

**Exhibit 'A' - Scope of Work
(Jenkins Hall Renovation)
(Humboldt State University)**

Scope of Work:

The Project Architect will be responsible for the program verification, design, and construction administration of a complete renovation to the Jenkins Hall building. The project includes replacement of major building systems such as HVAC, electrical, fire systems, plumbing, and technology. The renovation will also be reflective of contemporary program elements as described by the University. The budgeted direct construction cost for this design-bid-build project is \$8,739,000. The Project Architect's design-to-budget shall be 95% of the budgeted direct construction cost.

The Jenkins Hall Renovation Project will be built within the existing building footprint with the exception of the addition of an exterior elevator and required walkways at the east side of the building. The site surrounding the building will be adapted as required for path of travel, accessible routes, and easing of ingress and egress at the building. As a requirement of the California Building Code, Existing Buildings, this building will also undergo a seismic retrofit. Major renovation elements are outlined below:

1. The exterior site renovation will include reconstruction of the north entry to achieve better accessibility with the existing sidewalks and terrain. The south entry will also require renovation to improve access from the west side of the building into the south entry. A new exterior elevator will be constructed and installed at the east side of the building connecting the 1st and 2nd floors as well as a new pedestrian bridge to the existing walkway serving the Science A 3rd floor west entrance. Construction of these improvements will allow direct connection to the University's designated ADA pathway through the main campus. An outdoor elevated seating area is also planned for the outside of the building near the southwest corner. Consideration must also be given to the intersection at B and Laurel streets at the North West corner of the site. The design shall address approach, circulation, and service vehicle access with respect to the existing roads, fire lanes building and pedestrian circulation routes. New accessible parking shall be included if necessary based on the site plan and code requirements. Standard user parking is remotely located and not included in the scope of work.
2. A new HVAC system will be established and be centrally controlled with a digital building controls system. Pending an evaluation from the design team, the system may be independent of the Gist Hall hydronic loop or it may augment the existing system. Conversely, in an effort towards net zero ready, this building could also be suitably served by an electric system, most notably, a heat pump system.
3. Gas, electric and water metering will be installed with revised utility routing within the building to accommodate new spaces and utility needs of the various programmed spaces. All utility meters, and equipment controls relative to HVAC will be connected to the digital building controls system. Please reference the HSU Building Controls and Metering Specification. Additionally, the CSU Mechanical and Electrical Basis of design Guidelines, shall be considered. The existing switch, transformer, and main distribution panel is to be reused to the greatest extent possible. Sub paneling and branch circuiting shall be new.
4. Energy Code Compliance: The design shall include submission of an energy performance report for compliance with California Energy Code and the California State University Sustainability Policy.
5. Building exterior and interior lighting systems shall be replaced using campus standards considering the architectural application. There is no generator at this building and

emergency egress lighting will need to be considered. Additionally, the CSU Indoor and Outdoor Lighting Guidelines shall be considered.

6. Data and telecommunication pathways will be replaced and a main telecom room established for the building. Sufficient utility shall be included to support the various programs in the building. Wireless access points will also be provided throughout the building. All design shall conform to the Latest version of the CSU TIP Standards.
7. The roof will be replaced with a new tile roof system to complement the existing roof on the building and the adjacent Gist Hall roof within the architectural context of other similar style buildings on campus. The thermal envelope will be studied and an insulation solution in the attic space shall be included. Additionally, doors, windows, penetrations and exterior walls shall be considered in said study. The majority of the existing windows shall remain as they were replaced in 1997 and remain operable and in good condition. The exterior of the building shall be painted within the context of our campus standards. All exterior doors and door hardware entry and security systems will be replaced.
8. Building accessibility shall be designed into compliance at utilizing universal design to greatest extent possible.
9. Fire Alarm and fire protection systems shall be included in the design of the renovation to accommodate required code compliance.
10. Pursuant to CBC Existing Building Code the project requires the building to undergo a seismic retrofit. A Seismic study was recently commissioned on the building using the most current CSU Seismic Standards. The report concluded that there are structural elements of the building that will require minor modifications. Reference the project seismic survey report and our independent third party peer review of the report.
11. Consideration of hazardous materials shall be incorporated into the construction documents as applicable. The University has prepared a full building survey for asbestos and lead and is available.
12. Signage: The design shall include a signage plan, details, and specifications for access compliance and consistency with University standards.
13. Sustainability: The design shall ensure that the proposed project will be designed in alignment with LEED "Gold" v4 equivalent level. Additionally, the design will ensure compliance with the California State University Sustainability Policy and Cal Green codes. The University does not intend to pursue LEED certification.
14. Landscape Design: Landscaping design services associated with irrigation systems or planting schemes are not included in the scope of work. The University intends to pursue such utilizing in-house resources following completion of the project. The Project Architect shall ensure the design includes direction associated with leaving the site in a neat and clean manner with all construction debris removed.

Summary of Major Programmatic Elements:

The following summary of project programmatic elements was developed as part of the planning and programming work already completed by the University's Planning, Design & Construction Unit in consultation with Academic Affairs, Provost and Dean of the College of Natural Resources and Sciences. Additionally, the program has been narrated in detail using a common CSU format, form 1-4, and detailed by room using form 2-6.

A component of the scope of services for the Architect will be to participate and facilitate a program verification with the University. This will include remote participation in University program committee

meetings and the production of program documents to aid in the verification of the program concept towards a schematic.

1. The interior of the second floor will be fully renovated to include two lecture halls (one will be tiered seating and the other will be flexible seating with moveable tables), a department office, faculty offices, fully renovated and expanded restrooms, renovated utility space with dedicated building systems, new hallway configuration, and stair access to the 1st floor at the east side of the building near the new elevator. The existing split level stair at north entry will remain.
2. The interior of the first floor will also be fully renovated to include two large dry lab spaces (48 seats per lab), conference room, department office, faculty offices, restrooms, utility space for dedicated building systems, new hallways, and stair access to the 2nd floor at the east side of the building near new elevator. The existing split level stair at north entry will remain.
3. Furniture & Equipment: While the design will require study of possible furniture configurations and A/V equipment layout (so as to facilitate location of utility infrastructure and verify general fitment), the actual selection and specification of furniture and moveable equipment is not a part of the Project Architect's scope of work unless such is proposed by the Project Architect as built-in or directly connected to the structure.

Modifications to the Architect Engineer Agreement:

None

Modifications to Rider A, Agreement General Provisions:

None.

End of Exhibit A