

SBCCD

District Standards

Final Draft

03.12.2012

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Overview to SBCCD Standards

The SBCCD Standards have been created to establish uniform design criteria which meet the District aesthetics, facility, energy and maintenance requirements. This overview to the SBCCD standards, when used in conjunction with the table of contents, the Matrix of standards, and District Standard Exhibits, represent the current District Standards as of 03/12/2012. It is the expectation of the District that each architect hired by the District will review the standards and incorporate them into their projects.

To ensure compliance with this expectation, a Matrix has been included which summarizes the standards for the convenience of the architect. The architect is to review and initial on each line item to confirm their awareness of the particular District Standard. Where an exhibit is referenced, a signature in the adjacent box will confirm the A/E has reviewed the standard. A copy of the Matrix, initialed by the A/E, is to be given to the District Project Manager assigned to their contract and shall be provided before A/E invoices are approved for payment by the District.

The A/E shall endeavor to fully implement the District standards to the extent possible in the design of their project. When a District standard is in conflict with another standard, a project specific requirement given by the District, the ability to obtain LEED silver, impacts the project budget excessively, or will otherwise negatively impact the project, the A/E is to notify the District and obtain a written approval to be exempt from or modify a District Standard.

It is requested that the A/E minimize any deferred approval to DSA and to include all appropriate design in the DSA submitted Drawings. This will include storefronts, elevators, and fire sprinklers. When the A/E considers a deferred submittal more appropriate to the project, they will obtain written approval to defer the submittal and note if this will impact the project schedule.

Where a manufacturer is listed as sole source, it shall be specified and noted as a sole source for the district and no substitution will be allowed.

Where a preferred manufacturer is listed in the standards, the architect is to list the manufacturer at the top of the approved manufacturer's list and will carry a statement in the specifications, that the top listed manufacturers product with its performance specifications, is the basis of design for the project, and any other manufacturer listed or submitted as an alternate must meet or exceed the performance specifications of the top listed manufacturers product. All additional

costs for A/E review, DSA review, and schedule delay to approve an alternate product will be the responsibility of the contractor.

The A/E will obtain agreement from the elevator company they use as the basis of design for their project that the elevator company agrees to the non-proprietary requirements in the District standards. If the elevator company will not agree to the non-proprietary requirements in the standards, The A/E will not use the elevator company without the written approval of the District with the express understanding the elevator company is refusing to agree to the non-proprietary requirements.

The A/E will specify light fixtures that will use only the light bulbs from the campus approved light bulb list.

The A/E will review the AV-IT design standards and implement into their design. Where more modern equipment means or methods will improve the standards for the District, the A/E is to notify the District for possible inclusion.

When the A/E has a sophisticated system, mechanical or otherwise, that requires trained staff to ensure proper functioning, the A/E is to discuss with the District the option of having the contractor provide a separate proposal to provide maintenance support for one year after the NOC is filed.

It is the expectation of the District that each architect hired by the District will review the standards and incorporate them into their projects. When a standard is modified, excluded or replaced, the A/E is to notify the District in writing and obtain approval.

Future updates to the District Standards are to be noted in the overview and Exhibits with a revised approval date noted.