

**Attachment B-Phase 1 and Phase 2 Scope
Of Design Build Services**

**Pierce College
Olympic South Building
Restoration Project # 2021-192**

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Attachment B
Phases 1 and 2 Scope of Design-Build

1. Unless the parties agree in writing otherwise, Design Builder will provide the following Milestone Design Deliverables to the Owner/DES:
 - a. 20% Design Documents
 - b. 45% Design Documents (With GMP Proposal)

Design-Builder must have written approval from the Owner/DES to proceed with the project after submission of each of the Milestone Design Deliverables.
 2. The Milestone Deliverables shall include major building elements and components as set forth in Appendix B.
 3. Design-Builder shall schedule the review of the Design Document/ Construction Packages such that the review of each package submitted is of reasonable scope for prompt and thorough review by the Owner/DES.
 4. Design-Builder shall highlight any material differences and developments between the Owner/DES Project Criteria, any interim Design Materials, and the Basis of Design Documents as the Basis of Design Documents are being developed.
 5. If the Owner/DES has any comments relative to the Design Materials or finds any inconsistencies from the Owner/DES Project Criteria or discovers inaccuracies in the Design Materials, the Owner/DES shall give prompt written notice of such comments or findings to Design Builder, who shall make appropriate adjustments to the proposed Basis of Design Documents.
- C. The Owner/DES and Design Builder shall work collaboratively to develop the Basis of Design Documents. The Basis of Design Documents submitted with the GMP Proposal shall include, at a minimum, the following documents and set forth the assumptions and clarifications on which the GMP and Project Schedule are based.
1. Project Manual, which shall set forth both the general objectives for the Owner/DES, as well as specific uses for each of the project elements set forth in the Owner/DES Project Criteria.
 2. Unless the parties agree in writing otherwise, Design Builder will provide the following Milestone Design Deliverables to the Owner/DES in the Basis of Design Documents:
 - a. 20% Design Documents
 - b. 45% Design Development (With GMP Proposal)

Design-Builder must have written approval from the Owner/DES to proceed with the project after submission of each of the Milestone Design Deliverables.
 3. The Milestone Deliverables shall include major building elements and components as set forth in Appendix B:
 4. Design Builder shall schedule the review of the Design and

Construction Packages such that the review of each package submitted is of reasonable scope for prompt and thorough review by the Owner/DES.

5. Design Builder shall highlight any material differences and developments between the Owner/DES Project Criteria, any interim Design Materials, and the Basis of Design Documents as the Basis of Design Documents are being developed.
6. If the Owner/DES has any comments relative to the Design Materials or finds any inconsistencies from the Owner/DES Project Criteria or discovers inaccuracies in the Design Materials, the Owner/DES shall give prompt written notice of such comments or findings to Design Builder, who shall make appropriate adjustments to the proposed Basis of Design Documents.
7. The parties will work collaboratively to adjust in the Design Materials and in the proposed Basis of Design Documents to fit within the Owner/DES Project Goals as well as the MADCC and schedule established in the RFQ/RFP.
8. Performance Specifications, which shall set forth the specific requirements for the project and identification of each major system, including but not limited to the following:
 - a. Mechanical, electrical, plumbing, and fire protection systems
 - b. Structural capacities and requirements
 - c. Warranty obligations
 - d. Operations and maintenance requirements
9. Sustainability Requirements and Plan. Design Builder shall manage environmental issues and implement and document sustainability goals set forth in the GMP Amendment. The Project's Leadership in Energy and Environmental Design (LEED) Plan must include but is not limited to the following requirements:
 - a) outline Subcontractor requirements for Sustainability in the subcontract bid documents.
 - b) monitor the submittal process to ensure compliance with Sustainability goals.
 - c) train Subcontractors in Sustainability requirements.
 - d) review design changes during construction for Sustainability impacts and inform Owner/DES of impacts.
 - e) ensure installed products are compliant with the Sustainability requirements; and
 - f) assemble and maintain records to document Sustainability goals compliance.

2.05 DEVELOPMENT OF THE GMP

- A. Preliminary Estimates.

2.08 PROJECT PHASING / STAGING ANALYSIS

With the GMP Proposal, Design Builder shall provide a Project Phasing/Staging analysis for all Demolition and Construction Packages that includes detailed plans for the phasing of the Project, including but not limited to, all modifications and all other construction activities including the staging of construction materials and facilities.

