
SUSTAINABLE DESIGN PRACTICE SPECIFICATIONS

In a typical design In a typical design practice, sustainability is unfortunately not always the overriding priority, and many times loses out to the bottom line. However, manufacturers in recent years have become more attuned to this issue, and, for many, creating sustainable products is almost second nature. For HHPA, sustainability is often hand-in-hand with our design philosophy of finding innovative, cost-conscious materials. When specifying for sustainable design, furniture and building products should be selected based on which leave the least chemical imprint on the building's indoor air quality. Products that produce low gas emissions from paints, stains, sealers, sealants, insulations, etc., should be carefully considered. With modern technology, it is possible to manufacture custom carpet without the use of artificial dyes. From the point of view of air quality, carpets can be specified with jute (versus synthetic) backing and either tacked or adhered, when necessary, with a water-based low-VOC adhesive. Decisions about wall paints, enamels, adhesives, and linoleum flooring should also take potential chemical impact into consideration.

FURNITURE AND FINISHES SPECIFICATIONS

While furniture selection While furniture selection begins during the DD phase, the specification of furniture is truly a contract document function. Furniture is selected to enhance the design, but also for function and durability and to meet a set budget. HHPA packages have included everything from statement pieces down to the trash receptacles. We also create custom furniture, especially for our library and restaurant projects.

Typically, a furniture specification manual will include front-end sections, including instructions to bidders and bid tally sheets, and a written specification outlining the scope of work, listing specified manufacturers and noting quality standards, materials, and warranties. Each coded furniture item is depicted in a specification sheet that shows the code, manufacturer, model number, dimensions, fabric and/or finish, and a sketch or scanned image of the furniture piece. Large projects may be assembled into packages so that

similar furniture categories, or dealer-specific items, can be issued for separate bids. Our library projects, for example, typically include a package just for the shelving and then additional packages for library furniture and back-of-house items. Each specification manual is accompanied by a furniture layout. We consider it the bidder's responsibility to be accountable for the quantity takeoffs.

Our furniture drawings and specifications are united by a database. Customized for our needs, the database allows the department to track furniture by room and department locations or by type, as corresponding to our coding system, or by assigned package. The database further provides a running count of furniture items, assuming that they have been correctly inserted into the drawings.

Finishes specification starts during the SD phase with the creation of an outline specification. Historically, we have employed a specification writer who is familiar with HHPA's material use. This consultant meets with us during the various phases of the project to review the materials being specified, their application, and their approved equals. We provide all details with regards to the specifications and act as editors of the specification manual.

To conclude the furniture and finishes specifications, HHPA assembles furniture and finishes binders that document each furniture piece and its specification and finish. A separate binder documents all finish materials. These are extremely helpful for reference while processing shop drawings and for future reference should the client call back in five years and want to re-paint in the same colors.

FURNITURE PROCUREMENT

Once the furniture package has been awarded, it is up to the selected vendors or dealership to procure, deliver, and install the specified furniture. We participate in the process by reviewing shop drawings and creating a punch list, but the ordering, scheduling, and installation processes are left to the dealer. A relationship is established between the client and the dealer so that all contractual agreements, deposits, and payments are between them.