

SBCCD District Standards
Final 3/12/2012

General Design Standards				
VC	CHC			A/E Signature
	CHC	Exterior Design of bldgs	Crafton - reference Steinberg master plan VC - match existing contemporary style	
VC	CHC	LEED	Reference the Exhibit to the Standards District Sustainability Plan approved by District on 12/09/2010	
VC	CHC	LEED	All building are to designed for a minimum LEED Silver Rating Unless specifically noted otherwise.	
VC	CHC	LEED	A/E to provide a LEED Certified Associate to provide a matrix of LEED points available for the project. The A/E will note all available design and construction options they will use to demonstrate their intent and ability to meet the LEED requirements in their design. The A/E LEED AP will work with the District to provide all documentation necessary to obtain the LEED Siler rating.	
VC	CHC	ADA	Provide ADA 'push button' automatic door openers at all main bldg entrances	
VC	CHC	ADA	All Sidewalks are to be brought into ADA compliance unless specifically approved otherwise by the District and as required by DSA	
VC	CHC	ADA	Include requirement for the Contractor to provide any required ADA emergency exiting stair access chairs when the project is more than 1 story.	
X	CHC	Solar	Confirm with District on a Project by Project basis, relevant to cost and ROI (return on Investment)	
VC	CHC	Energy Efficiency Measures	Reference the Exhibit to the Standards	
	CHC		CHC - Alternative Energy Plan - 1/12/2010 by P2S	
VC			SBVC - Alternative Energy Plan - 1/12/2010 by P2S	
VC	CHC	Energy Efficiency Measures	limit thermostats temperature range control in bldgs to allow control from central point. Keep thermostats away from door openings	
VC	CHC	Energy Efficiency Measures	All Architects must coordinate with SCE savings by design program	
VC	CHC	Energy Efficiency Measures	Use Lighting Control Design (LC&D) for interior lighting design, with occupancy sensors, and exterior lighting /	
X	CHC	Energy Efficiency Measures	Use EXERG lighting controls for exterior walkways and parking lots	
VC	X	Energy Efficiency Measures	Use Douglas lighting controls for exterior walkways and parking lots	
VC	CHC	Energy Efficiency Measures	Provide localized metering at each bldg with internet access to the EMS	
VC	CHC	Energy Efficiency Measures	Urinals are to be low flow (unless required for LEED Gold)	

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VC	CHC	Energy Efficiency Measures	Plumbing fixtures to use IR for auto water flows and flushes. IR is to be recessed and hard wired.	
X	CHC	Energy Efficiency Measures	Hot water for custodial area only, unless authorized by District or code	
VC	X	Energy Efficiency Measures	Hot water at all areas required	
VC	CHC	Energy Efficiency Measures	All boilers to have monitoring to the EMS system via an IP address	
VC	CHC	Energy Efficiency Measures	Provide power Conditioning at IDF rooms and FACP's	
VC	CHC	Acoustic Design	Provide sound attenuation between classroom walls, conference rooms and offices. This can be achieved with full ht walls, sound insulation, etc. The A/E is to specifically address this design issue with the District prior to completion of Schematic Drawings and budget.	
VC	CHC	Mass Communication	Achieved thru speaker and PA systems in all bldgs and exterior areas with a common input ability from campus	
VC	CHC	DSA Deferred Submittals	Avoid requiring deferred approvals to DSA. No deferred approvals are allowed without the express approval by the District.	
Specification Standards				
VC	CHC	Comments / Standards are to be incorporated by the A/E into the design and specifications. The architect is to inform the District / Campus in writing if they are not incorporating the District Standard into the project design and provide rationale for written District approval.		
VC	CHC	Use local manufacturing as close a practicable vs. distant, Use off the shelf vs. special order		
VC	CHC	If a project standard will impose a significant increase to the project budget, or impact a LEED silver rating, the A/E is to obtain District approval.		
VC	CHC	Where manufacturers / products are noted as sole source or proprietary, there will be no substitutions allowed.		
VC	CHC	Preferred Manufacturers and equipment, noted in the standards are to be listed in the top line of approved manufacturers in the submittal requirement sections		
VC	CHC	Specifications are to note the following regarding substitution requests or approval of an alternate manufacturer than the top listed vendor.		
		The top listed manufacturer and product listed is the District standard and is the basis of design for the project. The top listed mfg and product will be the performance criteria used to measure any alternate manufacturers product as an 'or-equal'. All costs for review, engineering, redesign, and schedule delay required to approve an alternate manufacturers product will be the responsibility of the contractor.		

