ADDENDUM NO. 15

April 11, 2019

REQUEST FOR PROPOSALS
(BID DOCUMENTS)

FOR

STUDENT SUCCESS CENTER
PROJECT NO. 950512

The following changes, additions, or deletions shall be made to the following documents as indicated for this Project; and all other terms and conditions shall remain the same. Each Proposer (Design Builder) is responsible for transmitting this information to all affected subcontractors and suppliers before the Proposal Deadline.

1. REQUEST FOR PROPOSALS

A. Proposal Schedule

Delete the "Proposal Schedule" and **replace** with the one issued in this Addendum.

B. Price Proposal Form

Delete the **"**Price Proposal Form" and **replace** with the one issued in this Addendum.

C. Lump Sum Base Price Proposal Spreadsheet

Delete the "Lump Sum Base Price Proposal Spreadsheet" and **replace** with the one issued in this Addendum.

D. Agreement

Delete the **"**Agreement" and **replace** with the one issued in this Addendum.

E. General Requirements (Division 01)

1. Section 01 2100 – Allowances

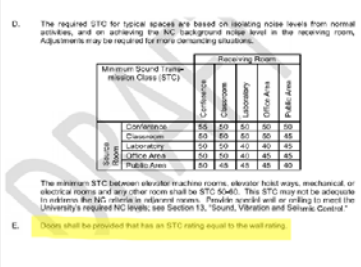
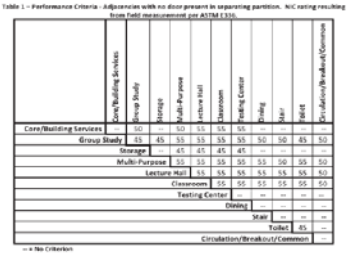
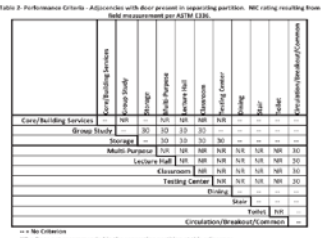
   Delete "Section 01 2100 Allowances" and **replace** with the one issued in this Addendum.

2. Section 01 8113 – Sustainable Design Requirements

   Delete "Section 01 8113 – Sustainable Design Requirements" and **replace** with the one issued in this Addendum.

2. DESIGN BUILDER QUESTIONS & ANSWERS

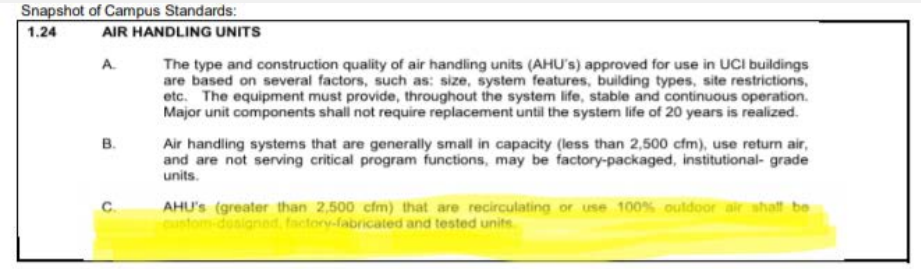
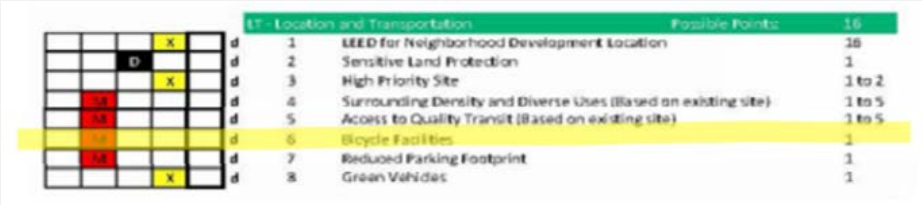
Q74	The original RFP, Section 01 8113-Sustainable Design Requirements under the Cal-Green Non-Residential check list (under "Requirements" per "Project meets all of the requirements of Divisions 5.1 through 5.5") references that New buildings and facilities shall be dual plumbed for potable and recycled water systems. The previous statement differs from the actual code language which states the following: "Dual Plumbing: New buildings and facilities shall be plumbed for potable and recycled water systems for toilet flushing when recycled water is available as determined by the enforcement authority." Additionally, Addendum 10 has removed that language from the checklist altogether. Can you please clarify the following: given that per code this is a voluntary measure, and UCR is the "enforcing authority": 1) Is UCR opting to pursue this voluntary measure and dual plumbing is required for this building for potable and recycled water systems? If this building does need to be dual plumbed 2) Please clarify if we would supply Infrastructure only (make ready for future connection) or is there a Recycled water supply to the building that we would tie onto?
A74	**Dual plumbing is not a requirement for this project.**
Q75	Addendum 9 updated the Proposal Schedule wherein the university will host 1-on-1 No. 4 April 24th.

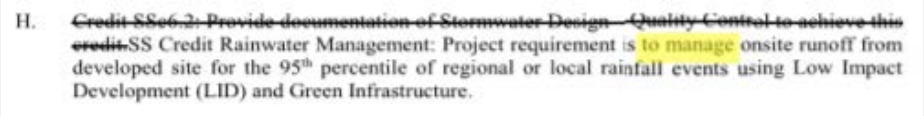
	Over the past three weeks, two key members on our team have strived to revise scheduling conflicts without success; would the university consider approaching Swinerton Builders to ask if a swap of time slots would be acceptable?
A75	**Yes. Please see revised Proposal Schedule issued with this Addendum.**
Q76	Campus Standards (DRAFT), Section 9 - Finishes provides a table of minimum STC required for typical spaces. RFP, Design Criteria, Pages 4.13 and 4.14 provides tables of NIC ratings for the specific spaces in the project. Please verify the intent is the NIC ratings as provided in the RFP Design Criteria govern required STC between spaces. Also, please verify that doors in STC walls must have equal rating to the wall per Campus Standards. Campus Standards  RFP Table  
A76	**The NIC Ratings in the Project Program and Design criteria govern the required STC between spaces.** **Doors in STC walls must have an equal rating to walls.**
Q77	Campus Standards, Section 9 - Finishes provides a table for Exterior Framing on page 5 of 10 (see snapshot below). The table is limited to spans up to 17-0". Please provide the campus standards for exterior wall framing spanning greater than 17'-0" or verify if it is the Design-Builder's responsibility to engineer a code compliant system and can use gages and spacings as engineered.

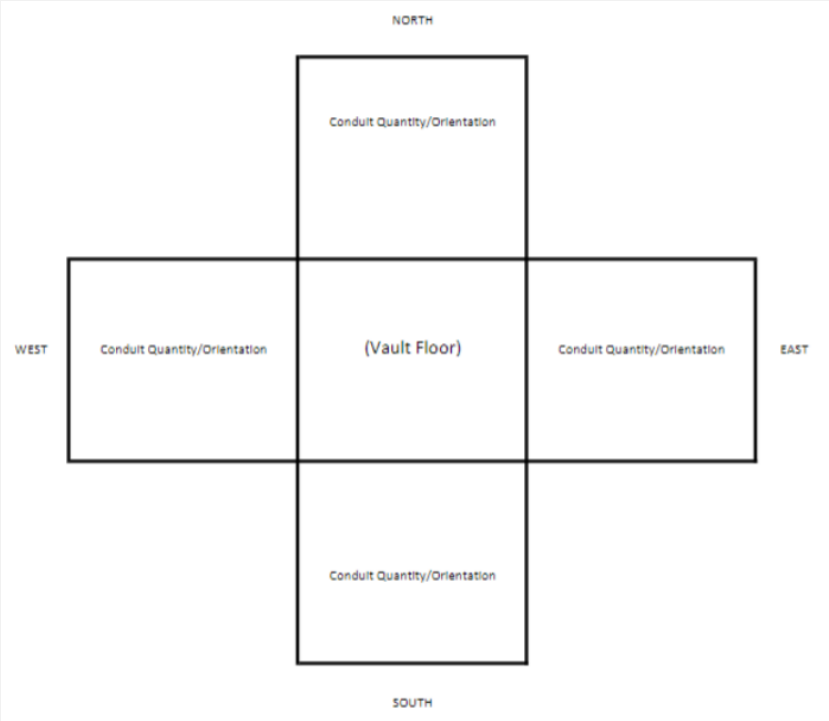
EXTERIOR WALLS

Span	Stud Size and Spacing
0'-14'	C6 x 14 GAGE @ 12" O.C.
14'-17'	C6 x 14 GAGE @ 8" O.C.

OPENING	HEADER	JAMB	NOTES:
UP TO 4'-0"	2 @ 6" x 14 GA	2@ 6" x 14 GA	1. For openings greater than 12'-0": studs shall be supported vertically by the structure and horizontally by di- agonal bracing. Provide header and jamb studs per 8'-0" opening. 2. For openings greater than 8'-0": provide sill support per 8'-0" opening header.

A77	**It is the Design-Builders responsibility to engineer a system for framing that is code compliant and structurally sound for wall framing.**
Q78	The UCR Campus Standards Draft indicate any AHU's greater than 2,500 cfm that are recirculating or use 100% outdoor air shall be custom designed, factory fabricated and tested units. Would the university consider and accept factory-packaged (and tested), institutional-grade "non-custom" "off the shelf" Air Handling Units for AHU's greater than 2,500 cfm?  Snapshot of Campus Standards: **1.24 AIR HANDLING UNITS** A. The type and construction quality of air handling units (AHU's) approved for use in UCI buildings are based on several factors, such as: size, system features, building types, site restrictions, etc. The equipment must provide, throughout the system life, stable and continuous operation. Major unit components shall not require replacement until the system life of 20 years is realized. B. Air handling systems that are generally small in capacity (less than 2,500 cfm), use return air, and are not serving critical program functions, may be factory-packaged, institutional- grade units. C. AHU's (greater than 2,500 cfm) that are recirculating or use 100% outdoor air shall be custom-designed, factory-fabricated and tested units.
A78	**The University will accept 'non-custom' AHU's provided that they are tested and substantiated to meet all the performance requirements of the building and of the campus per Division 23 HVAC.**
Q79	Addendum 11 issued an updated specification section 01 8113 Sustainable Design Requirements. Part 3.10 of that spec had a Legend with a table indicating minimum project requirements. In the table, it indicates "M = Mandatory" with the following description: "Indicates credits that the Design Builder should consider achieving for meeting accreditation goal as determined by the project RFP." Please clarify the intent of M = Mandatory; does the Design Builder "have to" achieve those credits denoted as "M" or can the Design Builder use "design discretion" to achieve the maximum points possible. For instance, on the corresponding "representative" LEED Scorecard included in Addendum 11, LT6 - Bicycle Facilities is marked as "M." In order to achieve this point, a shower and long-term bicycle storage lockers will be required. Does the university truly desire a shower inside this building and exterior long-term bicycle storage lockers located outside on the site? Or can the satisfy the project requirement of Gold or better without the LT6 point  LT - Location and Transportation — Possible Points: 16 d 1 LEED for Neighborhood Development Location 16 d 2 Sensitive Land Protection 1 d 3 High Priority Site 1 to 2 d 4 Surrounding Density and Diverse Uses (Based on existing site) 1 to 5 d 5 Access to Quality Transit (Based on existing site) 1 to 5 d 6 Bicycle Facilities 1 d 7 Reduced Parking Footprint 1 d 8 Green Vehicles 1
A79	**LT6: The University has decided to make this credit discretionary for Design-Build teams.** **The Design Builder is to use its discretion to achieve the maximum possible credits to achieve LEED Gold. The score card identifies preferred credits by the University.** **The revised codification of credits is being issued with Addendum No. 15.**
Q80	Addendum 11 indicates it is a project requirement to "manage" on the 95th percentile of stormwater runoff Is it the university intention for the Design Builder to "retain the 95th percentile onsite via cisterns with upstream clarifiers and runoff discharged downstream of cistern via onsite infiltration and/or reuse on-site as TREATED NON-POTABLE water?" Please note, the project