2.09 PERMITTING STRATEGY PLAN:

- A. With the GMP Proposal, Design Builder shall provide a Permitting Strategy Plan detailing the process for obtaining the building and site development permits for various phases of the project. During Phase 1, Design Builder must meet with the applicable building officials and develop processes and timelines for plan check approvals.
- B. Design Builder shall coordinate with all authorities with jurisdiction over the Project for the approval of environmental mitigation measures.

2.10 DIVERSE BUSINESS INCLUSION PLAN UPDATE

Provide an updated status on the Diverse Business Inclusion Plan with current details.

Owner/DES and third parties and take appropriate action.

- B. The Owner/DES will review and comment on the Construction Documents and other Design Materials in a timely fashion.
- C. Design Builder shall submit a written response to the Owner/DES design review comments, describing the action taken for each comment. Design Builder shall, in a timely fashion, bring to the attention of the Owner/DES areas where new technologies, such as BIM or Design-Build processes, may require modifications to these requirements.
- D. By submitting Design Materials, including but not limited to the Construction Documents, Design Builder represents to the Owner/DES that the Construction Documents may be constructed for the then current Commercial Terms and in accordance with the Owner/DES Project Criteria and the Basis of Design Documents. Notwithstanding the above, Design Builder may propose Designs, Plans or other Submissions that may alter a Commercial Term or the Owner/DES Project Criteria; however, with any such Design Materials, Design Builder must provide notice pursuant to Article 10 of the General Conditions. The Construction Documents must be consistent with the Basis of Design Documents, approved Design Materials, and the Design Log, unless the Owner/DES has consented to modify its Requirements in writing through a Change Order, Field Directive, or other written means allowed by the Contract Documents.
- E. Design-Builder shall continue to use the collaboratively established project budget as a design tool and shall design to the budget rather than estimate the cost of the project after the design has been established. Prior to submitting the Design Materials to the Owner/DES, the Design-Build Team will conduct a process that identifies project elements, systems or materials that could be designed and/or constructed more efficiently or less costly in another manner, or that could more effectively achieve the Project Goals if designed and/or constructed in another manner. Design-Builder will not submit Design Materials to the Owner/DES that cannot be constructed as shown in the drawings, are not within the Commercial Terms or the Owner/DES Project Criteria or are discontinued by the Manufacturer. Therefore, prior to submitting Design Materials to Owner/DES, the Design- Build Team shall evaluate the Design Materials to identify such issues.

3.04 SCHEDULE OF VALUES AND COST MODEL

- A. The forecasting and development of accurate project cost estimates throughout each phase of the Project is vital to the Owner/DES financial management strategy. The Owner/DES relies on the Design Builder to provide and validate current and detailed cost estimates and forecasts that will be incorporated into the overall cost controls for the Owner/DES.
- B. On a regular basis, Design Builder will continue to update estimates and forecasts and provide data to the Owner/DES to reflect real time information. Design Builder will provide all pricing, estimates and other data used to develop the Commercial Terms on an open and transparent basis.

- C. The Schedule of Values and Cost Model must be consistent with the GMP Amendment, unless the parties have agreed on a Change to the terms set forth in the GMP Amendment pursuant to Article 10 of the General Conditions.

3.05 PROJECT SCHEDULE

- A. The forecasting and development of the project schedule, including but not limited to the project phasing and Schedule of Values, is a vital element of the Design Builder's ability to deliver this Project in a timely fashion. The Owner/DES will rely on the Design Builder's scheduling information to coordinate with its Stakeholders, schedule activities in and around the Project, and manage its campus.
- B. Design Builder shall provide the Owner/DES with frequent updates to the project schedule in a format acceptable to the Owner/DES for a scheduled completion within the GMP established in the GMP Amendment.

3.06 CONSTRUCTION SERVICES

Design-Builder shall provide Construction Services and complete the construction of the Project pursuant to the Contract Documents.

3.07 COMMISSIONING, TESTING AND CLOSEOUT

Design Builder shall provide functional testing, and closeout of the Project pursuant to the Contract Documents, including but not limited to the Responsibilities Matrix between Design Builder and Owner/DES (Attachment B1).

