

Real Estate Asset Management
June 2014 Designers' Manual

Summary of Changes

<i>Location</i>	<i>Page/Section</i>	<i>Description</i>	
General Information Not Contained within the Designers' Manual as approved by the Executive Subcommittee on October 2, 2014		<p>PROCUREMENT THROUGH DESIGN/BID/BUILD</p> <p>B. Alternates</p> <ol style="list-style-type: none"> 1. There shall be no more than four (4) alternates unless the particular situation is deemed to warrant otherwise, as determined by the State Architect. 2. Alternates shall be additive (in accordance with the Designer's estimate). 3. Alternates shall be listed in descending order of priority (i.e., Alternate No. 1 has highest priority). 4. When using alternates as a part of bidding, the procurement agency and the State Architect, in consultation with the designer, shall establish a "Target", normally equivalent to the Maximum Allowable Construction Cost less contingency, to serve as a benchmark in the consideration of bids. If alternates are used, the Base Bid and one (1) of the alternates must be estimated by the Designer to cost less than the Bid Target, unless otherwise approved by the State Architect. If there has been a reduction in the scope of the project as a result of the Designer's estimate, then at least two (2) alternates must be included in the Bid Documents and at least one (1) alternate must be estimated by the Designer to exceed the Bid Target. 	
Chapter 0	Global	Changed Footers to December 2014	
	0.01a	Changed Hyperlink to Chapter 1	
	0.01a	Changed Hyperlink to Chapter 2	
	0.01a	Changed Hyperlink to Chapter 3	
	0.01a	Changed Hyperlink to Chapter 4	
	0.01a	Changed Hyperlink to Chapter 5	
	0.01b	Changed Hyperlink to Appendix 1	
	0.01b	Changed Hyperlink to Appendix 2	
Chapter 1	Global	Changed Footers to December 2014	
	1.01	B.1	Changed Hyperlink to "Designer Agreement and Payments"
	1.01	B.1	Changed Hyperlink to "Project Design"
	1.01	B.1	Changed Hyperlink to "Project Manual Guide"
	1.01	B.1	Changed Hyperlink to "Procurement / Bidding"
	1.01	B.2	Changed Hyperlink to "Administrative Forms (Appendix 1)"
	1.01	B.3	Changed Hyperlink to "Procurement Documents (Appendix 2)"
	1.01	B.3	Changed Hyperlink to "Chapter 4 – Project Manual Guide"
Chapter 2	Global	Changed Footers to December 2014	

	2.01a	A	Changed Hyperlink to “SBC-6s Designer Supplement Guide”
	2.03b		Changed Hyperlink to “SBC-6s Designer Supplement Guide”
	2.04a	A.5	Changed Hyperlink to “see page 1.03”
	2.04b	D.1	Changed Hyperlink to “page 5.01”
	2.04b	D.3	Changed Hyperlink to “See 5.09, A.1”
	2.04b	D.5	Changed Hyperlink to “see page 1.03”
Chapter 3	Global		Changed Footers to December 2014
	3.01a	B.10	Changed Hyperlink to “Chapter 2”
	3.05a	A.4	Changed Hyperlink to “see page 1.03”
	3.05a	B.1.u	Changed Hyperlink to “Proprietary Products Request”
	3.06a	A.2	Changed Hyperlink to “Chapter 4 – Project Manual Guide”
	3.06a	A.2	Changed Hyperlink to “Appendix 2 – Bidding Documents”
	3.06a	A.2.b	Changed Hyperlink to “Instructions to Bidders”
	3.06b	B.4.f	Changed Hyperlink to “Proprietary Products Request Approval”
Chapter 4	Global		Changed Footers to December 2014
	4.03	B.6	Changed Hyperlink to “Page 5.10”
	4.06	00 21 00 A	Changed Hyperlink to 00 21 13 Instructions to Bidders
	4.06	00 30 00 D	Changed Hyperlink to 00 38 60 Disqualified Contractors and Subcontractors
	4.11	00 90 00 D	Changed Hyperlink to “Section 00 21 12, Instructions to Bidders”
	4.12	E.1	Changed Hyperlink to “Proprietary Request Form”
	4.17	01 35 00 C	Changed Hyperlink to 01 35 13.22 Special Schools’ Project Procedures
	Chapter 5	Global	
5.02		B.2	Changed Hyperlink to “ See page 4.05”
5.02		B.3	Changed Hyperlink to “Instructions to Bidders”
5.05b		B.1	Changed Hyperlink to “Instructions to Bidders”
5.09		A.1	Change Hyperlink to “See Page 1.03”
5.09		C.2	Changed Hyperlink to “Instructions to Bidders”
5.09		E.2	Changed Hyperlink to “Instructions to Bidders”
Appendix 1		Global	
	Reference Table		Changed Hyperlink to Sole Source/Proprietary Procurement Request Form
	Reference Table		Changed Hyperlink to Designer Supplement Guide
	Reference Table		Changed Hyperlink to Front-End Checklist for Design/Bid/Build and BV1
	Reference Table		Changed Hyperlink to Front End Checklist for CM/GC
	Sole Source /Proprietary Request Form		Office of the State Architect Updated the Form

	Designer Supplement Instruction Guide	Added A.6, "Reason for Supplement"
	Front End Checklist – Design/Bid/Build and BV1	Updated Checklist for this Addendum
	Front End Checklist – CM/GC	Updated Checklist for this Addendum
Appendix 2	Global	Changed Footers to December 2014
	Reference Table	Changed Hyperlink to Instructions to Bidders
	Reference Table	Changed Hyperlink to Special Schools' Project Procedures
	Reference Table	Changed Hyperlink to Disqualified Contractors and Subcontractors
	Section 00 21 13, Instructions To Bidders	Due to policy change approved at Executive Subcommittee Meeting on October 2, 2014, E.4, Tie Bids has been updated.
	Section 00 38 60, Disqualified Contractors and Subcontractors	Due to the only listing has expired there are currently no disqualifications in effect.
	Section 01 35 13.22, Special Schools' Project Procedures	At the request of the Department of Education this Section was changed to reflect their current requirements for background checks.