	site and surrounding area has an infiltration rate that is virtually zero; if "reuse" on-site is desired please indicate the desired system(s) for reuse (for example...dual-piped greywater toilets, irrigation systems, other). Or Is it the university's intention for the Design Builder to "detain the 95th percentile of runoff, treat the runoff via bioswales (or other means), and then discharge runoff into the local storm drain system?"  H. ~~Credit SSe6.2: Provide documentation of Stormwater Design - Quality Control to achieve this credit.~~SS Credit Rainwater Management: Project requirement is to manage onsite runoff from developed site for the 95th percentile of regional or local rainfall events using Low Impact Development (LID) and Green Infrastructure.
A80	**Upon further review of the LEED v4 Rainwater Management credit, the University has decided to make this credit discretionary for design build teams to pursue. Revised scorecard attached with Addendum 15.** **Design Builders may elect to substitute the credit for Rainwater Management from LEED v4 to LEED v4.1 provided that it meets the requirements for USGBC requirements per to response to Q33.**
Q81	Addendum 11 included a LEED scorecard which noted a list of mandatory credits. For credit WEc1, 2 credits are shown as mandatory, and for WEc2, 3 credits are shown as mandatory – for a total of 5 points. Please confirm if it is acceptable to provide a design that achieves 1 point for WEc1 and 4 points for WEc2, which still accomplishes a total of 5 points. To achieve 2 points as noted for WEc2, a non-potable water source must be provided for the irrigation demands. This requires onsite treatment which conflicts with the UCR Design Criteria. The Design Criteria states “rainwater storage and reuse are typically a challenge on the UCR campus due to the type of climate”.
A81	**Please refer to the responses to Q80 and Q81.**
Q82	Please confirm the university will only accept a fire alarm system by Simplex. Please confirm the university will only accept an AV controls system by Extron. If sole-source manufacturers are required, has the university pre-negotiated rates/budgets/costs with these manufacturers that the Design Builder should be aware of/would be able to take advantage of?
A82	**At this time the current campus infrastructure and operations can only support Simplex. The University will only accept fire alarm systems by Simplex for this project.** **At this time the current campus systems and operations can only support Extron. The University will only accept AV controls systems by Extron.** **The University at this time does not have any pre-negotiated rates for the aforementioned systems.**
Q83	RFP references several times the "UCR AV Technology standards." We are unable to locate these standards. We found Division 27 Communications provided under the University Furnished Information; Folder 20. UCR Campus Standards...is this the "UCR AV Technology standards" to be used for this project? If not, please provide the current "UCR AV Technology standards" for this project.

A83	**The UCR AV Technology standards are part of the Division 27 UCR Campus Standards.**
Q84	Please provide vault maps for the vaults: #4D, 4C, 4E, and #10. See attached example of information requested. 
A84	**The University has opened up the site for a tour of vaults and manholes on April 04th 2019 and February 26th 2019 for the Design Builder to verify required information. The University does not have any other information available.**

END OF ADDENDUM

PROPOSAL SCHEDULE

	ACTIVITY	DATE	TIME
A	The RFP will be available to Prequalified Proposers, subcontractors and design consultants.	**1/11/19**	**2:00 PM**
B	**Pre-Proposal Conference & Site Visit – Mandatory for all Prequalified Proposers.** Participants must arrive at University of California, Riverside, Glen Mor, Building K, Room K106/K108, Riverside, CA 92507 at or before the established time.	**1/14/19**	**1:30 PM**
C	The University will hold confidential One-on-One meetings with each Proposer prior to the Technical Proposal Submittal for the purpose of answering questions, clarifying RFP and program requirements, reviewing and validating preliminary designs etc. Meeting location: University of California, Riverside, Pentland Hills Bear Cave B107/C101, Riverside, CA 92507.	**2/7/19**	**8:30 AM (SB)** **11:00 AM (HP)** **1:30 PM (MB)**
	The University will hold confidential One-on-One meetings with each Proposer prior to the Technical Proposal Submittal for the purpose of answering questions, clarifying RFP and program requirements, reviewing and validating preliminary designs etc. Meeting location: University of California, Riverside, University Village, 1299 University Ave., Room EUV-1103, Riverside, CA 92507.	**3/1/19**	**8:00 AM (MB)** **10:30 AM (SB)** **1:00 PM (HP)**
	The University will hold confidential One-on-One meetings with each Proposer prior to the Technical Proposal Submittal for the purpose of answering questions, clarifying RFP and program requirements, reviewing and validating preliminary designs etc. Meeting location: University of California, Riverside, Alumni & Visitor Center, Alumni Johnson Board Room, 3701 Canyon Crest Drive, Riverside, CA 92521.	**3/21/19**	**8:30 AM (HP)** **11:00 AM (MB)** **1:30 PM (SB*)***
		4/24/19	***8:30 AM (HP)*** ***11:00 AM (SW)*** **1:30 PM (MB)**
D	**Technical Proposal Submittal is due from Proposers and will be received only at University of California, Riverside, Planning, Design & Construction, 1223 University Avenue, Suite 240, Riverside, CA 92507. The Technical Proposal Submittal is defined in the *Technical Proposal*.**	**5/16/19**	**2:00 PM**
E	**Lump Sum Base Price Proposal Submittal is due from Proposers and will be received only at University of California, Riverside, Planning, Design & Construction, 1223 University Avenue, Suite 240, Riverside, CA 92507. The Lump Sum Base Price Proposal Submittal is defined in the *Lump Sum Base Price Proposal*.**	**5/17/19**	**2:00 PM**

F	The University's Technical Review Committee will meet to review timely submitted Technical Proposals as described in the Proposal Evaluation Process document.	**5/29/19-5/30/19**	**8:00 AM – 5:00 PM**
G	Proposers shall make an Oral Presentation and describe the best value aspects of their proposals. Cost shall not be discussed during the Oral Presentation.	**5/31/19**	**8:00 – 5:00 PM**
H	Timely submitted Lump Sum Base Price Proposals shall be publicly opened at University of California, Riverside, Planning, Design & Construction, 1223 University Avenue, Conference Room Suite 210-16, Riverside, CA 92507. The University will acknowledge the timely receipt of submittals and whether or not the submittals appear to be responsive. No cost or point scoring information will be disclosed to the public at this time.	**6/3/19**	**11:00 AM**
<u>Late Proposals:</u> Any proposal, modification, or revision that is received at the designated University of California, Riverside, Planning, Design & Construction location after the exact time specified for receipt of proposals is "late" and will not be considered unless it was the only proposal received. Late proposals and modifications that are not considered will be held unopened, unless opened for identification, and then returned to the Proposer after award.			

PRICE PROPOSAL FORM

FOR

STUDENT SUCCESS CENTER
PROJECT NO. 950512

UNIVERSITY OF CALIFORNIA, RIVERSIDE
RIVERSIDE, CALIFORNIA 92507

January 2019

PROPOSAL TO: UNIVERSITY OF CALIFORNIA, RIVERSIDE
Planning, Design & Construction
1223 University Avenue, Suite 240
Riverside, California, 92507
(951) 827-4064

PROPOSAL FROM:

_____
(Name of Firm Submitting Proposal)

_____
(Address)

_____
(City, State, Zip Code)

_____
(Telephone & Fax Number)

_____
(Date Proposal Submitted)

Note: All portions of this Price Proposal Form must be completed and must include the signed Declaration on the last page of this form before the Proposal is submitted. Failure to execute the Declaration will result in the Proposal being rejected as nonresponsive.

1.0 PROPOSER'S REPRESENTATIONS

Proposer, represents that a) it has the appropriate active Contractor's license required by the State of California; b) it has carefully read and examined the Proposal Documents for the proposed Work on this Project; c) it has examined the site of the proposed Work and all Information Available to Prequalified Proposers; d) it has become familiar with all the conditions related to the proposed Work, including the availability of labor, materials, and equipment; e) that all information and submittals provided as part of the prequalification process are accurate and correct; f) Proposer and all Subcontractors, regardless of tier, are currently registered with the California Department of Industrial Relations pursuant to California Labor Code Section 1725.5 and 1771.1. Proposer hereby offers to furnish all labor, materials, equipment, tools, transportation, and services necessary to complete the proposed Work on this Project in accordance with the Contract Documents for the sums quoted. Proposer further agrees that it will not withdraw its Proposal within **90** days after the Proposal Deadline, and that, if it is selected as the apparent lowest responsive and responsible Proposer, that it will, within **10** days after receipt of notice of selection, sign and deliver to University the Agreement in triplicate and furnish to University all items required by the Proposal Documents. If awarded the Contract, Proposer agrees to complete the proposed Work within the number of days specified in the Agreement.

2.0 ADDENDA

Proposer acknowledges that it is Proposer's responsibility to ascertain whether any Addenda have been issued and if so, to obtain copies of such Addenda from University's facility at the appropriate address stated on Page 1 of this Price Proposal Form. Proposer therefore agrees to be bound by all Addenda that have been issued for this Proposal.

3.0 LUMP SUM BASE PROPOSAL

LUMP SUM BASE PROPOSAL

MAXIMUM ACCEPTANCE COST = ~~$47,100,000~~ ***$49,000,000***

$ | | | | , | | | | , | | | | *****

(Place figures in appropriate boxes)

*****Proposer includes the following allowances in the Lump Sum Base Proposal (Refer to Specification Section 01 2100);

Allowance No. 1: Partnering
Allow $20,000 for project partnering expenses, including meals, rentals, etc.

Allowance No. 2: Signage (Exterior, Interior & Other Interior Signage)
Allow $100,000 for Building Signage.

Allowance No. 3: Design Refinements
Allow ~~$200,000~~ ***$300,000*** for University directed design refinements/clarifications.

If Lump Sum Base Proposal exceeds the Maximum Acceptance Cost in Request for Proposal, Proposal will be determined to be nonresponsive.

4.0 UNIT PRICES

The quantities set forth in Specification Section 01 2200, Unit Prices, are estimates. University does not represent that the actual quantity of any unit price item will equal the Estimated Quantity stated below. University will perform the extension of the Unit Price times the respective Estimated Quantity.

Item No. 1 – **Compensation for Compensable Delays** As specified in Section 5.0 of this Price Proposal Form.	
Item No. 2 – **Rock Excavation**	$ ☐☐ , ☐☐☐ Unit Price per cubic yard (Place Unit Price in appropriate boxes)
Item No. 3 – Over-Excavation	$ ☐☐ , ☐☐☐ Unit Price per cubic yard (Place Unit Price in appropriate boxes)
Item No. 4 – **Backfill and Compaction for Over Excavation**	$ ☐☐ , ☐☐☐ Unit Price per cubic yard (Place Unit Price in appropriate boxes)
Item No. 5 – **Trenching, Backfilling and Compacting for Utilities**	$ ☐☐ , ☐☐☐ Unit Price per cubic yard (Place Unit Price in appropriate boxes)
Item No. 6 – **Lean Concrete**	$ ☐☐ , ☐☐☐ Unit Price per cubic yard (Place Unit Price in appropriate boxes)
Item No. 7 – **Transite Pipe Removal**	$ ☐☐ , ☐☐☐ Unit Price per lineal foot (Place Unit Price in appropriate boxes)
Item No. 8 – **Imported Topsoil**	$ ☐☐ , ☐☐☐ Unit Price per cubic yard (Place Unit Price in appropriate boxes)
Item No. 9 – Drainage Fabric	$ ☐☐ , ☐☐☐ Unit Price per square foot (Place Unit Price in appropriate boxes)
Item No. 10 – 120V Electrical Outlet	$ ☐☐ , ☐☐☐ Unit Price per one outlet (Place Unit Price in appropriate boxes)
Item No. 11 – Data Outlet	$ ☐☐ , ☐☐☐ Unit Price per one outlet (Place Unit Price in appropriate boxes)

Item No. 12 – Video Surveillance Camera	$ ☐☐ , ☐☐☐ Unit Price per one camera (Place Unit Price in appropriate boxes)
Item No. 13 – Card Reader Lock	$ ☐☐ , ☐☐☐ Unit Price per one card reader lock (Place Unit Price in appropriate boxes)
~~**Item No. 14 – Wireless Access Point**~~	~~$~~ ☐☐ ~~,~~ ☐☐☐ ~~Unit Price per one wireless access point~~ ~~(Place Unit Price in appropriate boxes)~~
~~**Item No. 15 – Wi-Fi Router**~~	~~$~~ ☐☐ ~~,~~ ☐☐☐ ~~Unit Price per one card wi-fi router~~ ~~(Place Unit Price in appropriate boxes)~~

5.0 DAILY RATE OF COMPENSATION FOR COMPENSABLE DELAYS

Proposer shall determine and provide in the space below, the daily rate of compensation for any compensable delay caused by University at any time during the performance of the Work:

$ ☐ , ☐☐☐ **x** 60 days (multiplier)

(Place Daily Rate in appropriate boxes.)