PART 4 PHASE 2 DELIVERABLES

4.01 MILESTONE DESIGN DELIVERABLES

Design Builder shall provide the following Milestone Design Deliverables pursuant to the Project Schedule:

1. 70% Design Documents for review and approval by the Owner/DES; and
2. 100% Design Documents for review and approval by the Owner/DES; and

Design Builder shall not proceed with the project after submission of the 100% Design Documents until it receives the Owner/DES written approval.

4.02 DIVERSE BUSINESS INCLUSION PLAN UPDATE

At 100% Design Documents, provide an updated status on the Diverse Business Inclusion Plan with current details.

4.03 OTHER DELIVERABLES

Design Builder shall provide such other deliverables as set forth in the Contract Documents to successfully complete the Project.

ATTACHMENTS

- Attachment B1 Responsibilities Matrix
- Attachment B2 Milestone Deliverables Requirements
- Attachment B3 BIM Requirements

Attachment 3, Appendix 3A - Responsibilities Matrix

Project: Pierce College, Olympic South Building 61VWRUDWLRQ

Project no.: 2021-192

NOTE: Nothing in this document supersedes or modifies the Contract or the General Conditions

Telephone Equipment		X	
Data & Telephone Cabling		X	
Responsibility	By Design Builder	By Owner	Remarks
FF&E			
Security System, rough-in	X		
Security System, cabling and devices	X		
Audio visual, rough-in	X		
Audio visual cabling	X		
Audio visual equipment		X	
Owner Equipment Relocation		X	Some equipment may be OFCI
Public address, cabling and equipment	X		
Clock & program, rough-in	X		
Clock & program, cabling and equipment	X		
Building Signage	X		
Window Blinds	X		
Parking Equipment			N/A
Furnishings		X	
Site Furniture	X		
Trash Compactor/Recycling Equipment			N/A
Post Occupancy			
Post Occupancy Permits	X		
Elevator Subcontractors Warranty Maintenance	X		
Maintenance of Building Systems		X	
Contractor's Warranty	X		
Licensed Surveyor - Record Survey		X	
Scope of Work			
Off-site improvements			N/A
Traffic Signalization			N/A
Asbestos Abatement / Hazardous Material Remediation	X	X	PBS
Site Work Hazardous Waste / Contaminated Soil Removal & Disposal	X		PBS
Licensed Surveyor - Shoring Monitoring			
Monthly Electrical Usage Costs		X	
Project office Job Office / Site Laydown Area	X		
Progress Photos	X		
FiN/AI Cleaning	X		
FiN/AI Window Cleaning	X		
Printing Contract Documents & Approved Shop Drawings	X		
Moving/Relocation/Connection of Existing Owner Equipment	X	X	

Attachment 3, Appendix 3A - Responsibilities Matrix

Project: Pierce College, Olympic South Building Restoration

Project no.: 2021-192

NOTE: Nothing in this document supersedes or modifies the Contract or the General Conditions

Insurance, Bonds & Taxes			
Washington State Sales Tax		X	
Responsibility	By Design Builder	By Owner	Remarks
Builder's Risk Insurance	X		
Design Contingency	X		
DB Contingency	X		
Owner's Contingency		X	
Payment & Performance Bond - General Contractor	X		
Payment & Performance Subcontractors	X		
All insurance required per contract including E & O Insurance Premiums	X		

AUTHORIZED ACCEPTANCE

Design-Build Contractor **Date**

Agency **Date**

E&AS Project Manager **Date**

ATTACHMENT 3, Appendix 3 B – Milestone Deliverables Requirements

Project: Pierce College, Olympic South Building Restoration

Project No.: 2021-192

The DB team shall provide hardcopy and digital versions (AutoCAD or available application) of each of the following phases to the Owner for review by project team members, Facilities, College user groups, and for reporting to the College administration. The College PM will provide written responses to the DB team from these groups.

PHASE ONE

100 Percent Schematic Design / 20% Design Documents

Schematic Design shall define the general scope, scale and functional relationships of the project. The Schematic Design Submittal shall provide sufficient information for the Owner to understand the main design concepts. The submittal shall reflect approximately 20 percent of the overall design. The list below is not intended to be comprehensive, the Designer Builder shall expand the requirements as required to meet a 20 percent overall design submission.

