

# City of San Diego

ORIGINAL

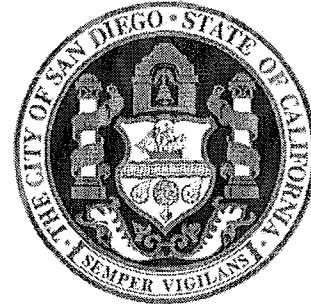
## CITY CONTACT

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P.Ammerlahn /H.McLintock/egz



## REQUEST FOR PROPOSAL (RFP)

FOR

### CHOLLAS BUILDING DESIGN - BUILD CONTRACT

|                      |                 |
|----------------------|-----------------|
| RFQ NO.:             | K-15-5193-DB2-3 |
| RFP NO.:             | K-16-1335-DB2-3 |
| SAP NO. (WBS/IO/CC): | S-11025         |
| CLIENT DEPARTMENT:   | 2013            |
| COUNCIL DISTRICT:    | 4               |
| PROJECT TYPE:        | BS              |

#### THIS CONTRACT IS SUBJECT TO THE FOLLOWING:

- PHASED-FUNDING
- THE CITY'S SUBCONTRACTING PARTICIPATION REQUIREMENTS FOR SLBE PROGRAM.
- PREVAILING WAGE RATES: STATE  FEDERAL
- APPRENTICESHIP

#### PROPOSALS DUE:

12:00 NOON

DECEMBER 9, 2015

CITY OF SAN DIEGO

PUBLIC WORKS CONTRACTS

1010 SECOND AVENUE, 14<sup>th</sup> FLOOR, MS 614C

SAN DIEGO, CA 92101

ATTN: CONTRACT SPECIALIST

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1. **INTRODUCTION**

- 1.1. This is the City of San Diego's (City) second step (in a 2-step process) in the selection process to provide Design-Build services for the **Chollas Building Design - Build Contract** (Project).
- 1.2. This RFP is being issued to the selected firms for this selection process exclusively. These firms are:
  1. RABC – ECC A Joint Venture
  2. Solttek Pacific Construction Company
  3. Turner Construction
- 1.2.1. Proposals from any other firms will not be considered for this process and will be rejected as unsolicited Proposals.
- 1.3. This RFP describes the Project, the required Scope of Work and Services, the Design-Builder selection process, and the minimum information that shall be included in the Proposal for this Project, and, the terms and conditions governing the Work. Failure to submit information in accordance with this RFP's requirements and procedures may be cause for disqualification.
- 1.4. Each Proposal properly executed as required by this RFP shall constitute a firm offer, which may be accepted by the City within the time specified in the Proposal.
- 1.5. This RFP will not commit the City to award a contract, to defray any costs incurred in the preparation of a Proposal pursuant to this RFP, or to procure or contract for the Work.
- 1.6. Upon receipt by the City, Proposals shall become public records subject to public disclosure. It is the responsibility of the respondent to clearly identify any confidential, proprietary, trade secret or otherwise legally privileged information contained within the Proposal. General references to sections of the California Public Records Act (PRA) will not suffice. If the Contractor does not provide supply applicable case law that clearly establishes that the requested information is exempt from the disclosure requirements of the PRA, the City shall be free to release the information when required in accordance with the PRA, pursuant to any other applicable law, or by order of any court or government agency, and the Contractor will hold the City harmless for release of this information.
- 1.7. Selection announcements, contract awards, and all data provided by the City shall be protected by the Design-Builder from public disclosure. The Design-Builders desiring to release information to the public, shall receive prior written approval from the City.
- 1.8. The Design-Builder, by submitting a response to this RFP, agrees to provide the required services for the terms and conditions noted in this RFP and its exhibits, if awarded by the City. The agreement and other terms and conditions are included in the Design-Build Contract and The GREENBOOK, The WHITEBOOK, and the Supplementary Special Provisions (SSP).

- 1.9. Any architectural firms, engineering firms, specialty consultants, or individuals retained by the City to assist in drafting the RFPs or the Project's preliminary design may not be eligible to participate in the competition with any Design-Build Entity without the prior written consent of City. Any architectural firms, engineering firms, specialty consultants, or individuals retained by the City to assist in drafting any Reference Documents, such as the Water Department's Master Plan and any other document that was not prepared specifically for this contract, are considered to be eligible to participate.

## **2. EQUAL OPPORTUNITY CONTRACTING PROGRAM**

- 2.1. The City is dedicated to the principles of equal opportunity in the workplace and in subcontracting. It is the City's expectation that firms doing business with the City have, and are able to demonstrate, the same level of commitment.

- 2.2. The Design-Builders are encouraged to take positive steps to diversify and expand their subcontractor solicitation base and to offer contracting opportunities to all eligible certified Subcontractors in accordance with the City's EOCP requirements included in the Contract Documents.

- 2.3. All information provided and requirements set forth in Section 2 of the Request for Qualifications (RFQ) for the Project shall apply to this RFP process. The Design-Builder shall review the information, data, and documentation provided in the Design-Builder's Statement of Qualification (SOQ) and changes shall be identified in the Proposal; otherwise the information, as previously submitted, will be deemed complete and accurate.

- 2.4. Subcontractor Participation:

- 2.4.1. The City has incorporated mandatory SLBE-ELBE subcontractor participation percentages to enhance competition and maximize subcontracting opportunities. For the purpose of achieving the mandatory subcontractor participation percentages, a recommended breakdown of the SLBE and ELBE subcontractor participation percentages based upon certified SLBE and ELBE firms has also been provided to achieve the mandatory subcontractor participation percentages:

|    |                               |       |
|----|-------------------------------|-------|
| 1. | SLBE participation            | 3.7%  |
| 2. | ELBE participation            | 9.6%  |
| 3. | Total mandatory participation | 13.3% |

- 2.4.2. The Design-Builder's are strongly encouraged to attend the Pre-Proposal Meeting to better understand the Good Faith Effort requirements of this contract. See the City's document titled "SLBE Program, Instructions For Bidders Completing The Good Faith Effort Submittal" available at: <http://www.sandiego.gov/eoc/>

- 2.4.3. The Proposal will be declared non-responsive if the Proposer fails the following mandatory conditions:

1. Proposer's inclusion of SLBE-ELBE certified subcontractors at the overall mandatory participation percentage identified in this document; OR.
  2. Proposer's submission of Good Faith Effort documentation, saved in searchable Portable Document Format (PDF) and stored on Compact Disc (CD) or Digital Video Disc (DVD), demonstrating the Proposer made a good faith effort to outreach to and include SLBE-ELBE Subcontractors required in this document within **3 Working Days** of the Proposal Due Date, if the overall mandatory participation percentage is not met.
- 2.5. For additional Equal Opportunity Contracting Program requirements (see Attachment C).

3. **PROJECT VALUE**

- 3.1. The City's estimate of the Contract Price including stipulated Bid items is **\$17,500,00.**

4. **CONTRACT TIME**

- 4.1. The Project shall be completed **625 Working Days** from the NTP.

5. **CONTRACTOR'S LICENSE CLASSIFICATION AND PRE-QUALIFICATION STATUS**

- 5.1. The Design-Builder's license(s) and its prequalification status as specified in the RFQ shall be valid when Proposal is submitted. Failure to comply with these requirements will result in:

- 5.1.1. The rejection of the Proposal.

6. **SELECTION AND AWARD SCHEDULE**

- 6.1. The Panel will forward its ranked listing to the Director or designee with a recommendation for the highest ranking proposal. The Mayor or designee has final authority for selection.
- 6.2. The City anticipates that the process for selecting a Design-Builder, and awarding the contract, will be according to the following tentative schedule:
 

|                                       |                   |
|---------------------------------------|-------------------|
| 6.2.1. Mandatory Pre-Proposal Meeting | November 19, 2015 |
| 6.2.2. Proposal Due Date              | December 9, 2015  |
| 6.2.3. Presentations                  | December 23, 2015 |
| 6.2.4. Opening Price Proposals        | January 7, 2016   |
| 6.2.5. Selection and Notification     | January 26, 2016  |
| 6.2.6. Limited Notice to Proceed      | February 25, 2016 |

7. **PROJECT DESCRIPTION, SCOPE OF WORK, PERFORMANCE AND TECHNICAL SPECIFICATIONS, AND BRIDGING DOCUMENTS**

See Attachment A

8. **PRE-PROPOSAL ACTIVITIES**

8.1. **Submission of Questions**

- 8.1.1. The Director (or designee) of the Public Works Department is the officer responsible for opening, examining, and evaluating the competitive Proposals submitted to the City for the acquisition, construction, and completion of any public improvement except when otherwise set forth in these documents. All questions related to this solicitation shall be submitted to:

Public Works Contracts  
1010 Second Avenue, 14<sup>th</sup> Floor  
San Diego, California, 92101  
Attention: [Contract Specialist listed on the front cover hereof]

OR:

Email address of the Contract Specialist listed on the front cover hereof.

- 8.1.2. Questions received less than 14 Days prior to the Proposal due date may not be considered.
- 8.1.3. Clarifications deemed by the City to be material shall be issued by Addenda.
- 8.1.4. Only questions answered by formal written addenda shall be binding. Oral and other interpretations or clarifications shall be without legal effect. It is the Design-Builder's responsibility to become informed of any Addenda that have been issued and to include all such information in its Proposal.

8.2. **Pre-Proposal Meeting**

- 8.2.1. A **mandatory** Pre-Proposal meeting will be held on **NOVEMBER 19, 2015**, from 10:00 AM to 11:00 AM, at 1010 Second Avenue, Suite 1400, San Diego, CA, 92101.
- 8.2.2. All Design-Builders are **required** to attend. Any materials distributed at the meeting will be issued to all RFP recipients in the form of an addendum to the RFP. It is not necessary for all members of a the Design-Builder's team to be present at the Pre-Proposal Meeting, however, the Design-Builder will be responsible for receiving and applying all information discussed at the Pre- Proposal Meeting.
- 8.2.3. To request a copy of the agenda on an alternative format, or to request a sign language or oral interpreter for this meeting, call the Public Works Contracts at (619) 533-3450 at least 7days prior to the Pre-Proposal Meeting to ensure availability.

8.2.4. Proposals shall be considered **non-responsive** if the Design-Builder fails to attend the Pre-Proposal Meeting as evidenced by the City's meeting sign-in sheet when such a meeting has been specified to be required.

8.2.5. Firms participating in the Pre-Proposal Meeting and site visit (if any) will not be compensated for their participation.

**8.3. Revision to the RFP**

Revisions to the RFP in the form of an Addendum shall be emailed to all short-listed firms. The changes to the Proposal through Addendum are made effective as though originally issued with the Proposal. The Design-Builder shall acknowledge the receipt of Addenda at the time of Proposal submission.

**9. EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE OF WORK**

9.1. Contract Documents may be obtained by visiting the City's website: <http://www.sandiego.gov/cip/> Plans and Specifications for this contract are also available for review in the office of the Public Works Contracts.

9.2. The Design-Builders shall examine carefully the Project Site, the Plans and Specifications, and other materials as described in or referenced by this RFP. The submission of a Proposal shall be conclusive evidence that the Design-Builder has investigated and is satisfied as to the conditions to be encountered, as to the character, quality, and scope of Work, the quantities of materials to be furnished, local conditions, and as to the requirements of the Contract Documents.