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		Description	Mfgr	Comments / Standard	
VC	CHC	Div. 01			
VC	CHC	closeout - key turn over		Each and every key is to be labeled for its intended use vs. being grouped together with multiple keys. Architect to confirm the required # of keys for any item with the District	
VC	CHC	Closeout - training		all training requirements are to include the mfgrs representative for initial start up training and an additional day of follow up with M&O upon their request after use of the system / equipment Before the NOC is filed. A/E is to discuss with the District any requirement for a Video of the training if the training is complex.	
VC	CHC	Closeout - as built		Provide 2 full-size set of as-builts for the project with an electronic (PDF) for M&O). In addition to the office set of as-builts, provide a separate copy of the field foreman as-builts which were used to create the office as-builts.	
VC	CHC	Warranty requests		Warranty requests are to have a sign off line for the requestor to sign off at the time the work is completed on site by the contractor. The Contractor is to coordinate with the District when they will be on site to allow for District staff to be available for sign off.	
VC	CHC	Warranty Log		Warranty log is to be created with warranty #, request date, and completion date.	
VC	CHC	Division 03 - Concrete		Comments / Standard	
VC	CHC	Sidewalk Finishes		Match existing	
VC	CHC	Walk off mats at entrances		include for LEED credits when needed for points	
VC	CHC	Div. 05 - Metals			
VC	CHC	Roof access ladders		roof ladders to be interior and ship ladders where possible extending to the floor. If access ladders are vertical, the ladder shall extend above roof hatch when opened.	
VC	CHC	Fall Protection System		Fall protection system on roof, where roof access is required, unless the adjacent parapet height is 42"	
VC	CHC	Div. 06 - Wood, Plastics and Composites		Comments / Standard	

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VC	CHC	Cabinetry		Conform to WIC standards - confirm key numbering and quantity with District	
VC	CHC	Div. 07 - Thermal and Moisture Protection		Comments / Standard	
VC	CHC	Roofing Types		Provide a Roof System with a <u>minimum 25 year warranty for material and labor</u> & include annual ongoing inspection reports from the mfr. Roof pipe mounting systems to meet the 25 year requirement from the mfr.	
VC	CHC	Roof Drains		hold back 10' from edge of roof for safety, or provide an adjacent 42" parapet or provide anchor point for fall protection attachment.	
VC	CHC	Roof Drain discharge location		connect to UG storm system when possible. Avoid water runoff onto sidewalk and pedestrian walkways.	
VC	CHC	Div. 08 - Openings		Comments / Standard	
VC	CHC	Storefront systems		Review with District	
VC	CHC	Door Types		Review with District	
VC	CHC	Skylights		Review with District, must require fall restraint system around skylights	
VC	CHC	Access Panels		NO keys - use screwdriver or Allen wrench only	
VC	CHC	Door hardware		Reference Exhibit to District standards dated 3/9/2012 - M&O Directors	
VC	CHC	Door Hardware	Von Duprin	Proprietary - use with thumb latch for lockdown if necessary	
VC	CHC	Door Closure	LCN	Proprietary - Door closures must be set to ADA pressure and rechecked prior to final NOC	
VC	CHC	Door Cylinders / Keyway	Schlage	Proprietary	
VC	CHC	Double Door openings	Von Duprin	Use removable keyed center mullions and single push panics on each door	
VC	CHC	ADA Door openers	LCN	Proprietary - ADA door openers are to be provided at all main exterior doors at each floor accessed by / for ADA	
VC	CHC	Door Hardware closeout reqmnts		Provide a complete door hardware as-built schedule in Excel by door opening to allow search capabilities by M&O by door opening. An electronic file to be given to M&O	
VC	CHC	Door Hardware Warranty requirement		Contractor to adjust the door hardware prior to punchlist and again before NOC and again at the 11 month warranty review.	