Failure to fill in a dollar figure for the daily rate for Compensable Delay shall be interpreted as a daily rate of "zero." University will perform the extension of the daily rate times the multiplier.

The daily rate shown above will be the total amount of Proposer entitlement for each day of compensable delay. The number of days of compensable delay shown as a "multiplier" above is not intended as an estimate of the number of days of compensable delay anticipated by the University. The University will pay the daily rate of compensation only for the actual number of days of compensable delay, as defined in the General Conditions; the actual number of days of compensable delay may be greater or lesser than the "multiplier" shown above.

6.0 NOT USED

7.0 SELECTION OF APPARENT LOW PROPOSER

The apparent low proposer will be determined in accordance with the evaluation process attached to the Request for Proposal.

8.0 ALTERNATES (Refer to Specification (Section 01 2300)

Provide all design, engineering, coordination, labor, materials, equipment, accessories, and Design Builder and subcontractor overhead, mark-up, and profit required for the following Alternates. Indicate by marking only **one** of the three boxes ("Add", "Deduct", or "No Change") and state the amount by placing figures in the corresponding boxes. Check the "No Change" box when there is no change in the Lump Sum Base Proposal. **(Note: No amount is required if the "No Change" box is selected).** Failure to quote an amount or check "No Change" or the insertion of any words that qualify the Price Proposal will result in the Proposal being rejected as nonresponsive. No extension of time will be granted if the Alternate is accepted.

Alternate No. 1 – Site Development Area: Student Services Court	$ ☐ , ☐☐☐ , ☐☐☐ (Place figures in appropriate boxes.) University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.	☐ Add ☐ Deduct ☐ No Change
Alternate No. 2 – Site Development Area: Athletics/Dance Court	$ ☐ , ☐☐☐ , ☐☐☐ (Place figures in appropriate boxes.) University reserves the right to accept this alternate concurrent with the Notice to Proceed for Phase 1.	☐ Add ☐ Deduct ☐ No Change

[Intentionally Left Blank)

9.0 PROPOSER INFORMATION

TYPE OF ORGANIZATION: _____
(Corporation, Partnership, Individual, Joint Venture, etc.)

If a Corporation, the Corporation is organized under the laws of the State of:

_____
(State)

President of the Corporation:

_____
(Name)

Name of Secretary of the Corporation:

_____
(Name)

If a Partnership, names and titles of persons signing the bid on behalf of proposer and all general partners:

Persons signing the bid on behalf of Proposer:

_____
(Name & Title)

General Partners:

_____
(Name & Title)

_____
(Name & Title)

CALIFORNIA CONTRACTORS LICENSE(S):

_____
(Name of Licensee)

_____ _____ _____
(Classification) (License Number) (Expiration Date)

(For Joint Venture, list Joint Venture's license and licenses for all Joint Venture partners.)

10.0 REQUIRED COMPLETED ATTACHMENTS

The following documents are submitted with and made a condition of this Proposal:

1. Proposal security in the form of _____
(Bid Bond or Certified Check)

11.0 DECLARATION

I, _____ (printed name), hereby declare that I am the _____ (Title) of _____ (Name of Proposer) submitting this Price Proposal Form; that I am duly authorized to execute this Price Proposal Form on behalf of Proposer; and that all information set forth in this Price Proposal Form and all attachments hereto are, to the best of my knowledge, true, accurate, and complete as of its submission date.

I further declare that this bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

I declare, under penalty of perjury, that the foregoing is true and correct and that this declaration was subscribed at:_____ (Location and City), County of _____, State of _____, on _____ (Date).

_____
(Signature)

DESIGN BUILDER (CONTRACTOR) NAME:

REF NO.	TRADE DESCRIPTION	LUMP SUM BASE PRICE TOTAL ($)
00	**GENERAL CONDITIONS, OH & FEE**	
00.1	General Expenses	$ -
00.2	Supervision, Fringes, Taxes & Surcharges	$ -
00.3	Performance & Payment Bond	$ -
00.4	Insurance	$ -
00.5	Fee	$ -
00.6	Other:	$ -
	Subtotal:	$ -

01	**GENERAL REQUIREMENTS**	
01.1	Design Fee (Phase 1)	$ 1,100,000.00
01.2	Testing and Inspection	$ -
01.3	Allowances	***$ 420,000.00***
01.4	Commissioning	$ -
01.5	Storm Water Pollution Prevention Plan	$ -
01.6	Mobilization	$ -
01.7	Temporary Facilities/Fencing	$ -
01.8	Off Site Staging	$ -
01.9	Hoist Facilities	$ -
01.10	Temporary Utilities	$ -
01.11	Cleaning	$ -
01.12	Protection & Safety	$ -
01.13	Demobilization	$ -
01.14	Other:	$ -
	Subtotal:	$ 1,520,000

02	**EXISTING CONDITIONS**		
02.1	Site Demolition	$	-
02.2	Other	$	-
	Subtotal:	$	-

03	**CONCRETE**		
03.1	Concrete Forming and Accessories	$	-
03.2	Site Cast-in-Place Concrete	$	-
03.3	Waterstops	$	-
03.4	Concrete Reinforcing	$	-
03.5	Cast-in-Place Concrete	$	-
03.6	Architecturally Exposed Cast-In-Place Concrete	$	-
03.7	Site Cast-in-Place Concrete	$	-
03.8	Concrete Finishing	$	-
03.9	Concrete Sealing	$	-
03.10	Polished Concrete Floor Finishing	$	-
03.11	Shotcrete	$	-
03.12	Post-Tensioned Concrete	$	-
03.13	Precast Structural Concrete	$	-
03.14	Precast Architectural Concrete	$	-
03.15	Lightweight Insulating Concrete	$	-
03.16	Cast Underlayment	$	-
03.17	Other:	$	-
	Subtotal:	$	-

04	**MASONRY**		
04.1	Mortar and Masonry Grout	$	-
04.2	Unit Masonry	$	-
04.3	Masonry Veneer	$	-
04.4	Thin Brick Masonry	$	-
04.5	Exterior Stone Cladding	$	-
04.6	Exterior Stone Masonry Veneer	$	-
04.7	Adhered Stone Masonry Veneer	$	-
04.8	Cast Stone Masonry	$	-
04.9	Other:	$	-
	Subtotal:	$	-

05	METALS		
5.1	Structural Steel Framing	$	-
5.2	Steel Joist Framing	$	-
5.3	Steel Decking	$	-
5.4	Acoustical Steel Decking	$	-
5.5	Cold-Formed Metal Framing	$	-
5.6	Slotted Channel Framing	$	-
5.7	Cold-Formed Steel Trusses	$	-
5.8	Metal Fabrications	$	-
5.9	Metal Stairs	$	-
5.10	Aluminum Ladders	$	-
5.11	Pipe and Tube Railings	$	-
5.12	Decorative Metal Railings	$	-
5.13	Glazed Decorative Metal Railings	$	-
5.14	Decorative Formed Metal	$	-
5.15	Other: _____	$	-
	Subtotal:	$	-

06	WOOD, PLASTICS AND COMPOSITES		
6.1	Miscellaneous Rough Carpentry	$	-
6.2	Gypsum Sheathing	$	-
6.3	Exterior Finish Carpentry	$	-
6.4	Interior Finish Carpentry	$	-
6.5	Wood-Veneer-Faced Architectural Cabinets	$	-
6.6	Plastic-Laminate-Faced Architectural Cabinets	$	-
6.7	Wood Paneling	$	-
6.8	Fiberglass Reinforced Paneling	$	-
6.9	Other: _____	$	-
	Subtotal:	$	-

07	THERMAL AND MOISTURE PROTECTION		
7.1	Self-Adhering Sheet Waterproofing	$	-
7.2	Fluid-Applied Waterproofing	$	-
7.3	Hot Fluid-Applied Waterproofing	$	-
7.4	Bentonite Waterproofing	$	-
7.5	Traffic Coatings	$	-
7.6	Water Repellants	$	-
7.7	Thermal Insulation	$	-
7.8	Foamed-In-Place Insulation	$	-
7.9	Sprayed Insulation	$	-
7.10	Weather Barriers	$	-
7.11	Vapor Retarders	$	-
7.12	Asphalt Shingles	$	-
7.13	Clay Roof Tiles	$	-
7.14	Concrete Roof Tiles	$	-
7.15	Metal Roof Panels	$	-
7.16	Metal Wall Panels	$	-
7.17	Metal Plate Wall Panels	$	-
7.18	Metal Composite Material Wall Panels	$	-
7.19	Soffitt Panels	$	-
7.20	Fiber-Cement Siding	$	-
7.21	Thermoplastic Membrane Roofing	$	-
7.22	Sheet Metal Flashing and Trim	$	-
7.23	Roof Specialties	$	-
7.24	Manufactured Gutters and Downspouts	$	-
7.25	Manufactured Roof Expansion Joints	$	-
7.26	Roof Accessories	$	-
7.27	Fall Restraint System	$	-
7.28	Deck Paver Systems	$	-
7.29	Applied Fireproofing	$	-
7.30	Intumescent Fireproofing	$	-
7.31	Board and Blanket Fireprooing	$	-
7.32	Firestopping	$	-
7.33	Joint Sealants	$	-
7.34	Acoustical Joint Sealants	$	-
7.35	Expansion Joint Assemblies	$	-
7.36	Other: _____	$	-
	Subtotal:	$	-

08	OPENINGS		
08.1	Hollow Metal Doors and Frames	$	-
08.2	Aluminum Doors and Frames	$	-
08.3	Stainless-Steel Doors and Frames	$	-
08.4	Molded Hardboard and Medium Density Fiberboard Faced Wood Doors	$	-
08.5	Flush Wood Doors	$	-
08.6	Integrated Door Opening Assemblies	$	-
08.7	Access Doors and Panels	$	-
08.8	Overhead Coiling Doors	$	-
08.9	Elevator Door Smoke Containment System	$	-
08.10	Steel-Framed Entrances and Storefronts	$	-
08.11	All-Glass Entrances and Storefronts	$	-
08.12	Aluminum-Framed Storefronts	$	-
08.13	Glazed Aluminum Curtain Walls	$	-
08.14	Glazed Aluminum Window Walls	$	-
08.15	Aluminum Windows	$	-
08.16	Fire Rated Aluminum Windows	$	-
08.17	Steel Windows	$	-
08.18	Fiberglass Windows	$	-
08.19	Unit Skylights	$	-
08.20	Tubular Skylights	$	-
08.21	Metal-Framed Skylights	$	-
08.22	Door Hardware	$	-
08.23	Glazing	$	-
08.24	Mirrors	$	-
08.25	Louvers	$	-
08.26	Other: _____	$	-
	Subtotal:	$	-

09	FINISHES		
09.1	Common Work Results for Flooring Preparation	$	-
09.2	Gypsum Board Assemblies	$	-
09.3	Metal Lath	$	-
09.4	Gypsum Plastering	$	-
09.5	Cement Plastering	$	-
09.6	Tiling	$	-
09.7	Acoustical Ceilings	$	-
09.8	Acoustical Metal Pan Ceilings	$	-
09.9	Linear Metal Ceilings	$	-
09.10	Linear Wood Ceilings	$	-

09.11	Resilient Flooring	$	-
09.12	Resilient Base and Accessories	$	-
09.13	Resilient Plank Flooring	$	-
09.14	Resinous Matrix Terrazzo Flooring	$	-
09.15	Tile Carpeting	$	-
09.16	Wall Coverings	$	-
09.17	Acoustic Insulation	$	-
09.18	Sound Control Underlayment	$	-
09.19	Acoustic Stretched-Fabric Wall and Ceiling Systems	$	-
09.20	Sound-Absorbing Wall and Ceiling Units	$	-
09.21	Exterior Painting	$	-
09.22	Interior Painting	$	-
09.23	High-Performance Coatings	$	-
09.24	Graffiti-Resistant Coatings	$	-
09.25	Elastomeric Coatings	$	-
09.26	Dry Erase Coatings	$	-
09.27	Other: _____	$	-
	Subtotal:	$	-