**10. CHANGES TO THE SCOPE OF WORK**

10.1. The Design-Builder shall immediately notify the City in writing of any proposed or anticipated change in the Scope, Contract Amount, or Contract Time, and shall obtain City's written consent to the change prior to making any changes. In no event shall City's consent be construed to relieve the Design-Builder from its duty to render all Work and Services in accordance with applicable laws and accepted industry standards.

**11. DESIGN SUBMITTALS**

11.1. The City's review of The Design-Builder's Design Submittals shall not relieve the Design-Builder from its responsibilities under the Contract, or be deemed to be an acceptance or waiver by City of any deviation from, or of the Design-Builder's failure to comply with, any provision or requirement of the Contract Documents, unless such deviation or failure has been identified as such in writing in the document submitted for acceptance by The Design-Builder and accepted by City. Where approval or acceptance by City is required, it is understood to be general approval only, and does not relieve the Design-Builder of responsibility for complying with all applicable laws and good professional practices as the Design-Builder shall be the Engineer of Record.



**12. BONDS AND INSURANCE**

- 12.1.** Prior to the award of the Contract (or Task Order), the Design-Builders shall submit evidence of separate bonds and insurance as specified in Sections 2-4, "CONTRACT BONDS", 7-3, "LIABILITY INSURANCE", and 7-4, "WORKERS' COMPENSATION INSURANCE" of the Supplementary Special Provisions (see Attachment E).

**13. SUBMITTAL REQUIREMENTS**

- 13.1.** Each Design-Builder shall submit separate "Technical" and "Price" Proposals as described in this RFP.

**13.2. Technical Proposal Requirements**

- 13.2.1.** Failure to comply with this section will render the Design-Builder's submittal invalid and disqualify it from this selection process.

- 13.2.2.** The Technical Proposal shall be concise, well organized, and demonstrate the Design-Builder's qualifications and experience applicable to the Project. The Technical Proposal shall be limited to 50 one-sided pages (8½" x 11"), exclusive of resumes, graphics, forms, pictures, photographs, dividers, front and back cover, etc., that address the Technical Proposal contents; and of Equal Opportunity Contracting documentation. Font Type shall be Times New Roman in a minimum 12 Point font size, with a minimum 1" margin for text pages. A cover letter may be submitted but shall not contain any information that is a required element of the Technical Proposal. Any Technical Proposal that does not comply with these formatting standards may not be considered.

- 13.2.3.** The Design-Builder shall certify that the documentation required under the Work Force Report and Equal Employment Opportunity (EEO) Plan and the Subcontractor Documentation of the RFQ remains correct and accurate. If any changes or modifications are required to the aforementioned documents, they shall be documented in the Work Force Report and EEO Plan and submitted with the Proposal.

- 13.2.4.** The EOCP information not revealing the Contract Price shall be submitted with the Technical Proposal.

- 13.2.5.** The Technical Proposals submitted in response to this RFP shall be in accordance with the requirements listed in ATTACHMENT G. The contents of the Proposal shall be organized consistent with ATTACHMENT G.

**13.3. Price Proposal Requirements**

- 13.3.1.** This solicitation is for a Lump Sum contract with Unit Price provisions as set forth in the Proposal Form(s), Attachment H.

- 13.3.2.** One executed original of the Price Proposal, clearly marked as "Original" on the cover shall be submitted in a separate sealed envelope. Refer to ATTACHMENT H of this RFP for the Price Proposal form to be used.

- 13.3.3. The Price Proposal shall be signed by an individual or individuals authorized to execute legal documents on behalf of the Design-Builder.
- 13.3.4. The lowest proposed price is not the determining factor for award of this contract. See ATTACHMENT G for criteria from which the proposals will be evaluated.
- 13.3.5. In case of discrepancies, written numbers will govern over numerical. The summation of all lump sum, unit prices, allowances and any other priced items will govern over the total price in case of discrepancies between the two.
- 13.3.6. Certain EOCP information (i.e., Subcontractors and Suppliers listings) that indicates the dollar value of the portions of the work to be performed by the Subcontractors and Suppliers shall be submitted as part of the Price Proposal.

#### **13.4. Submittal Requirements**

##### **13.4.1. General**

- 13.4.1.1. A corporation designated as the selected Design-Builder shall furnish evidence of its corporate existence and evidence that the officer signing the Proposal and subsequent bonds for the corporation is duly authorized to do so.
- 13.4.1.2. Price Proposal shall be made only upon the Proposal form attached to and forming a part of the specifications. The signature of each person signing shall be in longhand.
- 13.4.1.3. The Design-Builder shall complete and submit all pages in the "Proposal Documents" Section as their Price Proposal per the schedule given under "Required Documents Schedule." The Design-Builder is requested to retain for their reference other portions of the Contract Documents that are not required to be submitted with the Proposal. The entire specifications for the proposal package do not need to be submitted with the proposal.
- 13.4.1.4. Proposals and certain other forms and documents shall be enclosed in a sealed envelope and shall bear the title of the work and name of the Design-Builder and the appropriate State Contractors License designation which the Design-Builder holds.
- 13.4.1.5. Proposals may be withdrawn by the Design-Builder prior to, but not after, any of the Proposals received by the City have been opened. The Proposal shall be signed by an individual or individuals authorized to execute legal documents on behalf of the Design-Builder.
- 13.4.1.6. Proposals or modifications received after the hour and date specified on the cover of this RFP may cause the Design-Builder's Proposal to be rejected as non-responsive.

13.4.1.7. Failure to comply with the requirements of this RFP may result in disqualification.

#### 13.4.2. Technical Proposal

13.4.2.1. The Technical Proposal shall be received no later than the time and date shown on the cover of this RFP.

13.4.2.2. The Technical Proposal must contain: one executed original, clearly marked as "Original" on the cover, ten (10) paper copies of the Proposal, and one (1) searchable Portable Document Format (PDF) copy of the Proposal stored on Compact Disc (CD) or Digital Video Disc (DVD). The following information will be clearly marked on the outside of each package:

Name of Design-Builder

Project Title

"Technical Proposal" Package Number (for example: "1 of 16")

Marked "CONFIDENTIAL" (in red)

13.4.2.3. Design elements which deviate from the Scope of Work, City's design guidelines, or material substitutions which differ from the Approved Material List shall be highlighted in accordance with ATTACHMENT G.

#### 13.4.3. Price Proposal

13.4.3.1. The Price Proposal shall be submitted separately from the Technical Proposal and shall be received no later than the time and date shown on the cover of this RFP.

13.4.3.2. Submittal of the Price Proposal after the date stipulated in this section will be cause for rejection of the entire Proposal and disqualification of the Design-Builder for this selection process.

13.4.3.3. The Price Proposal shall be submitted in sealed packages with the following information clearly marked on the outside of each package:

Name of Design-Builder

Project Title

"Price Proposal" Marked "CONFIDENTIAL" (in red)

#### 13.4.4. Review of Technical Proposal

13.4.4.1. Following the receipt of the Technical Proposal, the City anticipates allotting 2 weeks for review of the Technical Proposals.

13.4.4.2. Subsequent to receipt, the City will provide written notice of the schedule for technical presentations. The purpose of the presentation is for the Panel to ask questions and to seek clarifications about the Proposal. It also provides an opportunity

for the Design-Builder to elaborate on and highlight significant parts of the Proposal. This schedule will be on a "random draw" basis and has no bearing on the potential for award.

#### **13.4.5. Technical Presentation**

**13.4.5.1.** The interview will consist of a 45 minute presentation by the Design-Builder and 45 minutes of questions by the Panel. The presentation shall be presented by the Design-Builder's key personnel who will be continuously involved on site or in San Diego, in relative proportion to their level of involvement.

**13.4.5.2.** The Design-Builders are responsible for bringing any and all equipment and materials that are required for the presentation. The City will not provide any equipment or materials for presentations.

### **14. SELECTION CRITERIA**

**14.1.** Following review of the Technical Proposals and the oral presentations/interviews (if applicable), the resulting qualitative evaluation scores will be totaled. After which, each Design-Builder's price envelope will be opened and forwarded to EOCP for review of actual subcontractor participation and scoring. The EOCP score will then be added to the Design-Builder's cumulative score.

#### **14.2. Final Selection (Weighted Criteria)**

**14.2.1.** Based on the Design-Builder's Proposal and the follow-up presentation and using the Project's Evaluation Criteria, the Panel will rank the Design-Builder's Proposal by determining the score which shall be calculated as follows:

**14.2.1.1.** A maximum of 60 points will be assigned for the Contract Price as proposed. The lowest total estimated Contract Price of all the Proposals that meet the requirements of this RFP will receive the maximum assigned points to this category. The other Price Proposals will be scored based on how much higher their total estimated Contract Prices compare with the lowest:

$$\left(1 - \frac{(\text{Contract Price} - \text{Lowest Contract Price})}{(\text{Lowest Contract Price})}\right) \times \text{Max Pts} = \text{Pts Rcvd}$$

**14.2.1.2.** A maximum of 40 points will be assigned for the qualitative criteria noted in ATTACHMENT G of this RFP. All Proposals shall receive scores based on 40 times the average of the composite ratings provided by the Panel.

**14.2.1.3.** The Apparent Winner will be the team with the highest total score earned. Design-Builders will be notified in writing of the City's final decision.

**14.2.1.4.** For example, if the lowest total estimated Contract Price of all proposals is \$100, that Proposal would receive the maximum allowable points for the price category. If the total estimated Contract Price of another proposal is \$105 and the maximum allowable points is 80 points, then that Proposal would receive  $(1 - ((105 - 100) / 100)) \times 80 = 76$  points, or 95% of the maximum points. The lowest score a Proposal can receive for this category is zero points (i.e., the score cannot be a negative number). The following example using the same 80/20 split illustrates the calculation outcomes, with Firm A winning the competition even though Firm A did not have the highest rated proposal or the lowest price:

| Firm     | Avg. Composite Rating | Qualitative Score (20Max) | Price Proposal | Price Score (80 Max) | Total Score (100 Max) |
|----------|-----------------------|---------------------------|----------------|----------------------|-----------------------|
| A        | 85.00                 | 17.00                     | \$105          | 76.00                | 93.00                 |
| <b>B</b> | <b>88.00</b>          | <b>17.60</b>              | <b>\$130</b>   | <b>56.00</b>         | <b>73.60</b>          |
| C        | 50.00                 | 10.00                     | \$100          | 80.00                | 90.00                 |

Note: All figures will be rounded off to two decimal places.

**15. OPENING OF PRICE PROPOSALS**

- 15.1.** To obtain opening of price Proposals results, attend the opening of Price Proposals, review the results on the City’s web site, or provide a self-addressed, stamped envelope, referencing Proposal number, and Proposal tabulation will be mailed to you upon verification of extensions. The results given over the telephone shall not be relied upon unless confirmed in writing.
- 15.2.** The City will announce in writing the selected Design-Builder via correspondence to all participants indicating the evaluation results. The notification to the Design-Builders shall constitute the public announcement of the Apparent Winner. In the event that the Apparent Winner is subsequently deemed non-responsive or non-responsible, a new public announcement will be provided to all proposers with the name of the newly designated Apparent Winner.