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VC	CHC	Access Control at exterior doors, classrooms		Install a complete conduit backbone and pull string for future extending to the MDF room	
VC	CHC	Div 09 - Finishes		Comments / Standard	
VC	CHC	Control joints at exterior plaster		install control joints at every window, verify size of plaster panels is small enough to control cracking. Architect is responsible to determine the appropriate spacing, locations to avoid cracking. Provide additional waterproofing requirements at control joints to avoid water intrusion.	
VC	CHC	Drywall finish		Drywall finish to be smooth and level 4 - UNO	
VC	CHC	Carpet		Use of carpet tile vs. rolls. (aids in repair)	
VC	CHC	Ceiling tiles / grid system		Tiles at to be lay in only, minimum size of 2' X 2' and Maximum size of 2' X 4'. DO NOT use interlocking ceiling tile systems.	
VC	CHC	Ceramic tile		Larger tile, dark grout/tile prefer. Discuss epoxy flooring with District	
VC	CHC	Painting	Benjamin Moore	Do not specify flat paint. Eggshell / or semigloss acceptable for interior	
VC	CHC	closeout requirement		Include a palette of finishes with O&M at substantial completion. No additional touch up paint required.	
VC	CHC	Div 10 - Specialties		Comments / Standard	
VC	CHC	Toilet Partitions		Stainless, textured finish optional. Review with District.	
VC	CHC	Electric Hand Dryers	Dyson	Provide one (1) electric blade type (campus will provide any other paper towel after project is complete)	
VC	CHC	Metal Lockers		Match Quality at CHC Aquatic Center	
VC	CHC	Fire Extinguisher cabinets		DO NOT provide fire extinguisher cabinets which use keys.	
VC	CHC	Bird control Devices		Discuss with each campus	
VC	CHC	Trash cans at restrooms		Discuss with each campus - prefer not to use the Bobrick "in the wall" trash can, but rather a free standing trashcan for greater capacity.	
VC	CHC	Div 11 - Equipment		Comments / Standard	
VC	CHC	Parking ticket dispensers	Pacific Parking	Use Pacific Parking Systems, hard wired, with Wi-Fi capability. Confirm available features to be included with campus.	
VC	CHC	Facility fall protection - roof life line	A/E	Required on all bldgs where parapet edge is less than 40" high and / or required by OSHA, A/E to provide design for full roof access	

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VC	CHC	Kitchen Equipment		Discuss with campus	
VC	CHC	AV equipment		refer to District approved AV-communications Standards	
VC	CHC	Scoreboard & Marquee		use Daktronics - discuss features with campus	
VC	CHC	Div 12 - Furnishings		Comments / Standard	
VC	CHC	Blackout Shades		discuss with users - electric or manual - and requirement for classrooms with projectors.	
VC	CHC	Entrance Floor mats / frames / grills		Include for LEED credit points where possible.	
VC	CHC	Div 13 - Special Construction		Comments / Standard	
N/A	N/A	Greenhouse			
VC	CHC	Div 14 - Conveying Equipment		Comments / Standard	
VC	CHC	Elevators		Elevator company used for basis of design must agree to the non-proprietary requirements in the Exhibit included in the District Standards.	
VC	CHC	Elevators		Include emergency lowering device, confirm if this is connected to fire alarm panel to prevent the elevator from opening to a fire condition	
VC	CHC	Elevators		include lock out switch for Fire dept. and M&O	
VC	CHC	Handicap wheelchair lifts		wherever possible avoid the use of wheelchair lifts and design ADA ramps instead.	
VC	CHC	Div 22 - Plumbing		Comments / Standard	
VC	CHC	Drinking fountains		Do not provide chilled water function in drinking fountains	
VC	CHC	Sink faucet		use recessed IR auto sensor in lieu of handles, where possible the IR is to be hard wired.	
VC	CHC	Toilets	Kohler K-4330 Bowl	Use Wall Hung toilets wherever possible. Use IR auto flush sensor recessed in wall and hard wired vs. exposed Sloan valve. Toilet seat - olsonite 95-sst sta tite, and recessed valve is Sloan Flush EBU 89 am.	