10	**SPECIALTIES**		
10.1	Visual Display Boards	$	-
10.2	Tackable Wall Systems	$	-
10.3	Display Cases	$	-
10.4	Regulatory Signage	$	-
10.5	Dimensional Sign Characters	$	-
10.6	Metal Toilet Compartments	$	-
10.7	Plastic Laminate-Clad Toilet Compartments	$	-
10.8	Phenolic Core Toilet Compartments	$	-
10.9	Solid Surface Toilet Compartments	$	-
10.10	Solid Plastic Toilet Compartments	$	-
10.11	Folding Panel Partitions	$	-
10.12	Folding Glass-Panel Partitions	$	-
10.13	Glazed Interior Wall and Door Assemblies	$	-
10.14	Manufactured Wall and Corner Guards	$	-
10.15	Toilet, Bath, and Laundry Accessories	$	-
10.16	Bathtub and Shower Enclosures	$	-
10.17	Emergency Access Key Boxes	$	-
10.18	Fire Protection Specialties	$	-
10.19	Plastic Laminate-Clad Lockers	$	-
10.20	Metal Storage Shelving	$	-
10.21	Wall Mounted Standards and Shelving	$	-
10.22	Other: _____	$	-
	Subtotal:	$	-

11	**EQUIPMENT**		
11.1	Residential Appliances	$	-
11.2	Projection Screens	$	-
11.3	Facility Waste Compactors	$	-
11.4	Other: _____	$	-
	Subtotal:	$	-

12	**FURNISHINGS**		
12.1	Horizontal Louver Blinds	$	-
12.2	Window Shades	$	-
12.3	Countertops	$	-
12.4	Entrance Floor Mats and Frames	$	-
12.5	Other: _____	$	-
	Subtotal:	$	-

13	**SPECIAL CONSTRUCTION**		
13.1	General Requirements for Watershapes	$	-
13.2	Architectural Requirements for Watershapes Tile	$	-
13.3	Structural Requirements for Watershapes Concrete	$	-
13.4	Mechanical, Electrical, and Plumbing Requirements for Watershapes Automatic Fill Devices	$	-
13.5	Other: _____	$	-
	Subtotal:	$	-

14	**CONVEYING EQUIPMENT**		
14.1	Electric Traction Elevators	$	-
14.2	Hydraulic Elevators	$	-
14.3	Other: _____	$	-
	Subtotal:	$	-

21	FIRE SUPPRESSION		
21.1	Basic Fire Protection Materials and Methods	$	-
21.2	Fire Protection Piping, Heads and Specialties	$	-
21.3	Other: _____	$	-
	Subtotal:	$	-

22	PLUMBING		
22.1	Basic Plumbing Materials and Methods	$	-
22.2	Heat Trace Freeze Protection	$	-
22.3	Vibration Isolation for Plumbing Piping and Equipment	$	-
22.4	Seismic Restraint for Plumbing Piping and Equipment	$	-
22.5	Plumbing Testing Adjusting and Balancing	$	-
22.6	Plumbing Insulation	$	-
22.7	Plumbing Piping Valves and Specialties	$	-
22.8	Domestic Hot Water Recirculation	$	-
22.9	Domestic Hot Water Heating Equipment	$	-
22.10	Plumbing Fixtures	$	-
22.11	Other: _____	$	-
	Subtotal:	$	-

23	HEATING VENTILATING AND AIR CONDITIONING (HVAC)		
23.1	Basic HVAC Materials and Methods	$	-
23.2	Electric Heat Tracing	$	-
23.3	Vibration Isolation for Piping Ductwork and Equipment	$	-
23.4	Seismic Restraint for Piping Ductwork and Equipment	$	-
23.5	Testing Adjusting and Balancing	$	-
23.6	Duct Insulation	$	-
23.7	HVAC Piping Insulation	$	-
23.8	Building Automation System (BAS) Controls	$	-
23.9	Varible Frequency Drives (VFD)	$	-
23.10	HVAC Piping, Valves and Specialties	$	-
23.11	Underground Piping	$	-
23.12	Pumps and Hydronic Specialties	$	-
23.13	Refrigerant Piping Systems	$	-
23.14	HVAC Water Treatment	$	-
23.15	Water Filtration for Open-Loop Hydronic Systems	$	-
23.16	Air Distribution	$	-
23.17	Fans and Vents	$	-
23.18	Air Filtration	$	-
23.19	Breechings, Chimneys, and Stacks	$	-

23.20	Heat Generation	$	-
23.21	Cooling Towers	$	-
23.22	Custom Factory Air Handling Units	$	-
23.23	Dedicated Outside Air Handling Units	$	-
23.24	Packaged HVAC Units (1-1/2-25 Tons)	$	-
23.25	Large Semi-Custom Packaged HVAC Units (25-150 Tons)	$	-
23.26	Split Heat Pump Units	$	-
23.27	Water Source Heat Pump Units	$	-
23.28	Varible Refrigerant Flow Heat Pump Systems	$	-
23.29	Heat Transfer	$	-
23.30	Chilled Beams and Radiant Panels	$	-
23.31	Radiant Floor Systems	$	-
23.32	Other: _____	$	-
	Subtotal:	$	-

26	**ELECTRICAL**		
26.1	Basic Electrical Requirements	$	-
26.2	Medium-Voltage Cables	$	-
26.3	Low-Voltage Electrical Power Conductors and Cables	$	-
26.4	Grounding and Bonding for Electrical Systems	$	-
26.5	Hangers and Supports for Electrical Systems	$	-
26.6	Raceways and Boxes for Electrical Systems	$	-
26.7	Underground Ducts and Raceways for Electrical Systems	$	-
26.8	Lighting Control System	$	-
26.90	Low-Voltage Transformers	$	-
26.10	Panelboards	$	-
26.11	Wiring Devices	$	-
26.12	Unit Substation	$	-
26.13	Other: _____	$	-
	Subtotal:	$	-

27	**COMMUNICATIONS**		
27.1	Structured Communications Cabling	$	-
27.2	Loudspeakers	$	-
27.3	Audiovisual Systems Equipmentr	$	-
27.4	Assistive Listening Systems	$	-
27.5	Mounts	$	-
27.6	Other:	$	-
	Subtotal:	$	-

28	**ELECTRONIC SAFETY AND SECURITY**		
28.1	Security Detection, Alarm, and Monitoring	$	-
28.2	Other:	$	-
	Subtotal:	$	-

31	**EARTHWORK**		
31.1	Site Clearing	$	-
31.2	Excavation and Fill	$	-
31.3	Termite Control	$	-
31.4	Other:	$	-
	Subtotal:	$	-

32	**EXTERIOR IMPROVEMENTS**		
32.1	Unit Pavers	$	-
32.2	Parking Bumpers	$	-
32.3	Painted Pavement Markings	$	-
32.4	Tactile Warning Surfacing	$	-
32.5	Decorative Metal Fences and Gates	$	-
32.6	Site Furnishings	$	-
32.7	Site Bicycle Racks	$	-
32.8	Irrigation Systems	$	-
32.9	Tree Preservation and Protection	$	-
32.10	Lawns and Grasses	$	-
32.11	Exterior Planting	$	-
32.12	Other:	$	-
	Subtotal:	$	-

33	**UTILITIES**		
33.1	Site Water Utility Distribution Piping	$	-
33.2	Site Sanitary Utility Sewerage Piping	$	-
33.3	Storm Utility Drainage Piping	$	-
33.4	Other:	$	-
	Subtotal:	$	-

TOTAL	**$**	**1,520,000.00**

AGREEMENT

THIS AGREEMENT is made as of the _____ day of _____, 20__, between THE REGENTS OF THE UNIVERSITY OF CALIFORNIA (the "University"),

whose facility is:	University of California, Riverside
whose address for notices is:	University of California, Riverside Planning, Design & Construction ***900 University Avenue*** ***Riverside, CA 92521*** ~~1223 University Avenue, Suite 240~~ ~~Riverside, CA 92507~~
and Design Builder:	Firm Name
whose address for notices is: (Include Name, Title, Phone No.)	Name Street Address City, State & Zip Phone
for the Project:	Student Success Center Project No. 950512 University of California, Riverside Riverside County Riverside, CA 92507
University's Responsible Administrator and Representative is:	Mihai Gavan Project Manager
whose address for notices is:	University of California, Riverside Planning, Design & Construction ***900 University Avenue*** ***Riverside, CA 92521*** ~~1223 University Avenue, Suite 240~~ ~~Riverside, CA 92507~~

University and Design Builder hereby agree as follows:

ARTICLE 1 WORK

Design Builder shall provide all work required by the Contract Documents (the "Work"). Design Builder agrees to do additional Work arising from changes ordered by the University pursuant to Article 7 of the General Conditions. The Work will be performed in Phases identified as follows:

PHASE 1	DESIGN DEVELOPMENT DOCUMENTS
PHASE 2	CONSTRUCTION DOCUMENTS
PHASE 3	CONSTRUCTION

ARTICLE 2 OPTIONS

The University may require the performance of the Work under Phases 2 and 3 by directing the Design Builder in writing to proceed with performance under both of the Phases. The Option for Phases 2 and 3 may be exercised at any time after the acceptance by the University of the Design Development Documents under Phase 1.

The University's "OPTIONS" rights under this Article 2 are independent of the "Termination by University for Convenience" rights as set forth in Article 13, section 13.4 of the General Conditions. As such, if the University opts to not proceed with Phases 2 and 3 after the completion of Phase 1, Design Builder's right of recovery is limited to the Contract Sum for Phase 1.

The University retains the right to terminate this Contract for convenience at any time in accordance with Article 13 of the General Conditions.

ARTICLE 3 CONTRACT DOCUMENTS

"Contract Documents" means the Proposal Schedule, Request for Proposal, Technical Proposal, Lump Sum Base Price Proposal, Price Proposal Form, Proposal Evaluation Process, Project Directory, Preliminary Schedule, Bid Bond, Lump Sum Base Price Proposal Spreadsheet, Scope of Work, Design Professional Rate Schedule for Additional Services, Design Builder's Proposal, Notice of Selection as Apparent Best Value Proposal, this Agreement, General Conditions, Supplementary Conditions, Basis of Design Compliance Matrix, Standard Contract Forms (Exhibits), General Requirements (Division 01), Specifications (Divisions 02 – 33), University Furnished Information, Addenda, Notice to Proceed, Change Orders, Notice of Completion, and all other documents identified in this Agreement of which together form the contract between University and Design Builder for the Work (the "Contract"). *The Standard Contract Forms (Exhibits), Project Program & Design Criteria (January 11, 2019), and University Furnished Information are provided in electronic (DVD) format and are attached hereto.*

The Contract constitutes the complete agreement between University and Design Builder and supersedes any previous agreements or understandings.

ARTICLE 4 CONTRACT SUM

Subject to the provisions of the Contract Documents University shall pay to Design Builder, for the performance of the Work, the following amounts:

PHASE 1	**$1,100,000**
PHASES 2 AND 3	**$**
Total Contract Sum for PHASES 1, 2 AND 3	**$**

The Contract Sum includes the following Allowances:

Allowance No. 1: Partnering, **$20,000** for project partnering expenses, including meals, rentals, etc.
Allowance No. 2: Signage (Exterior, Interior & Other Interior Signage), **$100,000** for Building Signage.
Allowance No. 3: Design Refinements, ~~**$200,000**~~ ***$300,000*** for University directed design refinements/clarifications.

The Contract Sum includes the following Alternates, if any accepted by the University:

Unit prices, if any, are as follows:

The Contract Sum will be increased by an amount equal to the Unit Price multiplied by the actual number of units of each Unit Price item incorporated in the Work.

ARTICLE 5 CONTRACT TIME

By signing this agreement, Design Builder represents to University that i) the Phase 1 Time, Phase 2 Time, and Phase 3 Time are reasonable for completion of the Work of the respective Phase; ii) the Contract Time is reasonable for completion of the Work of all the Phases; and iii) Design Builder will complete the Work within the Contract Time.