**16. POLICIES, PROCEDURES AND GUIDELINES**

- 16.1.** The Program's Selection Process is based on the policies, procedures and guidelines contained in the City Municipal Code Chapter 2, Article 2, Division 33.
- 16.2.** A Ranking Panel (Panel) will be established for this Project and will include representatives from the City and may include other interested parties (e.g., Participating Agencies, representative from the Community at Large, as required and other agencies e.g., the State Water Resource Control Board, etc.).

- 16.3. The Panel will review all proposals received and, when required, interview each Design-Builder in accordance with Section 13.4.5.1 of this RFP. Based on the Design-Builder's Proposal, interview and the Project's Evaluation Criteria, the Panel will rank the Design-Builders as to qualifications in a public meeting. The Panel will forward its ranked listing of Design-Builders to the Mayor or designee.
- 16.4. The Mayor or designee will make the final recommendation to City Council concerning the proposed agreement. The City Council has the final authority to approve the Contract.

17. **ADDITIONAL TERMS AND CONDITIONS**

- 17.1. **Protests.** A Design-Builder may protest the award of a Task Order to another Design-Builder in accordance with San Diego Municipal Code section 22.3017.
- 17.2. **Changes to Key Personnel and Substitution of Subcontractors.** The Design-Builder shall not change or substitute any individual that is identified as "key personnel" in its Statement of Qualifications "SOQ" and Proposal without the written consent of the City, which will not be unreasonably withheld. The Design-Builder shall not change or substitute any Subcontractor or Supplier, identified in its SOQ and Proposal without written consent of the City.
- 17.3. **Project Team.** The Design-Builder shall maintain all representations, team members, and proposed tasks and work elements as valid, except for the schedule which would be adjusted as mutually agreed upon by the City and the Design-Builder.
- 17.4. **Submittal of "Or Equal" Items.** See 4-1.6, "Trade Names or Equals" in the SSP and as modified by the Scope of Work (see Attachment A).
- 17.5. **Subcontract Limitations.** The Design-Builder's attention is directed to Standard Specification for Public Works Construction, Section 2-3, "SUBCONTRACTS" which requires the Design-Builder to perform not less than the specified amount under this RFP. Failure to comply shall render the Proposal **non-responsive**.
- 17.6. **San Diego Business Tax Certificate.** All Contractors, including Subcontractors, not already having a City of San Diego Business Tax Certificate for the work contemplated shall secure the appropriate certificate from the City Treasurer, Civic Center Plaza, first floor, before the Contract can be executed.
- 17.7. **City Standard Provisions.** The work resulting from this RFP is subject to the following standard provisions. See The WHITEBOOK for details.
- 17.7.1. The City of San Diego Resolution No. R-277952 adopted on May 20, 1991 for a Drug-Free Workplace.
- 17.7.2. The City of San Diego Resolution No. R-282153 adopted on June 14, 1993 related to the Americans with Disabilities Act.
- 17.7.3. The City of San Diego Municipal Code §22.3004 for Pledge of Compliance.

- 17.7.4. The City of San Diego's Labor Compliance Program and the State of California Labor Code §§1771.5(b) and 1776.
- 17.7.5. Sections 1777.5, 1777.6, and 1777.7 of the State of California Labor Code concerning the employment of apprentices by contractors and subcontractors performing public works contracts.
- 17.7.6. The City's Equal Benefits Ordinance (EBO), Chapter 2, Article 2, Division 43 of The San Diego Municipal Code (SDMC).
- 17.7.7. The City's Information Security Policy (ISP) as defined in the City's Administrative Regulation 90.63.

**17.8. Prevailing Wage Rates.** Pursuant to San Diego Municipal Code section 22.3019, construction, alteration, demolition, repair and maintenance work performed under this Contract is subject to State prevailing wage laws. For construction work performed under this Contract cumulatively exceeding \$25,000 and for alteration, demolition, repair and maintenance work performed under this Contract cumulatively exceeding \$15,000, the Contractor and its subcontractors shall comply with State prevailing wage laws including, but not limited to, the requirements listed below.

**17.8.1. Compliance with Prevailing Wage Requirements.** Pursuant to sections 1720 through 1861 of the California Labor Code, the Contractor and its subcontractors shall ensure that all workers who perform work under this Contract are paid not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations (DIR). This includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work.

**17.8.1.1.** Copies of such prevailing rate of per diem wages are on file at the City and are available for inspection to any interested party on request. Copies of the prevailing rate of per diem wages also may be found at <http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm>. Contractor and its subcontractors shall post a copy of the prevailing rate of per diem wages determination at each job site and shall make them available to any interested party upon request.

**17.8.1.2.** The wage rates determined by the DIR refer to expiration dates. If the published wage rate does not refer to a predetermined wage rate to be paid after the expiration date, then the published rate of wage shall be in effect for the life of this Contract. If the published wage rate refers to a predetermined wage rate to become effective upon expiration of the published wage rate and the predetermined wage rate is on file with the DIR, such predetermined wage rate shall become effective on the date following the expiration date and shall apply to this Contract in the same manner as if it had been published in said publication. If the predetermined wage rate refers to one or more additional expiration dates with additional predetermined wage rates, which

expiration dates occur during the life of this Contract, each successive predetermined wage rate shall apply to this Contract on the date following the expiration date of the previous wage rate. If the last of such predetermined wage rates expires during the life of this Contract, such wage rate shall apply to the balance of the Contract.

**17.8.2. Penalties for Violations.** Contractor and its subcontractors shall comply with California Labor Code section 1775 in the event a worker is paid less than the prevailing wage rate for the work or craft in which the worker is employed.

**17.8.3. Payroll Records.** Contractor and its subcontractors shall comply with California Labor Code section 1776, which generally requires keeping accurate payroll records, verifying and certifying payroll records, and making them available for inspection. Contractor shall require its subcontractors to also comply with section 1776. Contractor and its subcontractors shall submit weekly certified payroll records online via the City's web-based Labor Compliance Program. Contractor is responsible for ensuring its subcontractors submit certified payroll records to the City.

**17.8.3.1.** For contracts entered into on or after April 1, 2015, Contractor and their subcontractors shall furnish records specified in Labor Code section 1776 directly to the Labor Commissioner in the manner required by Labor Code section 1771.4.

**17.8.4. Apprentices.** Contractor and its subcontractors shall comply with California Labor Code sections 1777.5, 1777.6 and 1777.7 concerning the employment and wages of apprentices. Contractor is held responsible for the compliance of their subcontractors with sections 1777.5, 1777.6 and 1777.7.

**17.8.5. Working Hours.** Contractor and their subcontractors shall comply with California Labor Code sections 1810 through 1815, including but not limited to: (i) restrict working hours on public works contracts to eight hours a day and forty hours a week, unless all hours worked in excess of 8 hours per day are compensated at not less than 1½ times the basic rate of pay; and (ii) specify penalties to be imposed on design professionals and subcontractors of \$25 per worker per day for each day the worker works more than 8 hours per day and 40 hours per week in violation of California Labor Code sections 1810 through 1815.

**17.8.6. Required Provisions for Subcontracts.** Contractor shall include at a minimum a copy of the following provisions in any contract they enter into with a subcontractor: California Labor Code sections 1771, 1771.1, 1775, 1776, 1777.5, 1810, 1813, 1815, 1860 and 1861.

**17.8.7. Labor Code Section 1861 Certification.** Contractor in accordance with California Labor Code section 3700 is required to secure the payment of compensation of its employees and by signing this Contract, Contractor certifies that "I am aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract."



**17.8.8. Labor Compliance Program.** The City has its own Labor Compliance Program authorized in August 2011 by the DIR. The City will withhold contract payments when payroll records are delinquent or deemed inadequate by the City or other governmental entity, or it has been established after an investigation by the City or other governmental entity that underpayment(s) have occurred. For questions or assistance, please contact the City of San Diego’s Equal Opportunity Contracting Department at 619-236-6000.

**17.8.9. Contractor and Subcontractor Registration Requirements.** This project is subject to compliance monitoring and enforcement by the DIR. As of March 1, 2015, no contractor or subcontractor may be listed on a bid or proposal for a public works project unless registered with the DIR pursuant to Labor Code section 1725.5. As of April 1, 2015, a contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, or enter into any contract for public work, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. By submitting a bid or proposal to the City, Contractor is certifying that he or she has verified that all subcontractors used on this public work project are registered with the DIR in compliance with Labor Code sections 1771.1 and 1725.5, and Contractor shall provide proof of registration to the City upon request.

**17.8.9.1.** A Contractor’s inadvertent error in listing a subcontractor who is not registered pursuant to Labor Code section 1725.5 in response to a solicitation shall not be grounds for filing a bid protest or grounds for considering the bid non-responsive provided that any of the following apply: (1) the subcontractor is registered prior to bid opening; (2) within twenty-four hours after the bid opening, the subcontractor is registered and has paid the penalty registration fee specified in Labor Code section 1725.5; or (3) the subcontractor is replaced by another registered subcontractor pursuant to Public Contract Code section 4107.

**17.9. Reference Standards.**

**17.9.1.** Except as otherwise noted or specified, the Work shall be completed in accordance with the following standards:

| Title  | Edition | Document Number |
|--|---------|-----------------|
| Standard Specifications for Public Works Construction (“The GREENBOOK”)                    | 2012    | PITS070112-01   |
| City of San Diego Standard Specifications for Public Works Construction (“The WHITEBOOK”)* | 2012    | PITS070112-02   |
| City of San Diego Standard Drawings*   | 2012    | PITS070112-03   |
| Caltrans Standard Specifications   | 2010    | PITS070112-04   |
| Caltrans Standard Plans  | 2010    | PITS070112-05   |
| California MUTCD   | 2012    | PITS070112-06   |

| Title  | Edition | Document Number |
|--|---------|-----------------|
| City Standard Drawings - Updates Approved For Use (when specified)*  | Varies  | Varies          |
| Standard Federal Equal Employment Opportunity Construction Contract Specifications and the Equal Opportunity Clause Dated 09-11-84   | 1984    | 769023          |
| NOTE: *Available online under Engineering Documents and References at: <a href="http://www.sandiego.gov/publicworks/edocref/index.shtml">http://www.sandiego.gov/publicworks/edocref/index.shtml</a> |         |                 |

- 17.9.2. City of San Diego Administrative Regulations #56 – July 1, 2012
- 17.9.3. City of San Diego Strategic Facilities Plan Prototype Implementation, April 2013.
- 17.9.4. City of San Diego ISO-14001 Environmental Management System – Design-Builder will be aware and maintain compliance of ISO 14001 Certification and ensure they adhere to the three main policy elements (a commitment to continual improvement, prevention of pollution and regulatory compliance) while they perform their work on the City’s facilities.
- 17.9.5. Standards and Specifications Guidelines for Facilities Maintenance Division – July 31, 2009.
- 17.9.6. 2012 City of San Diego Citywide CADD and Drafting Standards
- 17.9.7. City of San Diego Street Design Manual
- 17.9.8. City of San Diego Drainage Design Manual
- 17.9.9. City of San Diego Sewer Design Guide
- 17.9.10. City of San Diego Water Design Guide
- 17.9.11. City of San Diego Public Works Department Standards for the Preparation of Plans, Specifications, and Estimates.