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VC	CHC	Urinal		Low flow with recessed IR auto flush sensor hard wired. Avoid waterless urinals unless points are required for LEED certification. If so, rough in pipe for future water connection.	
VC	CHC	Sewage Pumps		Alarm, failure	
VC	X	Electric water heaters		Use of local water heater at sinks. Tank less, Review with District. Avoid cheap insta hot heaters.	
X	CHC	Electric water heaters		Minimize use of hot water in restrooms. When desired, use of local insta - hot at sinks. Provide hot water at custodial rooms	
VC	CHC	Emergency showers		Trap primers required	
VC	CHC	Floor drains		Provide trap primers	
VC	CHC	De-ionizing equipment		Effective Seismic restraints, as required.	
VC	CHC	Div 23 - HVAC		Comments / Standard	
VC	CHC	Boiler		IP addressable	
VC	CHC	HVAC units		Condensate piping to be copper	
VC	CHC	Chillers	Trane	preferred manufacturer - basis of design	
VC	CHC	Control Valves	Belimo	preferred manufacturer - basis of design	
VC	CHC	Fire Dampers		Must be accessible for inspection and maintenance.	
VC	CHC	Volume Control Dampers		Must be accessible for inspection and maintenance.	
VC	CHC	Fume Hoods		Flow sensor alarm required. Decibel standards (ASHRAE 47.29). Contractor to certify fume hoods. Confirm with District that noise level from fume hoods and HVAC system will not exceed decibel standards for the classroom function.	
VC	CHC	Copper piping to VAVs		All piping to the VAVs is to be a minimum of 3/4" for both HW & CHW	
VC	CHC	VAV	Flow Control Design	preferred manufacturer - basis of design. Must be accessible, and use Flow Control Design if water is brought to the VAV	
VC	X	CHWS - HWS supply		By- pass valves at each bldg tied into the EMS. Flow and temp reading to be relayed to the EMS. Discuss with District and Campus M&O.	
X	CHC	CHWS - HWS supply		By- pass valves at end of loop tied into the EMS. Flow and temp reading to be relayed to the EMS. Discuss with District and Campus M&O.	
VC	CHC	CHWS - HWS supply		provide flow metering at entrance to each bldg and tie back to the EMS - IP address	
VC	CHC	Boiler		Identify demand on boiler by connecting to EMS	

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VC	CHC	Thermostats - locations		Min. user control with thermostats in bldgs. The HVAC system is to be controlled from M&O / Central Plant.	
VC	CHC	Chemical controls		This is to be no proprietary. Some vendors require use of a "DYE" in their chemicals which are sensed by their controls. This specialized control system is to be avoided.	
VC	CHC	Chemical Treatment		Design to be indoors for storage and install	
	CHC	Control and monitoring network	Climatic	CHC - Allergen	
VC				VC - Automated Logic	
VC	CHC			All new systems are to tie into the EMS system and use the District Controls contractor to make final adjustments with any graphics necessary for a complete operating system	
VC	CHC	Div 26 - Electrical		Comments / Standard	
VC	CHC	All interior and exterior Light Fixtures / Light bulbs		Provide light fixtures that use only bulbs contained in the Exhibit to the District Standards dated 3/07/2012 for approved list of light bulbs.	
VC	CHC	Building wall paks		Use Campus approved list. - tie into the EMS system, color to match adjacent sidewalk exterior lighting	
VC	CHC	Transformers		Use copper windings only - NO ALUMINUM	
VC	CHC	Electrical meters		Provide metering at each bldg compatible with the EMS	
VC	CHC	UPS		Refer to AV standards for UPS requirements	
VC	CHC	Interior Lighting		Fixtures are to use campus standard bulbs. - refer to campus bulb list.	
VC	CHC	Interior Lighting		Design for use of off the shelf and local mfg vs. special and / or distant mfgs.	
VC	CHC	Interior Lighting		Use motion detectors for lighting - Leed	
VC	CHC	Interior Lighting	LC&D	Use integrated Lighting control design	
VC	CHC	Interior Lighting		Do not use pendant lighting with seismic cabling system without express approval by the District and M&O	
VC	CHC	Interior Lighting		Use Ceiling mounted or drop in light fixtures	
VC	CHC	Site Lighting Poles		Match new pole design on campus. Lighting color to match existing. Tie into the EMS	
VC	CHC	Site Lighting		No up lighting at the exterior of building is allowed	
VC	CHC	Site Lighting		DO NOT use solar light panels for exterior walkways.	
X	CHC	non bldg lighting controls	Exergy	CHC - Exergy	
VC	X		Automated Logic	VC - Automated Logic	