The Contract Time is as follows:

PHASE	CONTRACT TIME
1	Design Builder shall commence the Work for Phase 1 on the date specified in the Notice to Proceed for Phase 1 and fully complete the work within **66** days, the "Phase 1 Time." The Contract Time at contract award is the Phase 1 Time.
2 and 3	The Design Builder shall commence the Work for Phases 2 and 3 on the date specified in the Notice to Proceed and fully complete the Work within **637** calendar days. If the University exercises its option for Phases 2 and 3, the days specified for their performance, plus any days between the completion of Phase 1 and the exercise of the option, will be added to the Contract Time to establish a revised Contract Time for completion of Phases 1, 2 and 3.
TOTAL CONTRACT TIME: 703 Calendar Days *Total Contract Time includes **35** days for rain delays, refer to the Supplementary Conditions*	

ARTICLE 6 LIQUIDATED DAMAGES

If University has exercised its option for Phases 2 and 3 and Design Builder fails to complete the Work for Phases 2 and 3 within the Contract Time, Design Builder shall pay to University, as liquidated damages and not as a penalty, the applicable amount(s) indicated below as "Liquidated damage daily rate for Phase 3" for each day after the expiration of the Contract Time that the Work remains incomplete. After Substantial Completion, the liquidated damages daily rate for Phase 3 shall be reduced to the sum indicated below. University and Design Builder agree that if the Work is not completed within the Contract Time, University's damages would be extremely difficult or impracticable to determine and that said amounts indicated below are reasonable estimates of and reasonable sums for such damages. University may deduct any liquidated damages due from Design Builder from any amounts otherwise due to Design Builder under the Contract Documents. This provision shall not limit any right or remedy of University in the event of any other default of Design Builder other than failing to complete the Work within the Contract Time. This Article 6 will only apply if the University exercises its Option for Phases 2 and 3.

Liquidated damages daily rate for Phase 3: **$2,000.00** per calendar day, on or before substantial completion.

Liquidated damages daily rate for Phase 3: **$0** per calendar day, after substantial completion.

ARTICLE 7 COMPENSABLE DELAY

If Design Builder is entitled to an increase in the Contract Sum as a result of a Compensable Delay, determined pursuant to Articles 7 and 8 of the General Conditions, the Contract Sum will be increased by the sum indicated below per day for each day for which such compensation is payable. This Article 7 will apply only if the University exercises its Option for the applicable Phase and only to the extent that Design Builder fulfills requisites proving entitlement to Compensable Delay.

Compensable delay daily rate for Phase 3, Construction: $ _____

ARTICLE 8 ASSIGNMENT

If this Agreement is terminated prior to the exercise of the University's Option for Phases 2 and 3, the Design Builder shall execute an assignment to the University of all contracts with Design Professionals for work to be performed on Phase 1.

ARTICLE 9 DUE AUTHORIZATION

The person or persons signing this Agreement on behalf of Design Builder hereby represent and warrant to University that this Agreement is duly authorized, signed, and delivered by Design Builder.

ARTICLE 10 DESIGN BUILDER'S COVENANTS AND REPRESENTATIONS

Without superseding, limiting, or restricting any other representation or warranty set forth elsewhere in the Contract Documents, or implied by operation of law, the Design Builder makes the following covenants and representations to University:

10.1 Design Builder and all of its Design Professionals and subcontractors are properly certificated, licensed and qualified to perform the Work required by the Contract Documents.

10.2 Design Builder accepts the relationship of trust and confidence with the University established by the Contract Documents. Design Builder will cooperate with University.

10.3 Design Builder and its Design Professionals have carefully examined the site of the Project and the adjacent areas, have suitably investigated the nature and location of the Construction Work and have satisfied themselves as to the general and local conditions which will be applicable, including but not limited to: (1) conditions related to site access and to the transportation, disposal, handling and storage of materials; (2) the availability of labor, water, power and roads; (3) normal weather conditions; (4) observable physical conditions at the site and existing site conditions including: size, utility capacities and connection options of external utilities; (5) the surface conditions of the ground and (6) the character and availability of the equipment and facilities which will be needed prior to and during the performance of Construction Work.

10.4 Design Builder and its Design Professionals have suitably reviewed the site survey, record documents, seismic data, preliminary geotechnical and other test reports, environmental documents and any other documentation furnished by University in the University Furnished Information.

10.5 Design Builder and its Design Professionals have carefully reviewed the following exhibits to the Design Build Contract: (1) Scope of Work (including Applicable Codes, Rules and Regulations, Energy Requirements, etc.) and (2) the Specifications. Design Builder acknowledges that these Exhibits establish the scope, level of quality, design intent and the procedures for the development of the design to a state of 100% completion.

Design Builder agrees that (1) the Exhibits depict and describe the Project (2) it will manage, coordinate and fully complete the design; (3) Design Builder will cause its Design Professionals to describe and depict the final design for the Project, as approved by the University, in Construction Documents which will include all information required by the building trades to complete the construction (other than such details customarily developed by others during construction) and (4) it will manage and timely construct the Project in consideration for the University's payment of the Contract Sum.

10.6 Design Builder and its Design Professionals have reviewed the Preliminary Schedule in the Proposal Documents and agree that the design and construction tasks and milestones are reasonable and feasible, except as modified by Design Builder's Proposed Contract Schedule, approved by University. Design Builder also agrees that time is of the essence for the performance of the Work.

10.7 Design Builder agrees that all Construction Documents will be complete, coordinated, and accurate.

10.8 Design Builder agrees that all materials, equipment and furnishings incorporated into or used in the Construction Work will be of good quality, new (unless otherwise required or permitted by the Contract Documents) and free of liens, claims and security interests of third parties. If required by

the University, Design Builder will furnish satisfactory evidence as to the kind and quality of the materials, equipment and furnishings.

10.9 Design Builder agrees that the Work will be of good quality, free of defects and will conform to the requirements of the Contract Documents. Work not conforming to the requirements of the Contract Documents, including substitutions in design or construction not specifically approved or authorized by the University in advance, may be considered defective.

10.10 Design Builder agrees to correct any error(s), omission(s), or deficiencies in the Contract Documents or Construction Documents at no additional cost to University; however, this provision in no way limits the liability of Design Builder.

THIS AGREEMENT is entered into by University and Design Builder as of the date set forth above.

DESIGN BUILDER

_____
(Name of Company)

Design Builder's California Contractor's License(s):

a _____
(Type of Organization)

_____
(Name of Licensee)

By: _____
(Signature)

_____
(Classification and License Number)

_____
(Print Name)

_____
(Expiration Date)

_____
(Title)

_____
(Design Builder's Employer Identification Number)

_____
(Design Builder's Identification No.)

UNIVERSITY

Recommended:
By University's Representative:

_____
(Signature & Date)

Mihai Gavan
Project Manager
Planning, Design & Construction
(Print Name & Title)

Funds Sufficient:
By Financial Administrative Officer:

_____
(Signature & Date)

Susan McFadden
Financial Analyst
Planning, Design & Construction
(Print Name & Title)

UNIVERSITY:
By The Regents of the University of California:

_____
(Signature & Date)

Gerry Bomotti
Vice Chancellor
Planning & Budget Office
(Print Name & Title)

Attach notary acknowledgment for all signatures of Design Builder. If signed by other than the sole proprietor, a general partner, or corporate officer attach original notarized Power of Attorney or Corporate Resolution.

SECTION 01 2100 - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes administrative and procedural requirements governing allowances.

1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
2. Include in the Lump Sum Base proposal, all Allowances stated in the Contract Documents. Items covered by Allowances shall be supplied for such amounts and by such persons or firms as University's Representative may direct.

B. Types of allowances include the following:

1. Lump-sum allowances.

C. Related Sections include the following:

1. Division 01 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders for allowances.
2. Divisions 02 through 33 Sections for items of Work covered by allowances.

1.2 SELECTION AND PURCHASE

A. At the earliest practical date after award of the Contract, advise University’s Representative of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.

B. At University's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.

C. Purchase products and systems selected by University’s Representative from the designated supplier.

1.3 SUBMITTALS

A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

B. Submit invoices or delivery slips to show actual quantities and prices of materials delivered to the site for use in fulfillment of each allowance.

C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.4 COORDINATION

A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

1.5 LUMP-SUM ALLOWANCES

A. Allowance shall include the cost to Design Builder of specific products and materials ordered by University under allowance and shall include taxes, freight, and delivery to Project site. Design Builder shall only be compensated for the actual cost incurred.

B. Design Builder's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by University under allowance shall be included as part of the Lump Sum Base proposal and not part of the allowance.

1.6 UNUSED MATERIALS

A. Return unused materials purchased under an allowance to manufacturer or supplier for credit to University, after installation has been completed and accepted.

1. If requested by University’s Representative, prepare unused material for storage by University when it is not economically practical to return the material for credit. If directed by University’s Representative, deliver unused material to University's storage space. Otherwise, disposal of unused material is Design Builder's responsibility.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

A. Allowance No. 1: Partnering – Allow $20,000 for project partnering expenses, including meals, rentals, etc. during the project.

B. Allowance No. 2: Signage – Allow $100,000 for building signage.

1. Exterior Signage – Building identification and number. Allowance is for labor and materials.
2. Interior Signage – Code required signage shall be included in the base bid and is not part of this allowance.
3. Other interior signage will be provided and installed by others and is not part of this allowance.

C. Allowance No. 3: Design Refinements – Allow ~~$200,000~~ ***$300,000*** for University directed design refinements/clarifications.

1. Allowance shall be used to refine the architectural design in material type, use, detailing and interface as directed by the University for the purpose of improving architectural character and quality of the building. Design Builder shall provide detailed cost breakdowns for cost per section 01 2100.1.3.A.

END OF SECTION 01 2100

SECTION 01 8113 – SUSTAINABLE DESIGN REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes requirements, procedures, and application of sustainable principles including USGBC LEED BD+C v4 or current Building Design and Construction (BD+C) rating system for project certification from GBCI, Cal-Green Code.

1. Project shall achieve LEED Gold rating as awarded by GBCI as part of Base Bid.
2. ~~Alternate Rating: Refer to Division 01 Section Alternates.~~
3. Comply with California Green Building Standards.

    a. Submit CALGreen Cal-Green Checklists (refer to Attachment #1) within 30 days of ~~NPT~~ NTP with description of proposed method of compliance, based upon code analysis and code study.
    b. Note: Design Builder must review Project Specifications, Campus Standards ~~&~~ ~~Project Planning Guidelines,~~ LEED Requirements, Basis of Design and all other RFP and code requirements, and meet or exceed the most stringent requirements, including the Cal-Green requirements.

B. The Design Builder's responsibilities shall include, but not be limited to the following:

1. Design Builder must design, construct, document, and execute project for compliance with USGBC LEED BD+C v4 or current Building Design and Construction (BD+C) rating system prerequisites and credits as necessary for LEED Gold certification.
2. Comply with all prerequisite and credit requirements necessary to achieve LEED Gold certification from GBCI. Provide reports, calculations, drawings, exhibits and other documentation required.
3. Design Builder must comply with USGBC and GBCI policies and rules.
4. Design Builder must manage, coordinate, plan, and meet with University Representative, design professionals and specialty contractors to develop action plans and select credits as necessary to implement and achieve GBCI approval, in order to meet project goals.
5. Achieve specific mandatory credits required by the University – Refer Part 3.
6. Selection of LEED credits necessary to obtain certification of LEED rating and GBCI award are the Design Builder's choice. The Design Builder shall select credits and edit Drawings, and Divisions 02 through 33 to incorporate the LEED requirements as applicable. Incorporate all requirements into design and construction.
7. University will register the project on LEED Online.
    a. University will provide Design Builder access to LEED Online for administration purposes
    b. Manage LEED On-line electronic documenting system per the requirements of GBCI. Coordinate work with design professionals, and specialty contractors.

c. Provide all documentation required for LEED Online.

1) The University will participate in review of the project.
2) The University may add or pursue additional credits, and may provide documentation for GBCI review and approval.
3) Design Builder responsible for responding to all review clarifications for prerequisites and credits submitted by them for LEED certification until all prerequisites are awarded and credit(s) are rewarded or denied.

8. Design Builder shall provide all work and services associated with implementation, procedures, material, design, engineering, labor documentation, related to acquiring LEED certification. Any costs associated with appeals of prerequisite and/or credits submitted by Design Builder, deemed necessary by UCR, will be sole responsibility of Design Builder.

C. University Required Credits

1. Design Builder shall achieve GBCI approval of University required LEED credits as indicated on the LEED Project Checklist in Part 3.

D. University Sustainability

1. All new building projects, other than acute care facilities, shall be designed, constructed, and commissioned to outperform the CBC energy-efficiency standards 2016 by at least 20% by energy cost and/or meet Whole Building Energy Targets set by UCOP. A copy is included in the project RFP ~~exhibits.~~ University Furnished Information.
2. All new building projects will achieve at least two points within the available credits in LEED-New Construction's Water Efficiency category.
3. Waste reduction and recycling shall be prioritized. Design Builder must achieve 95% diversion.