**18. PHASED FUNDING**

See Attachment B

**19. REQUIRED DOCUMENT SCHEDULE AND FORMS**

**19.1. REQUIRED DOCUMENT SCHEDULE** - The following forms must all be completed and submitted to the City in connection with this Request for Proposal (see Required Document Schedule)

**19.1.1.** The Design-Builder’s attention is directed to the City’s Municipal Code §22.0807(e), (3)-(5) for important information regarding grounds for debarment for failure to submit required documentation.

19.1.2. The specified Equal Opportunity Contracting Program (EOCP) forms are available for download from the City's web site at:

<http://www.sandiego.gov/eoc/forms/index.shtml>

| <b>REQUIRED DOCUMENT SCHEDULE</b> |   |             |  |  |                       |
|-----------------------------------|---|-------------|--|--|-----------------------|
| <b>ITEM</b>                       | <b>WHEN DUE</b>   | <b>FROM</b> | <b>DOCUMENT TO BE SUBMITTED</b>  | <b>DOCUMENT DUE (AS CHECKED) WITH:</b> |                       |
|                                   |   |             |  | <b>TECHNICAL PROPOSAL</b>              | <b>PRICE PROPOSAL</b> |
| 1.                                | PROPOSAL SUBMITTAL DATE/TIME  | ALL BIDDERS | Price Proposal Form  |  | √                     |
| 2.                                | PROPOSAL SUBMITTAL DATE/TIME  | ALL BIDDERS | Non-collusion Affidavit to be Executed By Design-Builder and Submitted with Proposal under 23 USC 112 and PCC 7106 |  | √                     |
| 3.                                | PROPOSAL SUBMITTAL DATE/TIME  | ALL BIDDERS | Contractors Certification of Pending Actions   |  | √                     |
| 4.                                | PROPOSAL SUBMITTAL DATE/TIME  | ALL BIDDERS | Equal Benefits Ordinance Certification of Compliance   |  | √                     |
| 5.                                | PROPOSAL SUBMITTAL DATE/TIME  | ALL BIDDERS | Form AA05 – Design-Build List of Subcontractors  |  | √                     |
| 6.                                | PROPOSAL SUBMITTAL DATE/TIME  | ALL BIDDERS | Form AA25 - Design-Build Named Equipment/Material Supplier List  |  | √                     |
| 7.                                | WITHIN 3 WORKING DAYS OF PROPOSAL DUE DATE WITH GOOD FAITH EFFORT DOCUMENTATION | ALL BIDDERS | Proof of Valid DBE-MBE-WBE-DVBE Certification Status e.g., Certs.  |  |                       |
| 8.                                | WITHIN 3 WORKING DAYS OF PROPOSAL DUE DATE WITH GOOD FAITH EFFORT DOCUMENTATION | ALL BIDDERS | Form AA60 – List of Work Made Available  |  |                       |
| 9.                                | WITHIN 3 WORKING DAYS OF PROPOSAL DUE DATE                                      | ALL BIDDERS | SLBE-ELBE Good Faith Documentation   |  |                       |

**REQUIRED DOCUMENT SCHEDULE**

| ITEM | WHEN DUE   | FROM                  | DOCUMENT TO BE SUBMITTED  | DOCUMENT DUE (AS CHECKED) WITH: |                |
|------|--|-----------------------|---|---------------------------------|----------------|
|      |  |                       |   | TECHNICAL PROPOSAL              | PRICE PROPOSAL |
| 10.  | WITHIN 10 WORKING DAYS AFTER RECEIPT BY PROPOSER OF CONTRACT FORMS | APPARENT LOW PROPOSER | Names of the principal individual owners of the Apparent Low Design-Builder   |                                 |                |
| 11.  | WITHIN 10 WORKING DAYS AFTER RECEIPT BY PROPOSER OF CONTRACT FORMS | APPARENT LOW PROPOSER | If the Contractor is a Joint Venture, the following information must be submitted: <ul style="list-style-type: none"> <li>• Joint Venture Agreement</li> <li>• Joint Venture License</li> </ul> |                                 |                |
| 12.  | WITHIN 10 WORKING DAYS AFTER RECEIPT BY PROPOSER OF CONTRACT FORMS | APPARENT LOW PROPOSER | Contract Forms - Agreement  |                                 |                |
| 13.  | WITHIN 10 WORKING DAYS AFTER RECEIPT BY PROPOSER OF CONTRACT FORMS | APPARENT LOW PROPOSER | Contract Forms – Performance Bonds and Labor and Materialmen’s Bond   |                                 |                |
| 14.  | WITHIN 10 WORKING DAYS AFTER RECEIPT BY PROPOSER OF CONTRACT FORMS | APPARENT LOW PROPOSER | Certificates of Insurance and Endorsements  |                                 |                |
| 15.  | WITHIN 10 WORKING DAYS AFTER RECEIPT BY PROPOSER OF CONTRACT FORMS | APPARENT LOW PROPOSER | Contractor Certification - Drug-Free Workplace  |                                 |                |
| 16.  | WITHIN 10 WORKING DAYS AFTER RECEIPT BY PROPOSER OF CONTRACT FORMS | APPARENT LOW PROPOSER | Contractor Certification - American with Disabilities Act   |                                 |                |

**REQUIRED DOCUMENT SCHEDULE**

| ITEM | WHEN DUE   | FROM                  | DOCUMENT TO BE SUBMITTED                          | DOCUMENT DUE (AS CHECKED) WITH: |                |
|------|--|-----------------------|---|---------------------------------|----------------|
|      |  |                       |   | TECHNICAL PROPOSAL              | PRICE PROPOSAL |
| 17.  | WITHIN 10 WORKING DAYS AFTER RECEIPT BY PROPOSER OF CONTRACT FORMS | APPARENT LOW PROPOSER | Contractors Standards - Pledge of Compliance      |                                 |                |
| 18.  | WITHIN 10 WORKING DAYS AFTER RECEIPT BY PROPOSER OF CONTRACT FORMS | APPARENT LOW PROPOSER | Phased Funding Schedule Agreement (when required) |                                 |                |
| 19.  | WITHIN 10 WORKING DAYS AFTER RECEIPT BY PROPOSER OF CONTRACT FORMS | APPARENT LOW PROPOSER | Pre-Award Schedule (Phased Funded Contracts Only) |                                 |                |
| 20.  | WITHIN 10 WORKING DAYS AFTER RECEIPT BY PROPOSER OF CONTRACT FORMS | APPARENT LOW PROPOSER | Form BB05 – Work Force Report                     |                                 |                |

# ATTACHMENTS

**ATTACHMENT A**

**PROJECT DESCRIPTION, SCOPE OF WORK, PERFORMANCE AND  
TECHNICAL SPECIFICATIONS, AND BRIDGING DOCUMENTS**

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**PROJECT DESCRIPTION, SCOPE OF WORK, PERFORMANCE AND**  
**TECHNICAL SPECIFICATIONS, AND BRIDGING DOCUMENTS**

**WATER DEPARTMENT**

**1. Project Description:**

- 1.1.** The City of San Diego (City) is seeking Design-Builders to work with its stakeholders to design and construct the Chollas Water Operations Facility (WOF). The WOF is a central remote control point for the City's water distribution system ("supervisory control and data acquisition" or SCADA) and the dispatch center for the majority of City water construction and repair crews. Located in the Chollas Operations Yard at Caminito Chollas and College Grove Drive. The WOF also contains the City's Department Operations Center (DOC), which provides critical command & control support for the City's water system during emergencies and the Security Operations Center (SOC) which provides centralized security surveillance of the City's reservoirs and other critical water production & distribution facilities.

The Chollas WOF occupies a 10.6 acre site on at the abandoned Chollas Landfill. The primary permanent structure is an approximately 24,000 s.f. tilt-up, single story concrete building built in 1961. It houses +/-55 City employees, some mechanical shop functions, warehousing, and employee locker rooms & showers. Eleven (11) temporary trailers on site provide full-time workstations for an additional 45-50 employees, and support/dispatch facilities for approximately 150 members of the City's Water & Wastewater construction and repair crews. There are additional semi-permanent buildings (converted garages exceeding their designed lifespan) on site that house another 10-12 staff members. Total Public Utilities Department employees on this site are approximately 325.

The vast majority of the site is situated on asphalt pavement over the former landfill. The landfill portions of the site are scheduled to be fully graded and rehabilitated under a project proposed by the Environmental Services Department (ESD) before the initiation of the Chollas WOF Improvements Project.

The proposed project will demolish all but one of the permanent structures, remove all temporary trailers, and provide two new structures to properly house the staff and equipment providing the critical City functions at this facility. The entire project constitutes 5.04 acres of the 10-acre Water Operations Facility site. The entire Chollas City Operations Yard is approximately 50 acres, and additional adjacent former landfill acreage is dedicated to athletic fields.

**Building A** will consist of approximately 44,400 s.f. within a two-story, 30-ft tall Concrete Masonry Units (CMU) office building for the administration, engineering, and information systems support functions of the department. This building will also include the new SCADA control room, DOC the emergency water system command post), & SOC functions in an appropriately secure setting with redundant power and communications systems. Building A will also include a single-story portion, intended for crew supervisors, crew muster & dispatch, and crew support facilities such as time-entry



terminals, showers, and locker rooms. The single story portion is designed to support a future expansion of the second floor. The building will be on a slightly raised, retained slab-on grade in order to maintain a continuous grade through the building complex. Continuous, overlapping operation of all functions, especially SOC & DOC functions throughout the construction and transition process is an absolute prerequisite for the project.

A 20-foot antenna tower, screened by architectural panels, is proposed for the roof top, rising to a total height of 50' above finished grade. The antennas are a critical part of the City's water operating and emergency operations systems are considered to be a part of the City's essential infrastructure for public health & safety.

**Building B** will consist of an approximately 18,400 s.f. CMU building which will concentrate the non-office functions of the department under one roof. These functions include, but are not limited to, the Water Meter, Telemetry, Electrical, Machine and Tool Shops. Building B will be built on a retained slab on grade, so that portions of the building perimeter will sit at dock height relative to the adjacent parking areas.

Between Buildings A & B will be a covered congregation plaza for staff breaks & lunches and "all hands" muster events. The plaza level will be flush with the interiors of both Buildings A & B, with a slightly retained paved area. The plaza also contains large above-ground rainwater cisterns to hold run-off from the roof, to be pumped out for irrigation and filtration through planters.

East of Building B will be a +/- 3200 s.f. metal framed covered storage area, 12' in height subdivided into ten sub-units by metal fencing and separately gated.

Site improvements shall include customized areas for storing pressurized tanks and BMP materials, enclosures for existing and new electrical and water services, a backup power generator, and new refuse/recycling areas, site lighting and security cameras. Other site improvements will include new metal framed, fenced, gated, and 6700sf of covered truck layout sheds (20 stalls) where service vehicles can be loaded, prepared, and secured for the subsequent day's jobs.

Minimal landscaping is required, mostly provided in raised planting boxes. However, significant storm water treatment & conveyance measures will be required to be consistent with the 2013 MS4 permit.

Parking is being provided above municipal code requirements on a shared City parking lot just west of the project site. The calculations for parking demand generation are included on the drawings.

All of the permanent buildings will be oriented and structurally engineered to support future photo-voltaic power panels.

The project, as represented in these bridging document drawings, has been reviewed by the Environmental Analysis Section (EAS) of the City of San Diego (PTS #397640). The EAS has prepared an environmental Negative Declaration for this project. There are no identified historic resources on the site and the site has been

fully developed since 1961. The majority of the site that does not contain structures is a retired landfill that has been closed since the late 1970s.

