101.	
A 601	Finish Legend	ACT acoustic ceiling tiles are AVW the Spec (CNL).	
A601	Partition Schedule	Type X06 - Missing acoustical batt insulation is AVW 2/A502.	
Structural			
Drawing	Location	Review Comment	Design Team Response
S102	Plan 2	Location of first riser for concrete stair on grade is AVW 3/A100.	
S102	Plan 2	Location of knee wall at the top of the concrete stair is AVW 6/S102.	

<Customer Name Deleted>			
<Project Name Deleted>			
Custom KeenLookSM Construction Document			
Interdisciplinary & Coordination Review			(801) 737-0814
Completed <Date Deleted>			www.nigrofirm.com
S102	Plan 2	Missing detail for the transition between slab-on-grade (at the ramp landing) and slab-over-existing-slab (at the adjacent room).	
S102	Detail 6	Refers to architectural drawings for concrete stair on grade for nosing, rise, and run. However, all of this information could not be found on architectural.	
S102	Detail 10	Extent/required locations for where existing wall underpinning is to be installed is unclear.	
S102	Detail 10	CNL a Spec section that appears to apply for the concrete for the existing wall underpinning... only found section 03305 which is "for non-critical applications of concrete and for projects using small quantities of concrete."	
Mechanical			
Drawing	Location	Review Comment	Design Team Response
MD-series	Plans	There are a number of trash chutes/electrical rooms that are not tagged with the special note about removing existing sprinklers to enable coordination with new work.	
MD100	Plan 1	Office 0137, Office 0110A, and Reception 0110 - Missing CUH's to be removed. AVW E100.	
MD101	Plan 1	See red-marked plan for 7 unit heaters to be removed that do not appear on the electrical demo plan E101.	
MD101	Plan 1	Unit Heater 1 - This removed heater is semi-recessed. However, CNL any repair info for the wall on architectural.	
MD200	All	See red-marked plans for many instances of piping continuation discrepancies between the mechanical room lower and upper levels.	
MD200	Plan 1	Missing all demo of floor drains that are to be replaced. See M200.	
MD200	Plan 2	Missing all demo of HR and HS piping. See MD100.	
MD200	Plan 2	CNL continuation of CW demo on MD100.	
M100-series	Plans	See red-marked plans for FCU and CUH existence, FCU id, and piping discrepancies with the riser diagrams given on M403 and M404.	
M100-series	Plans	Architectural does not have RCP's for all areas, and the ceiling material for "to remain" areas is not given. It is unclear how bidders can price the installation of new diffusers/registers/grilles in locations where the ceiling type is unknown.	

<Customer Name Deleted>			
<Project Name Deleted>			
Custom KeenLookSM Construction Document			
Interdisciplinary & Coordination Review			(801) 737-0814
Completed <Date Deleted>			www.nigrofirm.com
M100-series	Special Notes	Indicate that the existing sprinkler system is to be modified and supplemented with new sprinkler heads and branch piping. However, CNL a section in the Spec that covers this.	
M100	Plan 1	FCUs in Mens 0101 and Storage 0119A are AVW E100 (CNL).	
M101	Plan 1	FCU in Vestibule 1186 is AVW E101 (CNL).	
M200	Plans	See red-marked mechanical room plans for piping size and type discrepancies with sections (M201), details (M302), and schematics (M401).	
M200	Plans	See red-marked mechanical room plans for piping continuation discrepancies between the upper and lower levels and between the enlarged plan and the 1/8-inch scale plans.	
M200	Plan 1	CNL continuation of piping from AHU-1.	
M201	Sections	These sections appear to be incomplete. A great deal is missing when compared to M200. Also, most equipment shown is missing an identifying tag.	
M203	Plan 1	FCU-3VE in each dorm room is AVW M103 (FCU-4VE).	
M302	Detail 2	Return Air Devices in Plenum Ceilings - Refers to the plans for the size of the sheet metal plenum. However, the plans do not show this.	
M302	Detail 6	Base Mounted End Suction Pump - "See Detail" for concrete housekeeping pad. However, CNL such detail.	
M302	Detail 7	Expansion Tank & Air Separator - Refers to the Schedule for pressure reducing and relief valve settings. However, the Schedule on M501 is missing those values.	
M302	Detail 7	Expansion Tank & Air Separator - Refers to floor plans for sizes of input/output piping. However, CNL any piping going to these devices on M200.	
M303	Detail 3	Cabinet Unit Heater - Detail is for ceiling installation. However, all CUH's in this project are exposed floor mounted or wall recessed. See M501.	
M401	Schematic	Missing chemical bypass feeder. AVW Spec Section 15189.	
M403 & 404	Riser Diagrams	Almost no sizes are given for horizontal piping runs... and they are also not given on the mechanical floor plans. Could only find size of pipes exiting/entering the mechanical room (see M200).	
M403 & 404	Riser Diagrams	West Zone riser does not show "source" of DTS/R piping in/from the mechanical room. See M100 & M200.	
M403 & 404	Riser Diagrams	Piping configuration for the source of the East Zone DTS/R piping is AVW M100.	
M403 & 404	Riser Diagrams	DTR piping is generally not sized.	