- A. Provide a preliminary description of the following:
 - 1. Define the general scope
 - 2. Building systems (structural, mechanical, HVAC, plumbing, electrical, fire alarm, fire sprinklers, security/access control, etc.)
 - 3. Interior and exterior finishes
 - 4. Building site Zoning restrictions if any
 - 5. Code requirements
 - 6. Space planning and adjacency requirements
- B. Provide a detailed description of the following:
 - 1. Site Survey
 - 2. Geotechnical studies
 - 3. Hazardous material survey
 - 4. Preliminary budgeting
 - 5. Preliminary schedule
- C. Provide strategies for all equipment and systems relating to building services such as security, lighting, safety/alarm, access control, and fire alarms and defines the technical requirements for phones, data, cable and audio-visual needs.
- D. The schematic drawings shall include:
 - 1. Site plans showing:
 - i. Location of buildings
 - ii. Existing and proposed utilities
 - iii. Proposed circulation
 - 2. Floor plans showing:
 - i. Key dimensions
 - ii. Circulation
 - iii. Interior partitions, door and window locations
 - 3. Conceptual roof plan
 - 4. Conceptual building elevations
- E. All drawings submitted shall be dated, show scale and orientation of drawing, and have the Project name and number: Clark College, Advanced Manufacturing Center 2018-254.

ATTACHMENT 3, Appendix 3B – Milestone Deliverables Requirements

Project: Pierce College, Olympic South Building Restoration

Project No.: 2021-192

100 Percent Design Development / 45% Design Documents

In addition to the requirements in the Schematic Design Submittal, the following shall, as a minimum, be provided as part of the Design Development submittal. Design Development shall further develop the design approved in the Schematic Design Phase. The Design Development Phase should provide definite design conclusions based on the approved Schematic Design framework and represent approximately 45 percent of design completion. The list below is not intended to be comprehensive, the Designer Builder shall expand the requirements as required to meet a 45 percent overall design submission.

A. Site/Civil Plan-

1. Identify the following on the drawings:
 - a. Limits of the Work
 - b. Building setbacks and separations
 - c. Footprints of building
 - d. Water distribution and fire protection
 - e. Sanitary sewer collection and conveyance
 - f. Infrastructure easements (sewer, access road, well/irrigation)
 - g. Vehicular and Pedestrian Access and Circulation
 - h. Parking Requirements
 - i. Include utility corridors for major lines, grouped together
 - j. Indicate duct/pathway stubouts for expansion/connection to future campus buildout
 - k. Site ADA Requirements
 - l. Landscape areas (existing and new)
 - m. Expansion and Phasing options (as applicable)
 - n. Identify existing utility locations
 - o. Zoning Information

2. Site/Civil Design Narrative describing:
 - a. Codes, standards and local Zoning amendments
 - b. Overall site features
 - c. Utilities connections and service
 - d. Vehicular circulation and parking areas, including roadwork in State Highway right-of-way, if any.
 - e. Pedestrian circulation: secure and non-secure
 - f. Landscaping
 - g. Construction access and TESC

B. Architectural

1. Floor Plans for the Building-Include development of the following:
 - a. Overall building dimensions and vertical and horizontal gridlines
 - b. Indicate major equipment, both Design Builder supplied and Owner supplied.
 - c. Indicate any specialty equipment, both Design Builder supplied and Owner supplied.
 - d. Indicate wall types.
 - e. Indicate full height wall locations.

ATTACHMENT 3, Appendix 3B – Milestone Deliverables

Requirements Project: Pierce College, Olympic South Building
Restoration

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2. Develop the following to the appropriate level:
 - a. Elevations, both interior and exterior
 - b. Reflected ceiling plans; include types of ceiling construction
 - c. Wall, floor and ceiling treatments
 - d. Roof plans, indicating slopes
 - e. Room finish schedule
 - f. Wall sections
 - g. Minimum one building section
 3. Code standards
 4. Architectural Design Narrative:
 - a. Confirm comparison with RFP Document; note any deviations.
 - b. Overall building features
 - c. Adjacency requirements
 - d. Program functional space
 - e. Interior and Exterior finishes
- C. Structural
1. Preliminary Framing plans.
 2. Preliminary foundation plans.
 3. Structural Design Narrative
- D. Mechanical and Plumbing
1. Design Loads, new and remodeled:
 - a. Mechanical
 - b. Plumbing
 2. Provide draft ELCCA and work plan.
 3. Preliminary HVAC drawings, indicating proposed equipment locations
 4. Preliminary Plumbing drawings
 5. 100 Percent Design Development Mechanical and Plumbing Design Narrative
- E. Electrical
1. Preliminary Site electrical plan
 2. Preliminary Site lighting plan
 3. Preliminary power plans
 - a. Include electrical room, serving the building and site.
 - b. Preliminary lighting plans
 4. Electrical Design Narrative
- F. Special Systems and Telecommunications
1. Preliminary Site special systems drawings
 2. Preliminary special systems drawings
 3. Special Systems Design Narrative