Mid-City Communities Plan - The present and proposed uses are not consistent with the zoning designation of RS-1-7 or the land use for this area identified within Mid-City Communities Plan (Open Space), but the facility is deemed to be an essential project for safety and well-being of the public. As the buildings on-site are nearing their useful life, they require redeveloping and to date, no alternative location for the Chollas Yard has been identified for relocation.

Development that preserves and enhances significant views within and outside the greater Mid-City area is one of the visions of the Mid-City Communities Plan. Although the Mid-City Communities Plan depicts the Chollas Yard as Open Space, currently, it is not. The proposed buildings are replacing the existing buildings already on-site. The Water Operations Facility occupies only a small portion of the Chollas Yard so eliminating these essential operations buildings would not increase the visual opportunities to Open Space areas. The project includes the consolidation of a number of existing antennas into a single, architecturally screened antenna tower on the roof to reduce visual cluster. To further achieve the goals and recommendations of the Visual Resources section of the Mid-City Communities Plan, the entire Chollas Yard would need to relocate and the land use and zoning would need to be changed. Note that a bike lane and sidewalk currently exist along the frontage of the parcel.

Environmentally Sensitive Lands - Pursuant to SanGIS data (Feature Class: SANGIS.SLOPES\_1999\_SD - Projected Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_FIPS\_0406\_Feet), there are no sensitive resources on-site, adjacent to, or within 100 ft. of the site. Intensive Agriculture, Disturbed Habitat and Urban Developed vegetation communities surround the site (see attached GIS map). Although the map indicates steep slopes in the vicinity of the project, these slopes do not meet the definition. Specifically, if there are any portions on-site with a natural gradient of at least 25 percent (25 feet of vertical distance for every 100 feet of horizontal distance), they do not have the vertical elevation of at least 50 feet.

Health & Safety Plan - This plan will be provided by the Design-Builder, and will address monitoring for methane gas during trenching and excavation activities and protocol for mitigating potential fire and explosion hazards if methane is discovered. In addition, the plan will contain provisions for periodic methane gas monitoring inside all buildings and underground utilities.

Solid Waste Management Plan - Because the facility's proposed square footage has substantially decreased from the previous PPA submittal and the City intends to comply with all City regulations, codes, and requirements including, Section 66.0601 of the Municipal Code ("Construction and Demolition Debris Diversion Deposit Program"), ESD staff has agreed that a Solid Waste Management Plan will not be required.

- 1.2. For additional information regarding the project see:  
<ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/>

- 1.2.1. Bridging Documents (Drawings) - June 17, 2015

- 1.2.2. LEED Feasibility Analysis – January 2015
- 1.2.3. FF&E Schedule/Room Area Requirements - June 17, 2015
- 1.2.4. Space Utilization Worksheet - June 17, 2015
- 1.2.5. Phasing Summary - June 17, 2015
- 1.2.6. Preliminary Water Quality Technical Report – January 2015 (Revised February 2015)
- 1.2.7. Preliminary Geotechnical Evaluation - January 13, 2011
- 1.2.8. Supplemental Geotechnical and Environmental Evaluation - November 11, 2011
- 1.2.9. Soil Management Plan - January 13, 2011
- 1.2.10. Asbestos and Lead Report Memo – January 5, 2011
- 1.2.11. South Chollas Landfill – 05/01/01 (updated 04/27/05)
- 1.2.12. EM31 and EM61 Site Data Maps – 01/11
- 1.2.13. Community Health and Safety Plan - November 12, 2014
- 1.3. The WOF shall be designed and built to be fully functional in every capacity with requirements equal to or exceeding the existing County of San Diego, County Operations Center, 5560 Overland Avenue, San Diego, CA, 92123.
- 1.4. The project is located at: 2797 Caminito Chollas, San Diego, CA 92105.

**2. Scope of Work:**

- 2.1. The City is seeking a project of state of the art design and technical quality conforming to, or exceeding, the minimum program and performance requirements established herein. Exceptions or deviations from these minimum requirements will not be allowed unless specifically authorized by this RFP or by addenda.
- 2.2. The Design-Builder services sought by this RFP include all services necessary to design and construct the WOF. This includes, but is not limited to, full design phase services, scheduling, estimating, energy modeling, value management, general contracting during the construction phase, building commissioning and project closeout. The design and construction must comply with the requirements of all applicable State and City agencies having jurisdiction over the project. The Design-Builder shall work to obtain approvals in increments that will facilitate the schedule. The completed project is to be a fully functioning facility as described in the Contract between the City and Design-Builder.
- 2.3. The Scope of Work for the Design-Build firms includes but is not limited to:

- 2.3.1. Architectural and engineering design services.
  - 2.3.2. Permitting submittal and approvals from local and state agencies including Construction General Permit (CPG) and Municipal Storm Water Permit (MS4).
  - 2.3.3. Coordination of payment of all fees.
  - 2.3.4. Project Management.
  - 2.3.5. Energy Modeling and Analysis
  - 2.3.6. Construction, including off-site improvements as indicated in the Design Guidelines.
  - 2.3.7. On site and off site wet and dry utilities design, coordination, and installation in the public right of way.
  - 2.3.8. Commissioning of systems and equipment.
  - 2.3.9. Coordination and payment of all test and inspection services.
  - 2.3.10. Community meetings (as may be required).
  - 2.3.11. Coordination and scheduling work of Team and others providing services to design and construct the project.
  - 2.3.12. All on-site and off-site design and grading for new construction storm water compliance (SWPPP, BMPs, SUSMP, MS4).
  - 2.3.13. Insurance and bonding.
  - 2.3.14. Coordination with City representatives.
  - 2.3.15. LEED Silver compliance (minimum)
  - 2.3.16. ADA Compliance
  - 2.3.17. Soils Report
  - 2.3.18. Data/Cable/Voice/Communication
  - 2.3.19. Surveying
  - 2.3.20. Integration of public art (as may be required)
  - 2.3.21. Furnishing (allowance)
- 2.4. The design and construction must comply with the requirements of all applicable agencies having jurisdiction over the project.

## **2.5. Design Deliverables.**

- 2.5.1.** Design deliverables during the design process shall include 30%, 60%, 100% and Final phases. Plans, Specifications and LEED progress packages shall be delivered for review at each phase.
- 2.5.2.** Design-Builder shall provide up to fifteen (15) full size (24"x36"), up to ten (10) one-half size (11"x17"), and one (1) CD of design drawings, and up to fifteen (15) sets of specifications for each phase of design submittal. Design-Builder shall provide final as-built drawings in Mylar.

## **2.6. Performance Requirements and Standards.**

- 2.6.1.** The adequate performance of the completed improvements is of paramount importance. The completed project shall meet or exceed all performance requirements identified in this RFP. The following are considered general minimum standards:
  - A.** Basic, minimum code performance: this is the basis of minimum facility performance resultant from compliance with code and regulation requirements. The completed project shall comply with, or exceed, all Local, State and Federal Codes, Regulations and Applicable Standards.
  - B.** Leadership in Energy and Environmental Design (LEED): the completed facility shall meet or exceed the required points for a Silver Certification (50-59 points) as evidenced by a completed LEED for New Construction v4 Project Scorecard/Checklist, accompanied by a brief explanation of how each point will be achieved, and the requisite energy modeling to demonstrate proposed energy performance. LEED measurement and verification must be included. LEED certification is required. Enhanced commissioning is optional at the Offeror's discretion. The City may retain these services to confirm that the finished project meets the stipulated criteria.
  - C.** Accessibility: the completed facility shall comply with the requirements of the Americans with Disabilities Act (ADA), State Title 24 access requirements and all applicable City Access Memos published by the City's Access Law Technical Group (see link below).

<http://www.sandiego.gov/publicworks/edocref/index.shtml>

- 2.7.** Ease of operation, maintenance and replacement of equipment is key. For the purposes of this project, the following are considered general minimum maintenance standards:

- 1.** Personnel with a reasonable level of training shall be able to easily operate the facility, equipment and systems.
- 2.** The various systems and equipment shall be selected with as few variations as possible to standardize the products.
- 3.** Training of City's personnel in operation of equipment and systems shall be provided.

4. Minimize the amount of maintenance required.
  5. Make provisions for convenient access for service and replacement of equipment and system components, not required to have the expected service life span equal to that required for the project(s) as a whole, without undue disruption of building operation.
- 2.8.** Functional service life expectancy and durability of all work is vital. For the purposes of this project, the following are considered general minimum durability standards:
1. Life expectancy: The structural and general life expectancy of all work shall be 60 years, with the following exceptions: paved surfaces (25 year service life under normal usage), roof membranes (20 year service life, fully functional), and doors (20 year service life under normal usage).
  2. Roofs: All components of roofing (not just roof covering) shall be easily accessible by maintenance personnel on foot without the use of portable ladders. Rooftop fixtures, if any, shall be serviceable by simple replacement of parts, minimizing the time required on the roof. Surfaces need withstand maintenance foot traffic only.
- 2.9.** Security is essential. The design and construction of the improvements shall conform to the ideals of Crime Prevention Through Environmental Design (CPTED, <http://www.cpted.net/>). The guidelines of CPTED should be utilized to ensure well planned, located and shaped buildings within the site that enhance supervision and emergency readiness.
- 2.10. General Performance Requirements.** These general performance requirements describe the character, quality, or level of performance required for all improvements relative to construction assemblies and building systems:

**2.10.1. GENERAL / ENVIRONMENTAL**

- A. Safety: Design and construct all exterior and interior spaces to incorporate accepted principles of crime prevention using environmental and technological methods of providing surveillance and access control.
  1. Roofs: Provide permanent access and safety systems to all areas of roofs for maintenance of roofing and rooftop-mounted equipment. Access to be controlled to prevent access by unauthorized persons.
  2. Entries: Provide slip-resistant walking surfaces, including floors, ramps and stairs with a minimum static coefficient of friction of 0.80.
  3. Restrooms: Provide all elements, including fixtures, partitions, counters, mirrors, etc., that have a high safety rating.

- B. Fire and Life Safety: Provide code approved fire and life safety systems for site and building including emergency vehicle circulation, on-site hydrants as required, and building access for fire apparatus and emergency response vehicles.
- C. Acoustics: minimize noise intrusion from noise-source into occupied spaces, and on-site public, gathering environments.
  - 1. Structure-borne sound and vibration: prevent transmission of perceptible sound and vibration from equipment that rotates, vibrates, or generates sound by isolating such equipment from superstructure or by isolating equipment support foundations from building foundations.
  - 2. Mechanical: Maintain the sound transmission characteristics of assemblies through which systems pass.
    - i. All sounds of flushing and liquid running through pipes are prohibited outside of the rooms housing toilets and other fixtures, with the exception of when doors to those rooms are open.
    - ii. Equipment noises: noise level shall be below that which may be objectionable, based on occupancy of space.
    - iii. When systems are located within or pass through assemblies that perform sound isolation functions, consider the noise produced by the system itself as one of the external sound sources.
    - iv. Provide any necessary acoustical treatment to main supply and return duct as required to maintain acceptable NC levels. Sound mitigation components include sound attenuators, double wall lined ductwork, duct offsets, architectural soffits and/or insulation around ductwork (especially where main vertical supply and return ducts penetrate into acoustically sensitive areas).
- D. Access: The design shall provide full accessibility wherein accessibility-related elements shall be fully integrated as basic design elements.
- E. Aesthetics: The City desires facilities that exhibit an inviting, human scale with the use of forms, materials, textures and colors that appeal to a wide spectrum of users.
  - 1. Walkway, Pedestrian Ramp, and Exterior Stair Paving: provide paved surfaces to contrast, in color and texture, from vehicular areas.