<Customer Name Deleted>			
<Project Name Deleted>			
Custom KeenLookSM Construction Document			
Interdisciplinary & Coordination Review			(801) 737-0814
Completed <Date Deleted>			www.nigrofirm.com
M403 & 404	Riser Diagrams	See red-marked risers for FCU and CUH existence and identification discrepancies with the mechanical floor plans.	
M501	FCU Sched	Missing three FCU's that appear on the risers and floor plans: FCU-VE, FCU-4VE-C, and FCU-2HC.	
M501	CONV Sched	Schedule does not list any electrical characteristics... however, electrical drawings give circuits for them.	
M501	Schedules	Missing schedule for air separators: AS-DTW-1 and AS-DTW-2 (see M200).	
Electrical			
Drawing	Location	Review Comment	Design Team Response
E-series	All	Discrepancies are generally reported once. Thus, if an issue has already been pointed out in a prior discipline, it will not be listed here again.	
E100-series	Plans	Vertical fan coil units are identified as FCU-2-X. This is AVW the id's used on the mechanical drawings.	
E100-series	Plans	See red-marked plans for light fixture location discrepancies with the architectural RCPs.	
E201	Plan 1	Missing power for non-emergency light fixtures in the mechanical room, as well as for one of the duct smoke detectors.	
E201	Plan 1	Circuit homerun for the Air Handling Unit (AHU-1) to panel MA is AVW the panelboard schedules (panel M).	
E301	Feeder Sched	Feeder Number 17 - To be between Panel DP and 8A is AVW the Panelboard Schedules (between SWBD and 8A).	
E301	Riser Diagram	225 A Panel M is AVW DP Panelboard and Panel M on E502 (400 A).	
Project Manual - Spec			
Section	Paragraph	Review Comment	Design Team Response
02500	1.2.A	Scope of work to include "construction and installation of storm drain lines, including cleanouts and other appurtenances as shown on the drawings". However, CNL and storm drain or site drainage work on the civil drawings.	
02614	2.1.D.1	Expansion joint filler size and material is AVW 9/C2.01 and Paragraph 3.3.D.4.b.	

<Customer Name Deleted>			
<Project Name Deleted>			
Custom KeenLookSM Construction Document			
Interdisciplinary & Coordination Review			(801) 737-0814
Completed <Date Deleted>			www.nigrofirm.com
02920	1.2.A	All listed work (seeding, sodding, plugging, sprigging, meadow grasses and wildflowers, lawn renovation, erosion-control materials, and grass paving) could not be found on the civil or landscape drawings.	
02950	2.1.B	Planting mix materials and ratios do not match the landscape detail 3/L1.01.	
02959	2.1.F	Guying, staking, and wrapping materials paragraphs are missing "plastic chain". AVW 2 & 3/L1.01.	
02950	3.4.A	Staking and guying configuration and materials do not match the landscape detail 3/L1.01.	
03305	2.3.A.1	Concrete material to use throughout the project to by Type I or III is AVW S101, Note C.1 (Type II for concrete in contact with the earth).	
05310	2.2.B.2	Composite floor deck depth of 2" is AVW 5/S102 (1-1/2").	
05500	2.8.B	Steel sleeves for bollard anchorage with plate welded to the bottom of the sleeve is AVW 3/C2.01 (CNL in the detail).	
07210	2.3.B.1	1/2-inch thick solid-surface-material paneling is AVW A101 (3/4-inch thick).	
08513	2.3.B	Tempered glass is AVW A600 (CNL in window schedule).	
08710	1.4.C	Door hardware is missing "push/pull handles or lever handles" (AVW A600, Door Note 10), "door viewer" (AVW A600, door 1117 01), and hardware to support fire rated door 0106 (see A600, door schedule).	
09310	2.1.C.9.a	Wall tile size of 4-1/4 x 4-1/4 inches for base applications is AVW A601, T2 (4" x 4").	
09653	2.1.B.1	Resilient base material of vinyl, thermoplastic is AVW A601 (rubber).	
09960	3.5A.1.c	Exterior topcoat coating for steel substrates of polyurethane is AVW 3/C2.01 (exterior enamel for bollards)	
10200	2.4.A	Louver type L-5 is AVW the drawings (CNL).	
15189	2.2	Chemical feeding equipment for HVAC water treatment is AVW M200 and M401 (CNL on plan or schematic).	
15725	2.4.A.1	Refers to the Fan Schedule on the drawings for "type of fans." However, that schedule gives a type of "AF" that is not defined in this section, or in Section 1838, or in the schedule itself.	