ATTACHMENT 3, Appendix 3B – Milestone Deliverables Requirements

Project: Pierce College, Olympic South Building Restoration

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PHASE TWO

50% Construction Documents/70% Design Documents

In addition to the required Design Development Submittal in Phase 1, the following shall, as a minimum, be provided as part of the Construction Document Submittal. Construction Documents shall further develop the design approved in the Design Development Phase. This submittal shall reflect 50 percent Construction Document, and shall define fully the scope for the project within the agreed GMP. The 50 percent Construction Document Phase should provide definite design conclusions based on the approved Design Development framework and represent approximately 70 percent of design completion. The list below is not intended to be comprehensive, the Designer Builder shall expand the requirements as required to meet a 70 percent overall design submission.

- A. Site/Civil Plan-
 1. Identify and update the following on the drawings:
 - a. Limits of the Work
 - b. Building setbacks and separations
 - c. Footprints of building
 - d. Grading and preliminary earthwork calculations
 - e. Drainage, addressing conveyance, treatment and disposal
 - f. Water distribution and fire protection
 - g. Sanitary sewer collection and conveyance
 - h. Vehicular and Pedestrian Access and Circulation
 - i. Preliminary pavement design
 - j. Parking Requirements
 - k. Fire Department Access and Circulation
 - l. Utility corridors and spatial distribution
 - m. Include utility corridors for major lines, grouped together
 - n. Site ADA Requirements
 - o. Landscape areas (existing and new)
 - p. Expansion and Phasing options (as applicable)
 - q. Existing utility locations
 - r. Zoning Information
 - s. Coordinated new utility service locations (i.e., utility transformers, exterior generators, etc.)
 2. Update Site/Civil Design Narrative; finally describing:
 - a. Codes, standards and local Zoning amendments
 - b. Overall site features
 - c. Grading
 - d. Drainage (storm water runoff, retention, detention)
 - e. Utilities connections and service
 - f. Vehicular circulation and parking areas, including roadwork in City of Ridgefield right-of-way, if any.
 - g. Pedestrian circulation: secure and non-secure
 - h. Coordinate site lighting with electrical
 - i. Landscaping, including irrigation
 - j. Construction access and TESC

B. Architectural

1. Floor Plans for the Building. Update Design Development Submittal plans to include design revisions required per review comments and constructability review. Include development of the following:
 - a. Add dimensions for all interior and exterior spaces.
 - b. Call out room numbers and program names.
 - c. Indicate major equipment and location, both Design Builder supplied and Owner supplied.
 - d. Indicate any specialty equipment and location, both Design Builder supplied and Owner supplied.
 - e. Call out wall types and show details
 - f. Indicate full height wall locations

2. Develop the following to the appropriate level:
 - a. Elevations, both interior and exterior
 - b. Reflected ceiling plans; include types of ceiling construction and security enclosures.
 - c. Wall, floor and ceiling treatments
 - d. Detailed room finish schedule
 - e. Wall sections
 - f. Roof plans, indicating slopes and show drainage
 - g. Multiple building section

3. Code analysis: Update Design Development Submittal.
4. Colors and Materials: Create a minimum of three design schemes for colors and materials.
 - a. Provide color boards and samples, and present to the Owner for review and approval.

5. Outline specifications
6. Update Architectural Design Narrative; include revisions to the narrative based on Design Development review comments, and on requirements necessitated by development of the design.
 - i. Confirm comparison with RFP Document and Design Development Submittal; note any deviations.
 - ii. Include catalog cut-sheets for all materials and equipment selections.