E. Southern California Gas (SoCal Gas) Savings by Design Program (SBD)

1. Project participation in this energy savings and rebate program for the SoCal Gas portion is a mandatory requirement. Design Builder must engage SoCal Gas Representative within 3 weeks of Notice to Proceed.
2. Title-24 performance for a stand-alone building modeled without the UCR central plant must be 20% by energy cost, better than code minimum performance.
3. Savings by Design: an energy efficiency program offered by California's four investor-owned utility companies and the Sacramento Municipal Utility District. Savings by Design provides design assistance, energy analysis, life-cycle costing, and financial incentives for new construction and major renovation projects. The Savings by Design program is also known as the Non-Residential New Construction Program which is applicable to high-rise residential as defined in the Energy Efficiency Standards.
4. All equipment provided as part of this project shall meet the SBD energy performance requirements, which exceed code minimum requirements.

F. Related Sections:

1. Divisions 01 through 33 Sections for LEED requirements specific to the work of each of these Sections. Requirements may or may not include reference to LEED.

1.2 DEFINITIONS

A. CBC: California Building Code (2016), Title 24 portion of the California Code of Regulations

B. GBCI: Green Building Certification Institute. Refer to GBCI website (http://www.gbci.org).

C. LEED: Leadership in Energy and Environmental Design. LEED is a registered trademark of the U.S. Green Building Council (USGBC). This trademark applies to all occurrences of LEED in this document. LEED is a green building rating system developed and administered by the non-profit U.S. Green Building Council. The four levels of LEED certification, from lowest to highest, are Certified, Silver, Gold, and Platinum.

D. LEED BD+C v4 or current: LEED BD+C v4 or current for New Construction and Major Renovations rating system. Refer to The LEED Reference Guide for Green Building Design and Construction, 2016 Edition, available for purchase from USGBC website store. Include all addendums and updates to the latest edition, as applicable.

E. USGBC: US Green Building Council. Refer to USGBC website (http://www.usgbc.org). U.S. Green Building Council. The USGBC is a membership-based non-profit organization dedicated to sustainable building design and construction, and is the developer of the LEED building rating system.

1.3 SUBMITTALS

A. General: Submit additional LEED submittals required by other Specification Sections.

B. LEED Action Plans: Provide preliminary submittals within 30 days of date established for the Notice to proceed indicating how GBCI certification of project LEED rating will be achieved. Include description of how each project Credit and Prerequisite will be met, including the following:

1. ~~Credit EQc3.1~~ IEQ Credit: Construction indoor-air-quality management plan.
2. ~~Credit MRc2~~ MR Prerequisite and Credit: Waste management plan complying with Division 01 Section "Construction Waste Management."
3. ~~Credit MRc3~~ MR Credit Building Lifecycle Impact Reduction: (Selection~~s are~~ is optional) List of proposed salvaged and refurbished materials. Identify each material that will be salvaged or refurbished, including its source ~~and~~ cost and the surface area (option 3). Or, provide the proposed the Life Cycle Assessment (LCA) Software, list the Products to be included in the Assessment and the Life Cycle Impact Indicators. Global Warming must be included.

4. ~~Credit MRc4: (Selection is optional) List of proposed materials with recycled content. Indicate cost, post-consumer recycled content, and pre-consumer recycled content for each product having recycled content.~~ MR Credit Building Product Disclosure Optimization: List of proposed products that meet the requirements of the Environmental Product Declarations and Materials Ingredients credits.
5. MR Credit Building Product Disclosure Optimization Sourcing Raw Materials~~MRc5~~: (Selection is optional): List of proposed products that meet the responsible extraction criteria found in the credit ~~regional materials. Identify each regional material,~~ including its source, cost, and the fraction by weight ~~that is considered regional.~~ that meet the criteria. Identify if any of these materials are regional (100 miles of project site.)
6. ~~Credit MRc7: (Selection is optional): List of proposed certified wood products. Indicate each product containing certified wood, including its source and cost of certified wood products.~~

C. LEED Online Project Registration: Design Builder to coordinate with University Representative to confirm receipt of LEED Online project registration from the ~~GBCI~~ USGBC no later than 30 days after the date of Notice To Proceed.

D. Final LEED Submission: All prerequisite and credit document materials to complete the final LEED application to LEED On-line shall be completed and uploaded no later than 15 days after the completion of the building's final commissioning. Submit verification of submittal to University Representative for review.

E. LEED Certification Award: All prerequisites and credits, if questioned by GBCI, must be coordinated and clarified until awarded and LEED certification is achieved. Submit clarification documentation to University Representative for review and record. University Representative will distribute copies of LEED certification award, upon request.

F. CalGreen Checklists: (For Checklists see Attachments #1 at the end of this Section) Submit completed Checklists with the following information:

1. Describe method of compliance with the California Green Building Standards Code on the Checklists,
2. Indicate location where code compliance is shown within the final construction design package; Sheet No.'s, Detail No.'s, Specification Section/Paragraph No.'s. Indicate location of design information which displays code compliance on the Checklists.
3. Submit Completed Checklists with design packages for review/approval.

G. Southern California Gas (SoCal Gas) Savings by Design Program (SBD) registration: Provide SBD Design Team application no later than 30 days after the date of Notice to Proceed.

1.4 QUALITY ASSURANCE

A. LEED Coordinator: Engage an experienced LEED-Accredited Professional to coordinate LEED requirements with University Representative. Design Builder's LEED coordinator may also serve as waste management coordinator.

PART 2 - PRODUCTS

2.1 Provide materials as determined during project design as necessary to accomplish approval of LEED prerequisites and credits.

PART 3 - EXECUTION

3.1 INTEGRATIVE PROCESS

A. IP Credit Integrative Process: Hold Shoulder to Shoulder reviews ~~Design Charrette~~ with design team ~~during schematic design~~ within 30 days of NTP to discuss synergies across disciplines and building systems. Use the analyses to inform OPR, BOD, design documents and construction documents.

3.2 LOCATION AND TRANSPORTATION

A. LT Credit Sensitive Land Protection: Provide documentation of site selection to achieve this credit.

B. LT Credit: Surrounding Density and Diverse Uses: Provide documentation showing commercial density (FAR) and residential density (du/acre) within ¼ mi of the project site. Provide documentation of at least 8 diverse uses as described in the LEED v4 Reference Guide.

C. LT Credit: Access to Quality Transit: Provide documentation showing all public transportation stops (bus, rail, etc.) within ¼ mi walking distance of site.

D. LT Credit Bicycle Facilities: Provide documentation of bike racks and showers, and proximity to local bicycle network to achieve this credit.

~~E. LT Credit Reduced Parking Footprint: Provide documentation of parking available for occupants in direct proximity to project site.~~

~~F. LT Credit Green Vehicles: Provide documentation of electric vehicle charging stations available for occupants.~~

3.3 SUSTAINABLE SITES

~~A. Prerequisite SSp1: Verify compliance of site selection credit early in the design phase.~~

~~B. Credit SSc1: Provide documentation of site selection to achieve this credit.~~

~~C. Credit SSc4.2: Provide documentation of bike racks and showers to achieve this credit.~~

~~D. Credit SSc4.4: Provide documentation of no new parking to achieve this credit.~~

E. ~~Credit SSc5.1~~SS Credit Site Development, Protect or Restore Habitat: Provide documentation of Site Development – Protection or restoration of habitat to achieve this credit.

F. SS Credit Open Space: ~~Credit SSc5.2: Provide documentation of Site Development – Maximization of open~~ Open Space ~~spaces~~ that promote biodiversity and recreation to earn this credit.

G. University of California Riverside ~~Credit SSc6.1~~: Project requirement is to ensure that post construction storm runoff does not exceed the preconstruction storm runoff – see Scope of Work and UCR Long Range Development Plan.

~~1. The Project drainage study shall establish that pre-project hydrologic conditions affecting downstream conditions would be maintained by the proposed project by incorporating site design, source control or treatment control BMPs or by demonstrating that there would be no significant impact to the downstream receiving waters.~~

2. All land disturbance of 1 acre or greater, shall meet the following (Reference: November 2005 UCR Long Range Development Plan Final EIR, LRDP Amendment 2- 2011, and Amendment 3- 2013):

   a. Site design that controls runoff discharge volumes and durations shall be utilized, where applicable and feasible, to maintain or reduce the peak runoff for the 10-year, 6-hour storm event in the post-development condition compared to the pre-development condition, or as defined by current water quality regulatory requirements.
   b. Measures that control runoff discharge volumes and durations shall be utilized, where applicable and feasible, on manufactured slopes and newly-graded drainage channels, such as energy dissipaters, revegetation (e.g., hydroseeding and/or plantings), and slope/channel stabilizers.

H. ~~Credit SSc6.2: Provide documentation of Stormwater Design – Quality Control to achieve this credit.SS Credit Rainwater Management: Project LEED requirement is to manage onsite runoff from developed site for the 95th percentile of regional or local rainfall events using Low Impact Development (LID) and Green Infrastructure. (LEED credit requirements optional outside of UCR Stormwater Plan requirements.)~~

~~I. Credit SSc7.1~~SS Credit Heat Island Reduction: Provide documentation of Heat Island ~~Effect – Non-roof to achieve this credit.~~

J. ~~Credit SSc7.2: Design roofing for compliance to achieve this credit.~~ Reduction using roof and non-roof to achieve credit.

K. SS Credit Light Pollution Reduction: Provide documentation of backlight-uplight-glare (BUG) for outdoor lighting on site.

3.4 WATER EFFICIENCY

A. **University of California, Riverside mandates that all new construction project will achieve at least two points within the available credits in Water Efficiency.**

B. ~~Credit WEc1~~WE ~~Prerequisite and~~ Credit Outdoor Water Use Reduction: ***Reduce outdoor water use by 50%***.

C. ~~Credit WEc3~~WE ~~Prerequisite and~~ Credit Indoor Water Use Reduction: Reduce Water Use by 35%. ~~Reduce by 40% to earn Regional Credit.~~

D. WE Prerequisite Building Level Water Metering: Show location of permanently installed building level meter and provide letter from owner committing to sharing water use data for 5-year period.

~~E. WE Credit Water Metering (Selection is optional): Show location of permanently installed water meters for two or more water subsystems as outlined in the LEED v4 reference guide.~~

3.5 ENERGY AND ATMOSPHERE

A. University of California, Riverside mandates that all new construction projects achieve 20% (by energy cost) or better than Title 24 -2016 code requirements.

B. EA Credit Optimize Energy Performance~~EAc1~~: Design a building that achieves 20% (by energy cost) or better than Title 24 – ~~2013~~2013~~3~~6 code requirements.

1. Title-24 energy modeling and calculation – Central plant modeling within the building model is required for LEED projects. The University has documentation on central plant chillers, cooling towers, pumps, thermal energy tank, operating sequences, and other information available for energy modeling performed by the Design Builder.

    a. Note: energy models for SoCal Gas ‘Savings by Design’ must be performed without the input of the central plant equipment, as code requires building Title-24 calculations as a stand-alone building.

C. ~~Credit EAc2~~EA Credit Renewable Energy Production: This credit for on-site solar power will be eligible for attempting only after the Design Builder has attempted 73 points or higher without it. At that point, the University will provide data and documentation to earn the points associated with this additional credit.

D. ~~Credit EAc3~~EA Credit Enhanced and Monitoring based Commissioning: Provide enhanced and Monitoring based commissioning to earn this credit. Provide Envelope Commissioning.

E. ~~Credit EAc4~~EA Credit Enhanced Refrigerant Management: If refrigerants are provided on the project, comply with the requirements of this credit. Provide design and documentation to earn this credit in any case.

1. The University has existing documentation on the existing central plant chiller refrigerants available for use by the Design Builder to perform LEED ~~Template~~ Form documentation of this credit.

F. EA Prerequisite Building Level Energy Metering: Show location of permanently installed building level meter and provide letter from owner committing to sharing energy use data for 5-year period.

~~G. Credit EAc5 (Selection is optional): Implement measurement and verification plan consistent with Option B: Energy Conservation Measure Isolation in the EVO's "International Performance Measurement and Verification Protocol (IPMVP) Volume III: Concepts and Options for Determining Energy Savings in New Construction."~~

~~1. If not already in place, install metering equipment to measure energy usage. Monitor, record, and trend log measurements. Additional sub-metering of lighting may be required to achieve this credit.~~
~~2. Evaluate energy performance and efficiency by comparing actual to predicted performance. Provide calibrated model.~~
~~3. Measurement and verification period shall cover at least one year of post-construction occupancy.~~

H. ~~Credit EAc~~EA Credit Green Power: This credit for green power will be eligible for attempting only after the Design Builder has attempted 73 points or higher without it. At that point, the University will provide data and documentation to earn the points associated with this additional credit.