2. Exterior Seating: wood, metal, concrete, or combination thereof for comfort, permanent installation and minimum maintenance. Standard manufacturer's product or custom field constructed.
- F. Thermal Comfort: Indoor spaces shall maintain thermostat settings plus or minus 2 degrees and integrate controllability of systems within individual spaces.
- G. Utilities: Conceal all utilities and services underground.
1. Provide the following as required:
    - i. Water and Drainage: A means of delivery of water to points of utilization; automatic heating and conditioning of domestic water; and unattended removal of water, rainwater, and liquid waste.
    - ii. HVAC: A controlled means of maintaining interior space comfort and air quality, including heating, cooling, ventilation and energy supply.
    - iii. Fire Protection: Automatic fire detection, suppression, and warning, as well as manual fire-fighting equipment.
    - iv. Electrical Power: Energy to operate all electrically operated devices, including those included under other services and those provided separately by the City.
    - v. Artificial Lighting: Illumination of spaces and tasks, both interior and exterior, independent of reliance on natural light.
    - vi. Telecommunications: Services that include voice and data transmission and cable/satellite TV service.
    - vii. Other services: Services that include integrated facility controls, surveillance and security controls.
  2. Utility Sources and Outlets: connect utilities and services to and from:
    - i. Water source: Existing public utility in the Public Right of Way.
    - ii. Sewage Disposal: Connect building sewer to the existing public sewage system in Public Right of Way.
    - iii. Rain Water Drainage Outlet: Comply with the City's Storm Water Pollution Prevention Plan



(SWPPP) requirements, consistent with the Low Impact Development Handbook, including but not limited to on-site drainage retention.

- iv. Electrical power source: Existing public utility in Public Right of Way.
- H. Lighting: provide clear ingress, on-site, and egress hierarchical illumination, such that a user may be able to intuitively find their way at night, LED Lighting throughout consistent with LEED criteria.
- 1. Outdoor Spaces and Landscaped Areas: commercial scale, street, parking lot and pathway illumination.
  - 2. Interior Spaces: maximize the effectiveness of day lighting. Artificial lighting shall provide uniform distribution at desk height to allow unlimited furniture arrangement with variable lighting levels.

#### **2.10.2. CIVIL**

- A. The Grading and drainage concept developed in the Bridging Documents and the Water Quality Technical Report and Hydromodification Management Plan (HMP) for Chollas Water Operations, prepared by BergerABAM, shall be updated to incorporate regulations being updated in late 2015, which may require additional measures to be implemented. All changes are subject to review and approval by the City.
- B. All grading, public improvements, and storm water improvements will be reviewed by City staff. This review will be coordinated by the City Project Manager.
- C. Grading
  - 1. Design-Builder to prepare a Grading Plan with clearly delineated lines and contours of the existing and proposed finish surfaces. Design-Builder shall also delineate slopes and surface drainage in conformance with recommendations and criteria provided by a Geotechnical Investigation completed on the proposed site.
  - 2. Design-Builder shall provide provisions for all excavations and backfill required to complete the contract work, in compliance with the Project Geotechnical Investigation Report and with Section 300-3 structure excavation and backfill of The Standard Specifications for Public Works Construction (SSPWC), current edition.
  - 3. The design intent of the project for the on-site drainage is to drain the site from the north to the south while minimizing

infiltration due to the adjacent landfill.

4. Grading shall drain away from structures and direct drainage to the south via surface flow. Although an older underground storm drain toward the south exists, it was capped and abandoned years ago due to regulations and laws governed by the landfill. Thus, any new underground storm drains should be avoided due to the landfill constraints.
5. Some areas around the site at the west end and around the building perimeter will require slopes to be less than two percent to comply with ADA laws.

#### D. Utilities

1. The utility information provided is based on available information from site investigations and record drawings. The underground utility locations are approximate and there may be additional utilities in the field which are not provided on drawings. The Design-Builder is responsible for verification and providing an accurate site survey and all underground utility locating for determining existing utility information and condition prior to final design submittal. The Design-Builder will need to verify horizontal and vertical location of all utilities within the construction area.
2. Proposed utility service sizes are for informational purposes. It will be the responsibility of the Design-Builder to confirm service sizes during final design of the facilities.
3. The Design-Builder shall coordinate prior to the commencement of work with all utility providers, the City Project Manager and City staff for relocation, removal, or connection of all utilities.
4. Design new and relocated dry utility infrastructure in conformance with the utility provider design criteria and coordinate final design and approval with SDG&E, AT&T, City fiber, and other utility companies as needed. Obtain all necessary reviews, approvals, and permits.
5. Design-Builder is responsible for all coordination with utilities. Trench excavation, bedding, and backfill shall be City Design standards and specifications.
6. Fire Prevention Water Lines shall begin at the nearest potable water main in the Public Right of Way and end (5') outside the proposed building footprint. Coordinate point of connection with the City of San Diego Public Utilities Department. Each Fire Protection lateral to a building shall include a reduced pressure principle double check back flow preventer with post

indicator valves at each end and anti-tamper switches per the City of San Diego Public Utilities Department requirements and the Standard Specifications for Public Works Construction.

7. Each Fire Protection lateral to a building shall include a Fire Department connection per City of San Diego Standard Drawings and Fire Agency Requirements. The Fire Department connection shall be located within forty feet (40') of a fire hydrant.
8. Fire hydrants shall be constructed per the City of San Diego Public Utilities Department requirements and San Diego Standard Drawings and the Standard Specifications for Public Works Construction. The design should anticipate the need for one on site fire hydrant and one off site fire hydrant within the street right of way. More fire hydrants may be required based upon meeting with the local Fire Marshall.
9. All underground fire prevention water lateral piping shall be per City standards with restraints at bends, fitting or deflection joints, and meeting the requirements of the City of San Diego Public Utilities Department and their specifications.
10. All fire prevention thrust blocks shall be constructed per City of San Diego Public Utilities Department requirements or per City Standard Drawings as applicable following whichever is more stringent.
11. All ductile iron pipe and fittings above ground or below grade shall be flanged and meet the requirements AWWA C-II 0 threaded per A WWA C-ITS with cement mortar lining per AWWA C-1 04 and ASTM C150 type V, and meeting the requirements of the City of San Diego Public Utilities Department standard specifications with rubber gasket joints meeting A WWA C-111 specifications.
12. If soils condition requires cathodic protection, it shall be installed per the requirements of the City of San Diego Public Utilities Department Requirements All valves shall be resilient seated wedge gate valves meeting the requirements of the City of San Diego Public Utilities Department requirements.
13. Hydrostatic pressure testing shall be completed per the Standard Specifications for Public Works Construction or per the City specifications prior to disinfection, whichever is most stringent.
14. Clearing and disinfection of water line pipes shall be completed per the requirements of the City of San Diego Public Utilities Department specifications only after pressure testing is completed.

15. All water related appurtenances such as blow-offs and air vacuum release valves shall be per the City standard drawings and specifications.
16. Domestic water lines shall begin at the nearest on-site or off-site potable water main in the Public Right of Way and shall end at a point five feet (5') outside the proposed building footprint. Coordinate the point of connection with the City of San Diego Public Utilities Department.
17. Each domestic water lateral to a building shall include a reduced pressure principle double check back flow preventer with post indicator valves at each end and anti-tamper switches per the City of San Diego Public Utilities Department requirements and specifications and per the City Standard Drawing and the Standard Specifications for Public Works Construction.
18. All underground domestic water lateral piping shall be C-900 PVC, CI-150 pipe with restraints at bends, fitting or deflection joints, and meeting the requirements of the City of San Diego Public Utilities Department standard drawings and specifications.
19. All domestic water line thrust blocks shall be constructed per the City of San Diego Public Utilities Department standard drawings and specifications or per the City Standard Drawings, and the Standard Specifications for Public Works Construction as applicable, whichever is more stringent.
20. All ductile iron pipe and fittings above ground or below grade shall be flanged and meet the requirements AWWA C-110 threaded per A WWA C-115 with cement mortar lining per A WWA C-1 04 and ASTM CI50 type V, and meeting the requirements of the City of San Diego Public Utilities Department standard specifications with rubber gasket joints meeting A WWA C-II 1 specifications.
21. All valves shall be resilient seated wedge gate valves meeting the requirements of the City of San Diego Public Utilities Department standard plans and specifications.
22. Clearing and disinfection of water line pipes shall be completed per the City of San Diego Public Utilities Department standard specifications only after pressure testing is completed.
23. All water lines 2" or less in diameter shall be copper tubing with brass or bronze fittings per the City of San Diego Public Utilities Department standard drawings and specifications.
24. All valve boxes shall be per the City of San Diego Public

Utilities Department standard drawing and specifications or if no local agency exists construct per The San Diego Regional Standard Drawing as applicable.

25. Domestic Water Lines shall have a pressure reducing valve outside each building to limit the water pressure to 70 PSI at the furthest water closet inside the building. The residual pressure to sinks and lavatories shall be a minimum of 15 PSI.
26. Domestic Water lines and Fire Prevention Water lines shall be separate on-site looped systems.
27. The Sanitary Sewer System shall be designed in accordance with the City of San Diego Sewer Design Guide.
28. The existing substation contains hazardous material which needs to be disposed legally. The existing substation that has been design for and provides electricity to the entire site needs to be replaced.

E. Storm Water Management

1. The general concept of the Drainage Study developed in the Bridging Documents shall be preserved as much as possible. The Drainage Study Bridging Documents include the Preliminary Hydrology calculations for Chollas Water Operations, prepared by BergerABAM. The design intent is to maintain similar drainage patterns from the existing to proposed conditions, ensure no adverse impacts to downstream facilities, and comply with the City of San Diego Drainage Design Manual.
2. The Design-Builder will need to provide a new Hydrology Study, Water Quality Technical Report, and Hydromodification Plan for this project based on all the latest updated requirements of the City of San Diego Drainage Manual, Water Quality Technical Report, and Hyrdromodification Plan requirements. Many of these requirements were in development while the Bridging Documents were being prepared.
3. The general concept for the water quality and Low Impact Development (LID) identified in the Bridging Documents shall be preserved as much as possible. Refer to the Water Quality Technical Report for Chollas Water Operations, prepared by BergerABAM.
4. Post Construction BMPs as well as Low Impact Development (LID) features shall consist of a combination of permeable pavement sections (permeable pavers, pervious concrete, and permeable asphalt concrete), rain water harvesting systems (cisterns), underground detention basins

as well as flow through devices to comply with the most current Storm Water Standards and Hydromodification Plan requirements per the City of San Diego.