C. Structural

1. Update Structural Design Narrative
2. Framing plans with preliminary member sizes for main members
3. Preliminary foundation plans
4. Special framing for architectural features and large open areas
5. Outline specifications

ATTACHMENT 3, Appendix 3B – Milestone Deliverables Requirements Project:
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- D. Mechanical and Plumbing
 - 1. Update Mechanical Design Narrative. Include:
 - a. Design Loads, new and remodeled:
 - i. Mechanical
 - ii. Plumbing
 - b. Include catalog cut-sheets for materials and equipment selections.
 - 2. Preliminary HVAC drawings, indicating all equipment locations. Include equipment sizes and model numbers, and required chase and plenum clearances.
 - 3. Preliminary Plumbing drawings, indicating all equipment locations. Include equipment sizes and model numbers, and required chase and plenum clearances.
 - 4. Submitted completed Life Cycle Cost Analysis with work plan
 - 5. Outline specifications
 - 6. Update Mechanical Design Narrative. Include:
 - a. Design Loads, new and remodeled:
 - i. Mechanical
 - ii. Plumbing
- E. Fire Protection
 - 1. Preliminary fire protection plan
 - a. Show location of stand pipe, pumps, main sprinkler lines
 - b. Indicate location of wet and dry systems
 - 2. Provide fire flow analysis and confirm the flow meets the local jurisdiction requirements.
 - 3. Outline specifications
- F. Electrical
 - 1. Update Design Development Electrical Design Narrative.
 - 2. Include catalog cut-sheets for materials and equipment selections.
 - 3. Preliminary Site electrical plan
 - 4. Preliminary Site lighting plan
 - 5. Preliminary power plans
 - a. Include electrical room, serving the building and site, including equipment layout.
 - 6. Preliminary lighting plans
 - a. Calculations based on light fixture layout and coordinated with Architectural
 - 7. Outline specifications
- G. Special Systems and Telecommunications
 - 1. Update Design Development Special Systems Design Narrative.
 - a. Include update of materials and equipment selections.
 - b. Include how the Agency standards are being followed.
 - 2. Preliminary Site special systems drawings
 - 3. Preliminary special systems drawings.

ATTACHMENT 3, Appendix 3B – Milestone Deliverables Requirements Project:
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- a. Equipment layouts for all control rooms and equipment rooms.
4. Outline specifications.

Design Submittal: 100 Percent Construction Documents/100% Design Documents

- A. 100 percent construction documents shall be submitted to the Owner for review prior to documents being designated as complete. Design Builder shall address Owner’s comments and concerns before documents are considered final. Once 100 percent Construction Documents are the final, a comprehensive design submittal, incorporating Owner’s review comments from all previous submittals, for which the final requirements for construction of the Project shall be set forth in detail. The 100 percent Construction Documents is when the design is completed and ready for submittal to the Owner for general review.
- B. The Design Builder shall also submit a comprehensive list of any items missing for the submittal, with an explanation of why they are missing and when they will be submitted.
- C. The 100 Percent Construction Documents are not to be confused with any required permit sets. The Design Builder shall work with all agencies having jurisdiction and submit the appropriate level of design required for permit drawings.
 1. Final Construction Documents.
 - a. Sealed and signed set of Civil, Architectural, Structural, Mechanical, Electrical and Special Systems drawings.
 - b. Sealed and signed Project Manual (specifications), including Division 1.
 - c. Calculations, partial drawing sets and other supporting documents as required for permit submittal to separate reviewing agencies and departments
 2. Pursuant to review comments by the Owner and the Owner’s consultants, revise and resubmit the 100 Percent documents as 100 Percent - Final Documents with comments incorporated.

Appendix C – BIM Requirements

The College currently has access to the AutoCAD suite of products, including REVIT, and if necessary can add AutoCAD 3D to the suite. The Design-Builder will develop Building Information Modeling (BIM) protocol for use on this project.

1. All Consultants and Contractors shall use compatible software to allow the BIM model to be developed and updated in a timely manner.
2. The BIM model shall be developed and updated throughout the design process and construction.
3. The Design-Builder shall produce a schedule to show the start and finish of BIM model coordination for each discipline and for each Milestone Design Deliverable and Construction.
4. The BIM model shall, at a minimum, include Civil, Architectural, Structural, Mechanical and Plumbing, Fire Suppression and Electrical.
5. The Design-Builder shall schedule monthly meetings to review the BIM model with the Owner/DES, showing progress from the previous month, and reviewing the schedule.
6. The Owner/DES intends to utilize the model in the future for maintenance, remodeling and construction.
 - a. The Owner/DES will have full unrestricted use and ownership of the model.
 - b. The model shall be delivered to the Owner/DES with complete Operating and Maintenance (O&M) instructions and in a format the Owner/DES can utilize.
 - c. The model shall be delivered prior to project close out.