

ARTICLE 15-1**SUSTAINABLE ENERGY SUPPLEMENT TO THE STATE OF NORTH CAROLINA
STANDARD FORM OF AGREEMENT BETWEEN OWNER AND DESIGNER**

In order to comply with the Performance Standards for Sustainable, Energy-Efficient Public Buildings as identified in GS 143 – 135.35 through .40 (Article 8C), the following requirements shall also be included for this project in addition to the requirements outlined in the **STATE OF NORTH CAROLINA STANDARD FORM OF AGREEMENT BETWEEN OWNER AND DESIGNER** and the current edition of the **STATE CONSTRUCTION MANUAL**.

Article 1-2-1 Schematic Design Phase

The following deliverables are required for the Schematic Design Phase:

- a) Daylight Factor Calculations
- b) Energy Modeling including:
 - 1) Base Building Characteristics used in modeling
 - 2) Results of Energy Modeling including summary sheet and data for base building and targeted improvements
 - 3) Submittal of refined and updated analysis of Net Savings Required in accordance with GS 143-135.37(a1)
- c) Energy Strategies to be employed and results of the Life Cycle Cost Analysis for primary building systems
- d) Report and minutes of all meetings and list of attendees

Article 1-5-1 Design Development Phase

The following deliverables are required for the Design Development Phase:

- a) Re-submittal of energy modeling results (or updated model results if applicable)
- b) Submittal of refined and updated Life Cycle Cost Analysis
- c) Submittal of refined and updated analysis of Net Savings Required in accordance with GS 143-135.37(a1)
- d) Report from the Commissioning Authority

Article 1-16-1 Post-Construction Phase

The following deliverables are required for the Post-Construction Phase:

- a) 10 month interim post-occupancy report from Commissioning Authority
- b) 12 month post-occupancy report from Commissioning Authority

Article 1-22 Other Professional Services

The following deliverable is required for all phases of the design, construction and post construction process:

The Designer will cooperate and assist the Commissioning Authority in developing and executing the commissioning process necessary to permit the Commissioning Authority to perform in accordance with the letter agreement between the Commissioning Authority and the Owner.

ARTICLE 15-1 (Continued)

Article 7-1-1 Payments to the Designer

The following revised payment schedule shall replace the payment schedule identified in Article 7-1:

Payments on account of the Designer's basic services shall become due and payable in an amount sufficient to increase the compensation for basic services to the following percentages of the basic fee upon completion of the phases of work as indicated hereinafter; monthly payments may be made if progress is satisfactory to the Owner. Payments are not to exceed the stated percentages.

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|----|---|-----|
| a) | Upon approval of Schematic Design Phase | 20% |
| b) | Upon approval of Design Development Phase | 20% |
| c) | Upon approval of Construction Documents Phase | 25% |
| d) | Upon Receipt of Bids | 5% |
| e) | During the Construction Phase, monthly in proportion to the progress of the work, up to and including final inspection and acceptance | 25% |
| f) | Upon the closing of all construction contracts and the approval of record drawings and final report | 5% |

Article 10-4-1 Termination of Agreement

The following revised evaluation schedule shall replace the evaluation schedule identified in Article 10-4:

For the purpose of evaluating services rendered to termination, the following shall apply:

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|----|--|-----|
| a) | Completion of Schematic Design Phase | 20% |
| b) | Completion of Design Development Phase | 20% |
| c) | Completion of Construction Documents Phase | 20% |
| d) | Approved For Bid | 5% |
| e) | Upon Receipt of Bids | 5% |
| f) | Construction Phase monthly in proportion to progress of work | 25% |
| g) | Approval of record drawings and final report | 5% |