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VC	CHC	Electrical panels		all electrical panels to use the same Keyway on Campus, regardless of panel mfr. Verify with District and Campus M&O.	
VC	CHC	Div. 27 - Communication		Comments / Standard	
				Reference Exhibit for District AV - IT standards dated 01/26/2012. This includes specification sections for Div 27.	
VC	CHC	speaker system / PA		install IP addressable PA system at each classroom and building. Where offices are small, the speaker in the VOIP phone is acceptable. Confirm speaker system and switching is supported by the District IP maintenance co.	
VC	CHC	Exterior speaker system		Same as above for exterior area affected by the bldg. This exterior design should be discussed with the District to integrate into the mass communication system	
VC	CHC	power conditioning		Provide power conditioning for bldg MDF panels. Confirm if this can be achieved via a UPS system	
VC	CHC	Div. 28 - Electronic Safety and Security		Comments / Standard	
		Security		Use motion detectors	
		Access control at bldgs		See door hardware - each exterior door, classroom and dept. office is to have backbone installed (conduit / boxes / pull wire in mullions, etc.) for future installation of card system.	
VC	CHC	Electronic cameras		cameras to have zoom - in capability, PTZ. Confirm with District for locations and quantity.	
x	CHC	Fire alarm control panels	Simplex	CHC - Simplex	
VC	X		FCI	VC - FCI	
VC	CHC	Fire alarm control panels		provide power conditioning for FACP. Annunciator to be Reportable to Campus Police directly and include information regarding location of initiating addressable fire alarm device	
VC	CHC	Div. 31 - Earth Work		Comments / Standard	
VC	CHC	SWPP / QSD / QSD requirement		Include SWPP in each bid contract. Confirm with District that the SWPP has been designed for inclusion. Confirm QSP requirements.	

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VC	CHC	Div. 32 - Exterior Improvements		Comments / Standard	
VC	CHC	Paving design rqmnts		discuss with district	
VC	CHC	Sidewalk design requirements		discuss with district	
VC	CHC	Fire lane design requirements		per code	
VC	CHC	ADA - tactile bumps		use concrete tiles unless District approves mat.	
		Chain link fence			
VC	CHC	Landscape design		low (or minimal) maintenance design, low water design	
VC	CHC	Landscape design		All plants must be approved by M&O.	
VC	CHC	Landscape design		Avoid thick ground cover which allows trash accumulation and cover / housing for rodents.	
VC	CHC	Landscape sprinkler heads	Hunter		
VC	CHC	Landscape controllers	John Deere/Rain Master	Controller (DX2 - confirm with District) with data IP address and radio control	
VC	CHC	Irrigation control wiring		Control wiring is to be ran in conduit. Conduit to be minimum of 1" and 1 size larger that the required conduit size required for the quantity of wires. Conduit to be ran to main controller valve. Provide 10% spare control wiring.	
VC	CHC	irrigation shut off valves		Provide shut off valves at each manifold and an isolation valve at each branch line off of the main line. Verify irrigation water metering requirements with District and Campus M&O.	
VC	CHC	Div. 33 - Utilities		Comments / Standard	
VC	CHC	Backflows		Paint fire - red / domestic blue / irrigation green / reclaim purple	
VC	CHC	Main Line Utility trace wires		Install trace wires on all non metallic UG utilities. 2" or larger.	
VC	CHC	UG water valve types		Identify the water line and source for the water valve in the UG valve sleeve.	