3.6 MATERIAL RESOURCES

A. University of California, Riverside mandates that all new construction projects achieve 95% construction waste diversion.

B. ~~Credit MRc2~~MR Prerequisite and Credit Construction and Demolition Waste Management: Comply with requirements to attain at least 95% recycled or salvaged construction materials.

1. Comply with Division 01 Section 017419 "Construction Waste Management."

C. MR Credit ~~MRc4~~BPDO Environmental Product Declarations and Materials Ingredients: ~~Comply with the requirements for recycled content to achieve this credit.~~ Provide a minimum of 20 materials from 5 different manufacturers with EPDs, and a minimum of 20 materials from 5 different manufacturers Material Ingredient reporting to achieve these credits.

~~D.~~ MR Credit ~~MRc5~~Sourcing Raw Materials: Comply with the requirements for recycled content, FSC wood, Bio-based materials and Extended Producer Responsibility to achieve this credit.~~Comply with the requirements for regional materials to achieve this credit.~~

3.7 INDOOR ENVIRONMENTAL QUALITY

A. IEQ Credit ~~EQc1~~Enhanced IAQ Strategies: Comply with ~~outdoor air monitoring~~ IAQ strategies (option 1 and 2) requirements necessary to achieve this credit.

B. IEQ Credit Construction ~~EQc3.1~~IAQ Management Plan: Comply with requirements necessary to achieve this credit.

1. Comply with SMACNA's "SMACNA IAQ Guideline for Occupied Buildings under Construction."
2. If University's Representative authorizes use of permanent heating, cooling, and ventilating systems during construction period as specified in Division 01 Section "Temporary Facilities and Controls," install temporary filter media having a MERV 8 according to ASHRAE 52.2 at each return-air inlet for the air-handling system used during construction.
3. Replace all temporary air filters with new filters immediately prior to occupancy.

C. IEQ Credit ~~EQc3.2~~IAQ Assessment: Comply with requirements of this credit to ensure air quality prior to occupancy.

D. IEQ Credit ~~EQc4.1~~Low Emitting Materials - Adhesives & Sealants: Provide low emitting adhesives and sealants as required to achieve this credit. Provide VOC content and General Emission's Evaluations.

E. IEQ Credit ~~EQc4.2~~Low Emitting Materials – Paints & Coatings: Provide low emitting paints and coatings as required to achieve this credit. Provide VOC content and General Emission's Evaluations.

F. IEQ Credit ~~EQc4.3~~Low Emitting Materials – Flooring Systems: Provide low emitting flooring systems as required to achieve this credit. Provide General Emission's Evaluations (FloorScore, CRI Green Label Plus, GreenGuard, etc.)

G. IEQ Credit EQc4.4Low Emitting Materials – Composite Wood: Provide low emitting composite wood and agrifiber products as required to achieve this credit. This credit applies to the manufacturing of all composite materials and laminating adhesives used on the project. Provide proof of CARB ULEF (Ultra Low Emitting Formaldehyde), NAUF (No Added Urea Formaldehyde) or NAF (No Added Formaldehyde) compliance.

H. IEQ Credit Low Emitting Materials – Wall & Ceiling Systems: Provide low emitting wall and ceilings systems as required to achieve the credit. Provide General Emission's Evaluations (SCS Indoor, Berkeley Analytical, GreenGuard, etc.)

~~I. IEQ Credit EQc5: Provide necessary design and construction to achieve indoor chemical and pollutant source control as required to achieve this credit.~~

J. IEQ Credit Interior ~~EQc6.1~~Lighting: Provide necessary system design of high-performance lighting systems through increased controllability for building occupants as required to achieve this credit.

K. IEQ Credit ~~EQc6.2~~Thermal Comfort: Provide necessary system design of multi-occupant spaces through increased controllability of thermal comfort for building occupants as required to achieve this credit.

3.8 INNOVATION AND DESIGN

A. Credit IDc1.1 Provide ~~innovation~~ exemplary performance of base credit to achieve this credit.

B. Credit IDc1.2 Provide ~~innovation~~ exemplary performance of base credit to achieve this credit.

C. Credit IDc1.3: Provide ~~innovation exemplary performance~~ pilot credit compliance to achieve this credit.

D. Credit IDc1.4: Provide innovation strategy to achieve this credit.

E. Credit IDc1.5: Provide innovation strategy to achieve this credit.

F. Credit IDc2: UCR will document credit with UCR LEED AP.

3.9 Regional Priority Credits

A. Credit RPc1.1: Attempt regional priority credits based on project zip code 92521

B. Credit RPc1.2: Attempt regional priority credits based on project zip code 92521

C. Credit RPc1.3: Attempt regional priority credits based on project zip code 92521

D. Credit RPc1.4: Attempt regional priority credits based on project zip code 92521

3.10 PROJECT CREDIT CHECKLIST

A. Design Builder must ***demonstrate compliance and*** achieve ***all*** Prerequisites, as required by GBCI.

B. Legend – The table below identifies the abbreviations used on the Project Checklist and establishes minimum project requirements.

Abbreviation	Descriptor	Description:
~~P~~**C**	"~~Prefer~~ ***Code Mandated"***	Indicates credits that the ~~University would prefer Design Builder obtain for meeting accreditation goal as determined by the project RFP~~. ***California Building code requires that the Design-Builder would be required to provide to meet accreditation.***

~~DB M~~ ***P***	"~~Design Builder Mandatory~~" '***Preferred'***	Indicates credits that the Design Builder should consider achieving for meeting accreditation goal as determined by the project RFP.
D	*"Discretionary"*	*Indicates credits that are discretionary or optional- that the Design-Builder may elect to obtain towards achieving the requirements of the RFP*
X	*"Not Applicable"*	*Indicates credits that are not feasible for the current UCR project.*

C. Checklist starts on the next page:

LEED v4 for New Construction and Major Renovations

Project Name: UCR Student Success Center
Date: April 9, 2019
Certification Level: Gold Required
Addendum No. 15, April 11, 2019

NEW CONSTRUCTION & MAJOR RENOVATIONS

C	P	D	X					
				IP - Integrative Process			**Possible Points:**	**1**
	P			d	1	Integrative Process		1
				LT - Location and Transportation			**Possible Points:**	**16**
			X	d	1	LEED for Neighborhood Development Location		16
	P			d	2	Sensitive Land Protection		1
			X	d	3	High Priority Site		1 to 2
	2			d	4	Surrounding Density and Diverse Uses (2-points based on existing site)		1 to 5
	2			d	5	Access to Quality Transit (2-points based on existing site)		1 to 5
		D		d	6	Bicycle Facilities		1
	P			d	7	Reduced Parking Footprint (University to provide)		1
			X	d	8	Green Vehicles		1
				SS - Sustainable Sites			**Possible Points:**	**10**
C	P			c	Prereq 1	Construction Activity Pollution Prevention		
		D		d	1	Site Assessment		1
		D		d	2	Site Development - Protect or Restore Habitat (Option 1 required)		1 to 2
		D		d	3	Open Space		1
		D		d	4	Rainwater Management		2 to 3
	P			d	5	Heat Island Reduction		1 to 2
C	P			d	6	Light Pollution Reduction		1
				WE - Water Efficiency			**Possible Points:**	**11**
C	P			d	Prereq 1	Outdoor Water Use Reduction		
C	P			d	Prereq 2	Indoor Water Use Reduction		
C	P			d	Prereq 3	Building-Level Water Metering		
C	1	D		d	1	Outdoor Water Use Reduction		1 to 2
	3	D		d	2	Indoor Water Use Reduction (35% reduction required)		3 to 6
			X	d	3	Cooling Tower Water Use		1 to 2
		D		d	4	Water Metering		1
				EA - Energy and Atmosphere			**Possible Points:**	**33**
	P			c	Prereq 1	Fundamental Commissioning and Verification		
	P			d	Prereq 2	Minimum Energy Performance		
C	P			d	Prereq 3	Building-Level Energy Metering		
C	P			d	Prereq 4	Fundamental Refrigerant Management		
	6			c	1	Enhanced Commissioning (Monitoring and Envelope Cx required)		6
	8	D		d	2	Optimize Energy Performance (20% or better than Title 24 2016)		8 to 18
		D		d	3	Advanced Energy Metering		1

C = Building Code P = Preferred or # D = Discretionary X = Not Applicable to Project

				EA - Energy and Atmosphere (cont.)				
		D		c	5	Demand Response		1 to 2
		D		d	6	Renewable Energy Production (Eligible after 73 points attempted)		1 to 3
		D		d	7	Enhanced Refrigerant Management		1
		D		c	8	Green Power and Carbon Offsets (Eligible after 73 points attempted)		1 to 2
				MR - Materials and Resources			**Possible Points:**	**13**
C	P			d	Prereq 1	Storage and Collection of Recyclables		
C	M			c	Prereq 2	Construction and Demolition Waste Management		
		D		c	1	Building Life-Cycle Impact Reduction		2 to 5
	1	D		c	2	BPDO - Environmental Product Declarations (Option 1 required)		1 to 2
	1	D		c	3	BPDO - Sourcing Raw Materials (Option 2 required)		1 to 2
	1	D		c	4	BPDO - Material Ingredients (Option 1 required)		1 to 2
	P			c	5	Construction and Demolition Waste Management (95% Diversion Required)		1 to 2
				EQ - Indoor Environmental Quality			**Possible Points:**	**16**
C	P			d	Prereq 1	Minimum Indoor Air Quality Performance		
C	P			d	Prereq 2	ETS Control		
	P			d	1	Enhanced Indoor Air Quality Strategies		1 to 2
C	P	D		c	2	Low-Emitting Materials (Some categories covered under CA Code)		1 to 3
C	P			c	3	Construction IAQ Management Plan		1
	P			c	4	Indoor Air Quality Assessment		1 to 2
		D		d	5	Thermal Comfort		1
		D		d	6	Interior Lighting		1 to 2
		D		d	7	Daylight		1 to 3
		D		d	8	Quality Views		1
		D		d	9	Acoustic Performance		1
				Innovation and Design Process			**Possible Points:**	**6**
		D			1.1	Innovation in Design: Green Education		1
		D			1.2	Innovation in Design: TBD		1
		D			1.3	Pilot Credit: TBD		1
		D			1.4	Innovation in Design: TBD		1
		D			1.5	Exemplary Performance: TBD		1
	P				1.6	LEED Accredited Professional		1
				Regional Priority Credits			**Possible Points:**	**4**
	P				1.1	Indoor Water Use Reduction (2 points)		1
	P				1.2	Optimize Energy Performance (4 points)		1
		D			1.3	Surrounding Density and Diverse Uses (2 points)		1
	P				1.4	Outdoor Water Use Reduction (1 point)		1

UCR Planning, Design & Construction

Project Name: Student Success Center
Project Number: 950512
Addendum No. 10, March 18, 2019
Addendum No. 11, March 20, 2019

LIST OF ATTACHMENTS:

1. ATTACHMENT #1 - Cal-Green Non-Residential Checklist

Attachment #1 – Cal-Green Non-Residential Checklist

Feature or Measure	Design-Build Method of Compliance Dwg/Spec/Detail No.	UCR Use	
		Design Review	Field Inspection
Requirements			
Project meets all of the requirements of Divisions 5.1 through 5.5.			
Planning & Design			
Site Development			
5.106.1 Storm water pollution prevention. Newly constructed projects which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through local ordinance in Section 5.106.1.1 or Best management practices (BMP) in Section 5.106.1.2.			
5.106.4 Bicycle parking and changing rooms. Comply with Sections 5.106.4.1 and 5.106.4.2; or UC Policy.			
5.106.4.1 Short-Term bicycle Parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passer-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.			
5.106.4.2 Long-Term Bicycle parking. For buildings with over 10 tenant-occupants, provide secure bicycle parking for 5 percent of tenant- occupied motorized vehicle parking capacity, with a minimum of space one space.			
5.106.5.2 Designated parking. Provide designated parking for any combination of low-emitting, fuel-efficient and carpool / van pool vehicles as shown in Table 5.106.5.2.			
5.106.5.3 Electric vehicle (EV) charging. Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicles supply equipment (EVSE). Use table 5.106.5.3.3 to determine charging space requirements.			
5.106.8 Light pollution reduction. Outdoor lighting systems shall be designed and installed to comply with the following: 1. The minimum requirements in the *California Energy Code* for Lighting Zones 1-4 as defined in Chapter 10 of the *California Administrative Code;* and 2. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and I:RI 3. Allowable BUG ratings not exceeding those shown in Table 5.106.8, or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.			
5.106.10 Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include those shown in Items 1-5. See exception for additions or alterations.			
Energy Efficiency			
Performance Requirements			
5.201.1 Scope. Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.			