5. Additional measures to treat the storm water runoff will also be required to meet the storm water quality requirements outlined in the Water Quality Technical Report requirements from the City. However, these measures shall limit the use of infiltration Best Management Practices due to the existing underground landfill located on the south side of the site.
6. A Storm Water Pollution Prevention Plan (SWPPP) will be required per the State of California Construction General Permit and City of San Diego requirements. The Design-Builder shall provide a Qualified SWPPP Developer (QSD) to prepare a SWPPP. In addition, the Design-Builder shall provide a Qualified SWPPP Practitioner (QSP) to implement the SWPPP and erosion control measures in accordance with the State of California Construction General Permit and City of San Diego requirements.
7. Design-Builder shall provide an Erosion Control Plan in Conformance with all current NPDES (National Pollutant Discharge Elimination System) general permit requirements and the state water resource control board's (SWRCB's) Order NO 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ, and shall incorporate measures to control discharges of storm water to surface waters associated with construction activity including clearing, grading, and excavation activities. In addition the SWPPP shall account for potential storm water run-on entering the project site from offsite areas.
8. Erosion Control shall be designed to mitigate storm water run-off originating within project site as determined by the limits of work and shall also account for any storm water run-off originating off-site and crossing to within project limits.
9. Erosion Control shall conform to the requirements (in addition to those stated above) The Construction Site Best Management Practices (BMP's) manual and section 701, Water Pollution Control of The Standard Specifications for Public Works Construction (SSPWC), current edition.

#### F. Concrete Paving

1. Concrete pavement shall conform to all provisions of Standard Specifications for Public Works and City of San Diego Standard Drawings and/or per the project Geotechnical Report recommendations, whichever is more stringent.

2. All concrete joints shall conform to the City of San Diego Standard Drawings.

G. ADA Access Requirements (Non-Building)

1. Curb ramp with detectable warning tiles and protective railing shall be in accordance with City Standard Drawings and Approved Materials List.
2. Passenger drop-off and loading zones shall be in accordance with the California Americans with Disabilities Act Architectural Barrier Removal/Compliance Manual, Part B - (DSA/AC) -Chapter 3, Survey Form 32: Passenger Drop-off and Loading Zones and San Diego Regional Standard Drawing M27 A and M-27B.
3. Accessible parking shall be in accordance with the California Americans with Disabilities Act Architectural Barrier Removal/Compliance Manual, Part B -(DSA/AC) - Chapter 3, Survey Form 3 J: Accessible Parking Required and City Standard Drawings
4. Accessible parking signs shall be in accordance with City Standard Drawings.

H. Curb and Gutters:

1. Provide curb or curb and gutter as required for all access areas. All concrete, joints, curb, gutter, and cross gutter shall be in accordance with the City Standard Drawings and SSPWC.
2. Curb shall be 6" curb in accordance with City Standard Drawings.
3. Cross gutter shall be in accordance with City Standard Drawings.
4. Mid-block cross gutter shall be in accordance with City Standard Drawings.
5. Concrete shall be accordance with Standard Specifications for Public Works Section 201 Curb and curb and gutter construction shall be in accordance with Standard Specifications for Public Works Section 303.
6. All underground connected utilities within the project limits shall be completely constructed inspected, tested, connected, and approved prior to construction of curb or curb and gutter.
7. Curb or curb and gutter joint locations shall include expansion joints at curb returns, adjacent to structures, and at

45 foot intervals.

8. Curb or curb and gutter joint locations shall include weakened plane joints at driveway locations and at 15 foot intervals between expansion joints.
9. All concrete joints shall conform to City Standard Drawings.
10. Failed or damaged work, such as cracks in curb or curb and gutter, shall be replaced to the nearest joint or score line in each direction prior to placement of the final pavement course.
11. The Design-Builder shall certify the finish pad elevation for all buildings.

I. Construction Staking:

1. All construction staking shall be completed by a California Registered Professional Land Surveyor or under their direction or by a California Professional Civil Engineer authorized to perform Land Surveying. All design and construction staking shall be based upon elevations tied to a City of San Diego Benchmark.

**2.10.3. LANDSCAPE**

A. Landscaping

1. The general landscape concept developed in the Bridging Documents shall be preserved.
2. The area adjacent to the project site is an abandoned landfill. Water percolation is not allowed on the site. Water for the proposed landscape areas will be collected and run through a filtration system as designed by the civil engineer.
3. A majority of the trees, shrubs and vines will be planted in raised pre-cast concrete planters that will also drain into this same filtration system.
4. Topsoil import (required) for the landscape areas shall be Class 'A' topsoil and shall be composed of not less than 70% sand, 20% silt, and not more than 10% clay. It shall be free of weeds, seeds, rocks, debris, or toxic substances. Topsoil sources shall be located as early as possible and a soils report indicating its quality shall be submitted for approval to the City Soils Lab eight weeks prior to planting. The imported topsoil will be sampled and submitted to one of the approved labs once it arrives at the site to verify its composition.
5. A number of pre-cast concrete planters and pots will be



integrated with building columns and green screens to allow vines to grow up the screens. These planters/pots shall either drain into a filtration system or drain onto the adjacent paving and directed into a storm water drainage system.

6. Tree branching form shall be symmetrical with relatively straight central leaders and tapered trunks. Main branches shall be well-spaced. Trunk and branches shall be free of wounds.
7. Root balls shall be healthy and free of any circling or kinked roots.
8. Trees shall be staked with lodge-pole pine stakes, two per tree. Tree ties shall be installed in a manner that does not damage tree trunk.
9. All plants shall have adequate irrigation and fertilization.
10. Herbicides and fertilizers shall be approved by the City prior to use.
11. Trees shall be guaranteed for a period of one (1) year, with shrubs and groundcovers guaranteed for 90 days.
12. Site landscape areas shall be in accordance with City of San Diego Low Impact Development Standards (Storm Water Management).
13. Plant materials shall be selected to minimize the need for supplemental water, minimize extensive maintenance, minimize site run-off, be fire-resistant, and non-invasive. Plant selection shall be based on the Water Use Classifications of Landscape Species (WUCOLS) <http://ucanr.edu/sites/WUCOLS/> list of Low Water Use species.
14. Planting shall be done to facilitate solar shading of structure and reduction of heat islands in paved areas wherever possible.
15. No plants shall be located in areas that will obscure vehicular visibility in traveled-ways.
16. Planting near buildings shall, to the greatest degree possible take pedestrian safety, building security and fire resistance into consideration.
17. A final Certificate of Completion (with Water Audit and Maintenance Schedule) shall be submitted to the City by the Landscape Architect of record, in compliance with the City's Model Water Efficient Landscape Ordinance.

## B. Irrigation

1. The general landscape concept developed in the Bridging Documents shall be preserved.
2. Follow good design practices including connecting valve systems by plant type, irrigation equipment type, solar exposure and grade.
3. Provide all required submittals and obtain all required DSD reviews, approvals, permits and inspections. Required permits may include but are not limited to electrical and plumbing.
4. Design the irrigation system utilizing current water conservation standards and equipment. The design and installation shall comply with the City of San Diego's Water Efficient Landscape Ordinance.
5. Water use calculations will be required per the City of San Diego's Model Water Efficient Landscape Ordinance.
6. Irrigation equipment, including weather-based auto controllers, rain sensors, moisture sensors, and low precipitation rate emitters, shall have the most advanced water-saving features and shall be approved by the City of San Diego.
7. Backflow prevention shall be per City Standards. Equipment operation shall be certified and device shall be secured within a protective metal cage.
8. Irrigation system shall be designed with the proper operating pressure and an appropriate watering window to assure optimal delivery of water to the plant material at all times.
9. Irrigation heads shall be installed and adjusted to avoid overspray or water waste.
10. Irrigation equipment shall be of the type needing minimal maintenance or repair and shall by design, minimize vandalism.
11. The irrigation system shall be designed to achieve a Distribution Uniformity (DU) of 70 percent or 0.70. The irrigation system shall be audited by an independent Certified Landscape Irrigation Auditor who is certified by the Irrigation Association. Deficiencies shall be corrected prior to the start of the Plant Establishment Period.
12. Preliminary testing of the existing potable water pressure (static) for the right-of-way irrigation system is currently

ranging between 98-108 PSI.

13. Contractor shall provide a test for pressure verification. Install a water pressure recorder upstream of the existing reduced pressure principle backflow preventer for a minimum of one week to determine actual water system pressure over the period and to identify any variation in system pressure during the night or specific days of the week that may affect irrigation operation or efficiency.
14. An existing meter and backflow are located at the northwest part of the project that is responsible for existing the right-of-way landscape areas. This system includes remote control valves, pipe, heads, valves and an existing irrigation controller. Contractor shall maintain this system in operation to maintain, restore or establish all existing and/or replaced landscaping.
15. Contractor shall provide a new point of connection to the city water system with a 1" irrigation meter and reduced pressure backflow for the building site landscape areas.
16. Contractor shall integrate a rain-water harvesting system utilizing a water diversion valve system to utilize available water from either the proposed cistern systems or the City's potable waterline for landscape irrigation.
17. Irrigation shall provide a new 18 station, wall-mounted, Smart satellite controlled irrigation controller with a rain gauge.
18. Existing Irrigation systems in all areas not included within the limits of new construction shall remain in operation during all phases of new construction in order to prevent damage to established plant materials.
19. Capping off of various segments of existing irrigation systems may be necessary in areas scheduled for demolition and new construction. Contractor shall review all proposed modifications to the existing irrigation system with the City of San Diego project manager.
20. All irrigation systems to remain in their original configurations if at all possible.
21. A final Certificate of Completion (with Water Audit and Maintenance Schedule) shall be submitted to the City by the Landscape Architect of record, in compliance with the City's Model Water Efficient Landscape Ordinance.
22. Irrigation record drawings shall clearly document the final installation of the entire system, with accurate dimensions,

sizes, and types of equipment. It shall reflect all new areas as well as any modified irrigation systems.

#### 2.10.4. ARCHITECTURE

##### A. MASONRY

1. All exposed Concrete Masonry Units (CMU) shall be a manufacturer standard integral color, not painted, with chamfered outside corners.

##### B. METALS

1. Exposed exterior architectural metal railings, such as handrails, shall be galvanized. Avoid exterior metal applications that require painting.
2. Interior aluminum railings, such as railings at stairs, alloy and temper shall be as recommended by aluminum producer and finisher for type of use and finish as indicated - Baked-Enamel or Powder-Coat Finish.

##### C. WOOD AND PLASTICS

1. Cabinets: all cabinets, casework, counter tops, shelving and like items shall conform to Woodwork Institute of California (WIC) "Custom Grade" based on the WIC Manual of Millwork, most recent edition. Fabricate, assemble, finish, and apply hardware, to maximum extent possible, before shipment to project site.
  - a. Wood cabinets for transparent finish (Conference Rooms): Run and match grain vertically for drawer front, doors, and fixed panels. Surfaces other than drawer bodies shall be compatible species to that for exposed surfaces, stained to match. Drawer sides and backs shall be solid-hardwood lumber, stained to match species indicated for exposed surfaces. Drawer bottoms to be hardwood plywood. Provide dust panels of 1/4-inch plywood or tempered hardboard above compartments and drawers, unless located directly under tops.
  - b. Plastic-Laminate Cabinets (All other areas): Exposed surfaces to be high-pressure decorative laminate; HGS for horizontal surfaces other than countertops, and VGS for vertical surfaces and edges. Surfaces other than drawer bodies shall be high-pressure decorative laminate, grade CLS. Drawer sides and backs to be solid-hardwood lumber and drawer bottoms to be hardwood plywood. Provide dust panels of 1/4-inch plywood or tempered hardboard above compartments and drawers, unless located directly under tops.