Water Efficiency and Conservation			
Indoor Use			
5.303.1 Meters. Separate meters shall be installed for the uses described in Sections 5.303.1.1 and 5.303.1.2.			
5.303.1.1 New buildings or additions in excess of 50,000 square feet separate submeters shall be installed as follows: 1. For each individual leased, rented or other tenant space within the wilding projected to consume more than 100 gal/day. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems: a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 Lis). b. Makeup water for evaporative coolers greater than 6 gpm (0.04 Lis). c. Steam and hot-water boilers with energy input more than 500,000 Btulh (147 kW).			
5.303.1.2 Excess consumption. Any tenant within a new building or an addition that is projected to consume more than 1,000 gal/day (3800 L/day).			
5.303.3 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:			
5.303.3.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.			
5.303.3.2 Urinals. ~~The effective flush volume of urinals shall not exceed 0.5 gallons per flush.~~			
5.303.3.2.1 Wall-mounted urinals. The effective flush volume of urinals shall not exceed 0.125 gallons per flush.			
5.303.3.2.2 Floor-mounted urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.			
5.303.3.3 Showerheads.			
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.			
5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead.			
5.303.3.4 Faucets and fountain.			
5.303.3.4.1 Nonresidential lavatory faucets. Lavatory faucets shall have a maximum flow rate if not more than 0.5 gallons per minute at 60 psi.			

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more that 1.8 gallons per minute at 60 psi.			
5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi.			
5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.			
5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate or not more than 0.20 gallons per cycle.			
~~5.303.4 Wastewater reduction. Each building shall reduce the generation of wastewater by one of the following methods: As applicable 1. The installation of water- conserving fixtures or 2. Utilizing nonpotab1e water systems.~~*5.303.4 Commercial kitchen equipment.*			
5.303.4.1 Food waste disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use or shall automatically shut off after 10 minutes or inactivity			
5.303.6 Standards for fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code,* and shall meet the applicable standards As applicable referenced in Table 1401.1 of the *California Plumbing Code* and in Chapter 6 of this code.			
Outdoor Water Use			
5.304.1 Water budget. A water budget shall be developed for landscape irrigation use. Applies to additions or alterations.			
5.304.2 Outdoor ~~potable~~ water use *(500 square feet).* ~~For new water service, separate meters or submeters shall be installed for indoor and outdoor potable water use for landscaped areas of at least 1,000 square feet but not more than 5,000 square feet, separate submeters shall be installed for outdoor potable water use. Applies to additions or alter- at~~*When water is used for outdoor irrigation for new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review, one of the following shall apply:* *1. A local water efficient landscape ordinance that is, based on evidence in the record, at least as effect in conserving water as the updated model ordinance adopted by the Department of Water Resources (DWR) per Government Code Section 65595.* *2. The California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23 California Code of Regulations*			
5.304.4 Outdoor ~~potable~~ water use *(2,500 square feet).* ~~For new water service not subject to the provisions of Water Code Section 535, separate meters or submeters shall be installed for outdoor potable water use for landscaped areas of at least 500 square feet but not more than 1,000 square feet (the level at which Section 5.304.2 applies).~~*Any project with an aggregate landscape are of 2,500 square feet of less map comply with performance requirements of MWELO or conform to the prescriptive compliance measures contained in MWELO's Appendix D.*			

5.304.~~3 Irrigation design. In new nonresidential projects with at least 1,000 square feet but not more than 2,500 square feet of landscaped area (the level at which the MLO applies), install irrigation controllers and sensors which include the following criteria and meet manufacturer's recommendations. Applies to additions or alterations~~*5 Graywater or rainwater use in landscape areas. For projects using treated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2,500 sf of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject to Appendix D Section (5).*			
5.304.~~3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:~~ ~~I. Controllers shall be weather- or soil moisture-based controllers that automatically As applicable adjust irrigation in response to changes in plants' needs as weather conditions change.~~ ~~2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input~~*6 Outdoor potable water use in landscape areas. For public schools and community colleges, landscape project as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the MWELO commencing with Section 490 of Chapter 2.7 Division 2, Title 23 California Code of Regulations.*			
Material Conservation and Resource Efficiency			
Weather Resistance and Moisture Management			
5.407.1 Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 and California Energy Code Section 150, manufacturer's installation instructions or UCR Standards, whichever is more stringent.			
5.507.2 Moisture control. Employ moisture control measures by the following methods:			
5.407.2.1 Sprinklers. Prevent irrigation spray on structures.			
5.407.2.0 Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings.			
Construction Waste Reduction, Disposal and Recycling			
5.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of ~~50~~*65*% of the non- hazardous construction waste in accordance with Section S.408.1.1, .408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.			
5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that complies with Items 1 through 4 of this section.			
5.408.1.2 Waste management company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction waste material diverted from the landfill complies with this section. Exceptions to Sections 5.408.1.1 and 5.408.1.2:			

1. Excavated soil and land-clearing debris 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets			
5.408.1.4 Documentation. Provide documentation of the waste management plan that meets the requirements listed in Sections 5.408.1.1 through 5.408.1.3, and the plan is accessible to the enforcement authority.			
5.408.3 Excavated soil and land clearing debris. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. Exception: Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.			
Building Maintenance and Operation			
5.410.1 Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling.			
5.410.2 Commissioning. For new buildings 10,000 square feet and over, building commissioning for all building systems covered by T24, Part 6, process systems and renewable energy systems shall be included in the design and construction processes of the building project. Commissioning requirements shall include items listed in Section 5.410.2.			
5.410.2.1 Owner's Project Requirements (OPR). Documented before the design phase of the project begins the OPR shall include items listed in Section 5.410.4.			
5.410.2.2 Basis of Design (BOD). A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project and updated periodically to cover the systems listed in Section 5.4102.2.			
5.410.2.3 Commissioning plan. A commissioning plan describing how the project will be commissioned shall be started during the design phase of the building project and shall include items listed in Section 5.410.2.3			
5.410.2.4 *Functional performance testing.* Functional performance testing shall demonstrate the correct installation and operation of each component, system and system-to- system interface in accordance with the approved plans and specifications.			
5.410.2.5 Documentation and training. A systems manual and systems operations training are required.			
5.410.2.5.1 Systems manual. The systems manual shall be delivered to the building owner or representative and facilities operator and shall include the items listed in section 5.410.2.5.1.			
5.410.2.5.2 Systems operations training. The training of the appropriate maintenance staff for each equipment type and/or system shall include items listed in Section 5.410.2.5.2.			
5.410.2.6 Commissioning report. A complete report of commissioning process activities undertaken through the design, construction and reporting recommendations for post construction phases of the building project shall be completed and provided to the owner or representative.			

5.410.4 Testing and adjusting. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet.			
5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed in Section 5.410.3.2.			
5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with industry best practices and applicable national standards on each system.			
5.410.4.3.1 HVAC balancing. Before a new space-conditioning system serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in Section 5.410.4.3.1			
5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.			
5.410.4.5 Operation and maintenance manual. Provide the building owner with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection.			
5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.			
Environmental Quality			
Fireplaces			
5.503.*1 Fireplaces*. Install only a direct-vent sealed –combustion gas or sealed wood- burning fireplace or a sealed woodstove and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150.			
5.503.1.1 Woodstoves. Woodstoves shall comply with US EPA Phase II emissions limits.			
Pollutant Control			
A5.504.1 Indoor air quality (IAQ) during construction. Maintain IAQ as provided in Sections AS.S04.1.1 and AS.S04.1.2.			
A5.504.1.1 Temporary ventilation. Provide temporary ventilation during construction in accordance with Section 121 of the California Energy Code, CCR, Title 24, Part 6 and Chapter 4 of CCR, Title 8 and as listed in Items 1 and 2 in Section AS.S04.1.2.			
A5.504.1.2 Additional IAQ measures. Employ additional measures as listed in Items 1 through S in Section AS.S04.1.3.			
5.504.1.3 Temporary ventilation. If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE S2.2-1999, or an average efficiency of 30% based on ASHRAE S2.1-1992. Replace all filters immediately prior to occupancy. Applies to additions or alterations.			
5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet-metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.			
5.504.4 Finish material pollutant control. Finish materials shall comply with Section 5.504.4.1 through 5.504.4.4.			

5.504.4.1 Adhesives, sealants, caulks. Adhesives and sealants used on the project shall meet the requirements of the following standards. 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. 2. Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.			
5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with Table 5.504.4.3 unless more stringent local limits apply.			
5.504.4.3.1 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522 (a) (3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (CCR, Title 17, Section 94520 et seq).			
5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency.			
5.504.4.4 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the standards listed in Section 5.504.4.4.			
5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.			
5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.			
5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.			
5.504.4.5.2 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following. 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-l or PS-2 standards of the Engineered Wood Association, the Australian ASINZS 2269 or European 636 35 standards. 5. Other methods acceptable to the enforcing agency.			
5.504.4.6 Resilient flooring systems. Comply with the VOC-emission limits defined in the 2012 CHPS criteria and listed on its High Performance Products Database; products compliant with CHPS criteria certified under the Greenguard Children & Schools program; certified under the F1oorScore program of the Resilient Floor Covering Institute; or meet California Department of Public Health 2010 Specification.			

A5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.			
5.504.5;3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a MERV of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. Exceptions: I. An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for an HVAC unit meeting the 2013 California Energy Code having 60,000 Btulh or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W tcfm or less at design air flow. 2.Existing mechanical equipment. S.S04.S.3.1 Labeling. Installed filters shall be clearly la-beled by the manufacturer indicating the MERV rating.			
5.504.7 Environmental tobacco smoke (ETS) control. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations, or policies of any city, county, California Community College, campus of the California State University, or campus of University of California, whichever is more stringent.			
Interior Moisture and Radon Control			
5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 and Chapter 14.1.1.			
Air Quality and Exhaust			
5.506.1 Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 121 of the California Energy Code and Chapter 4 of CCR, Title 8 or the applicable local code, whichever is more stringent.			
5.506.2 Carbon dioxide (CO2) monitoring. For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, CCR. Section 120(c)(4).			
Environmental Comfort			
5.507.4 Acoustical control. Employ building assemblies and components with STC values determined in accordance with ASTM E90 and ASTM E 413 or OITC determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.			
5.507.4.1 Exterior noise transmission, prescriptive method. Wall and floor-ceiling assemblies exposed to the noise source making up the building envelope shall have exterior wall and roof ceiling assemblies meeting a composite STC rating of at least 50 or a composite OITC rating of no less than 40 with exterior windows of a minimum STC of 40 or OITC of 30 in the locations described in Items I and 2. Also applies to addition envelope or altered envelope.			
5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB Leq-IHr during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC or rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30). Also applies to addition or alteration exterior wall.			

5.507.4.2 Performance method. For buildings located as defined in Sections A5.S07.4.I or AS.S07.4.1.1, wall and roof-ceiling assemblies making up the building envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-IHr) of 50 dBA in occupied areas during any hour of operation. Also applies to addition envelope or altered envelope.			
5.507.4.2.1 Site features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the project to mitigate sound migration to the interior. Also applies to addition envelope or altered envelope.			
5.507.4.2.1 Documentation of compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.			
5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.			
Outdoor Air Quality			
5.508.1 Ozone depletion and global warming reductions. Installations of HVAC, refrigeration II and fire suppression equipment shall comply with Sections 5.508 .1.1 and 5.508.1.2. as applicable.			
5.508.1.1 CFCs. Install HVAC and refrigeration equipment that do~~es~~ not contain CFCs.			
5.508.1.2 Halons. Install tire suppression equipment that do~~es~~ not contain Halons.			
A5.508.1.3 Hydrochlorofluorocarbons (HCFCs). Install HVAC and refrigeration equipment that does not contain HCFCs.			
A5.508.1.4 Hydrofluorocarbons (HFCs). Install HVAC complying with either of the following: 1. Install HVAC, refrigeration and fire suppression equipment that do not contain HFCs or that do not contain HFCs with a global warming potential greater than 150. 2. Install HVAC and refrigeration equipment that 1irrrit the use of HFC refrigerant through the use of a secondary heat transfer fluid with a global warming potential no greater than 1.			

END OF ATTACHMENT #1