- c. Plastic-Laminate Countertops (All areas): Post-formed countertops with high-pressure decorative laminate, HGP grade. Edge treatment shall be 1-1/2" phenolic or wood bull-nose. Use particleboard made with exterior glue core material.

#### D. THERMAL AND MOISTURE PROTECTION

- 1. Moisture and Weather Resistance: systems and materials shall prevent water penetration into the interior of buildings, including the internal cavities of exterior shell assemblies, under conditions of rain driven by up to 50 mph winds, and minimize deterioration due to precipitation, sunlight, ozone, normal temperature changes, salt air and atmospheric pollutants.
  - a. Surfaces exposed to view: deterioration adversely affecting aesthetic life span includes color fading, crazing and delaminating of applied coatings.
  - b. Joint components and penetration seals: capable of resisting expected thermal expansion and contraction; use overlapping joints that shed water wherever possible.
  - c. Freeze-thaw resistance: adequate for climate of project.
  - d. Corrosion Resistance: in locations exposed to the outdoor air or in potential contact with moisture inside shell assemblies, provide only corrosion-resistant materials.
  - e. Exterior Walls: Complete air barrier system that allows moisture vapor transmission while preventing air infiltration.
- 2. Roofing: the roofing shall be designed and constructed to provide complete protection of all the interior spaces of the building from wind, moisture and any other environmental conditions.
  - a. Achieve the standards outlined in the energy performance portion (LEED) of this RFP.
  - b. Warranty period shall be at least 20 years - by the manufacturer.
  - c. Slopes: provide roofs and related water conductors that shed water at a rate equal to or greater than that achievable by 1/2 inch per foot slope.
  - d. Ponding: provide roofing so that no ponding shall

- occur, even if the roofing material shall withstand ponding.
  - e. Roofing accessories shall be per the Roofing manufacturers recommended standards, provide only corrosion-resistant materials.
  - f. Roof Hatch: Aluminum with Ladder assist post and wall mounted steel ladder.
3. Windows and other openings: Minimize rainwater penetration and protect adjacent interior spaces from damage from water under conditions of rain driven by 50 miles per hour wind.
- a. Water penetration: design and construct openings and components of openings to positively drain water to exterior of the building.
  - b. Maximum water leakage: 0.01 oz/sf under most extreme conditions.
4. Doors: No penetration when tested a minimum static-air-pressure difference of 20 percent of positive wind-load design pressure, but not less than 6.24 lbs/sf.

#### E. OPENINGS

1. Doors (General): doors in exterior wall and interior partitions shall function so that the enclosing element (exterior wall or interior partition) performs per code and as required by this RFP.
- a. Hardware: provide commercial quality building hardware and related accessories for a fully operational facility. Include training of the City's personnel on the proper operation of installed hardware.
  - b. Electronically controlled or other powered doors shall be capable of release by a manual-locking device located at a height on the door easily operable by staff.
  - c. Keys and Cylinders: Per City Facility Requirements, with City standard keying criteria.
  - d. Out-swinging doors with locks shall have hinges with non-removable pins.
  - e. Fire and Panic Exit Devices: UL Listed and labeled for fire protection.

- f. Disabled Access: electro-hydraulic or electromechanical, power-assist openers and closers.
2. Hollow Metal Doors and Frames: equal to:
- a. Steel Door Institute standards for commercial applications, for all exterior doors other than storefront.
  - b. Factory prime painted.
  - c. Factory-prepare and reinforce for hardware.
  - d. Frames: welded corner type.
3. Wood Doors and I-follow Metal Frames: equal to:
- a. Wood-veneered, flush wood doors: comply with WIC "Custom Grade" for all interior doors. Particleboard core for non-fired rated doors is acceptable.
  - b. Fire-rated wood doors: California State Fire Marshal, 12-7-43, UL listed and labeled. Mineral core.
  - c. Transparent finish doors (Conference Rooms, Public Areas): WIC "Premium Grade".
  - d. Opaque finish doors (All other Areas): shop prime faces and edges of doors, including cutouts, with one coat of wood primer.
  - e. Metal frames: same as hollow metal requirements, except corners may be mechanically mitered.
4. Glazed Entrances and Storefronts: equal to:
- a. Extruded aluminum, medium stile, factory engineered, fabricated, and finished, fixed framing supporting glazing and doors; complete with glazing, glazing seals, doors, flashing, and anchors. Exterior swing doors to have continuous hinges.
  - b. Framing members: tubular, with internal drainage gutters and weeps at exterior openings.
  - c. Glazing method: glazing caps with gaskets; allow for re-glazing individual panes from exterior without disturbing adjacent panes.
  - d. Anodized, Class I finish.
5. Windows (General): windows in exterior walls and fixed

glazing in interior partitions shall function so that the enclosing element (exterior wall or interior partition) performs per code and as required by this RFP.

- a. Aluminum, anodized factory finish.
  - b. Glass not subject to human impact: annealed float glass.
  - c. Glass subject to human impact: heat-treated "tempered" float glass, or laminated glass, consisting of two layers of glass with clear plastic interlayer.
  - d. Exterior doors and sidelights: tempered glass.
  - e. Fire-rated doors and sidelights: wire glass.
  - f. Aluminum storefronts, subject to human impact: insulating glass units fabricated from laminated glass, or insulating glass units fabricated from fully tempered monolithic glass units.
  - g. Aluminum storefronts, not subject to human impact: insulating glass units fabricated from annealed float glass.
6. Overhead Coiling Door: Overhead Door Corporation "650 Series" or equal, electrical/manual operation, lockable, factory-finished aluminum with integral frame and sill.
  7. Pre-Engineered Insulated Translucent Sandwich Panel Daylighting Systems: Self-supporting insulated translucent sandwich panel pyramid roof skylight system with accessories for a complete system.
    - a. Provide sandwich panels of flat fiberglass reinforced translucent face sheets laminated to a grid core of mechanically interlocking I-beams.
    - b. Translucent faces: Manufactured from glass fiber reinforced thermoset resins, formulated specifically for architectural use.
    - c. Aluminum, anodized factory finish.

## F. FINISHES

1. Floors: finish as appropriate to use, function, durability, and aesthetic of each particular space. Provide finishes with inherent slip resistance under wet conditions. At building entries, provide means for reducing or minimizing moisture



and debris on shoe soles.

- a. Polished Concrete Finishing: (1<sup>st</sup> floor high traffic areas and Shops Building) finish with Liquid or Reactive/Penetrating Stains
- b. Ceramic Mosaic Floor Tile (Wet Areas): moisture absorption 0.5 percent or less, slip-resistant. Unglazed, colors to be selected from manufacturer's standard range. Matching bead, cove, and surface bull-nose trim shapes in sizes to coordinate with field tile. Alternate: Two-part epoxy coating, slip resistant as appropriate.
- c. Pavers and Stone (Exterior Enhanced Areas): moisture absorption 0.5 percent or less, slip-resistant. Colors to be selected from manufacturer's standard range. Matching surface bull-nose and cove base trim shapes in sizes to coordinate with field. No heavily-textured stone difficult to move book carts across. Alternate: Sealed Colored Concrete
- d. Carpet and carpet tile: commercial grade carpet intended for use in commercial public spaces, with construction, fire ratings, static control and appearance appropriate for this use. Warranted for minimum five years after the date of completion. Provide soil resistant treatment.
- e. Resilient Flooring/Base and Accessories: commercial grade resilient flooring intended for use in commercial spaces, with construction, fire ratings, static control and appearance appropriate for this use.
- f. Access Flooring: Modular floor panels and support systems, interchangeable with other field panels without disturbing adjacent panels or understructure, intended for use in commercial spaces, with construction, fire ratings, static control and appearance appropriate for this use. Fabricate panels to accept one-to-one carpet tile.
  - i. Service Outlets: Standard UL-listed and -labeled assemblies, for recessed mounting flush with top of floor panels; for power, communication, and signal services.
  - ii. Closures: Where underfloor cavity is not enclosed by abutting walls or other construction, provide metal-closure plates.

- iii. Panel Lifting Device: Panel manufacturer's standard portable lifting device for each type of panel, one required for each separate room.
2. Partitions: provide physical separation between spaces, constructed to achieve fire rating required by code, appropriate security between adjacent spaces, and visual, acoustic, and atmospheric isolation as necessary to maintain desirable conditions in each space. Construct partitions with exposed surfaces textured and finished appropriate to spaces served.
- a. Approved Materials: cast-in-place concrete, concrete masonry unit, gypsum plaster on metal lath over metal framing and furring, gypsum board on metal framing.
  - b. Glazed Wall Tile Finishes (Wet Areas): moisture absorption 3.0 to 7.0 percent. Matte or Bright glaze, colors to be selected from manufacturers standard range. Matching bull-nose, cove or corner base, and counter trim shapes to match field.
  - c. Vinyl Wall Covering/FRP: mildew-resistant products with colors, textures, and patterns selected from manufacturer's full range.
  - d. Painted Surfaces:
    - i. Concrete Masonry: semi-gloss 3-coat Alkyd Enamel Finish of one coat high performance latex block filler, one coat latex enamel under-coat, and one coat semi-gloss alkyd interior enamel.
    - ii. Gypsum Wallboard: eggshell 3-coat Acrylic Enamel Finish of one coat latex interior primer and two coats low luster or eggshell latex interior enamel.
    - iii. Painted Woodwork: semi-gloss 3-coat Acrylic Enamel Finish of one coat latex interior wood primer and two coats semi-gloss latex interior enamel.
    - iv. Ferrous Metal (Interior): semi-gloss 3-coat Alkyd Enamel Finish of one coat rust-inhibitive alkyd or epoxy metal primer, one coat alkyd interior enamel under-coat, and one coat semi-gloss alkyd interior enamel or clear coat epoxy finish per manufacturer's recommendations.

- v. Zinc-Coated Metal: semi-gloss 3-coat Alkyd Enamel Finish of one coat galvanized metal primer, one coat alkyd interior enamel under-coat, and one coat semi-gloss alkyd interior enamel.
  - vi. Stained Woodwork: semi-gloss 4-coat Waterborne Varnish Finish of paste wood filler, plus one coat waterborne interior wood stain, one coat clear sanding sealer, and two coats polyurethane semi-gloss or satin varnish.
3. Ceilings: provide physical separation between spaces and structure, constructed to achieve fire ratings required by code, visual, acoustic, and atmospheric isolation as necessary to maintain desirable conditions in each space. Construct ceilings with exposed surfaces textured and finished appropriate to space served.
- a. Approved Materials: gypsum board, suspended acoustical panels, or wood.
  - b. Painted Surfaces: same as required for partitions, see 9.2.e.
  - c. Suspended Acoustical Panels: painted mineral fiber, selected from manufacturer's full range. Minimum 5/8" thickness, 1.0 lb/sf density, 0.7 light reflectance, and 0.55 Noise Reduction Coefficient (NRC). Suspension system: exposed, painted galvanized steel, intermediate duty, selected from manufacturer's full range.

## G. SPECIALTIES

- 1. General: provide specialty items and related materials as required for each function and space.
- 2. Visual Display Boards: standard products for marking with dry-erase markers and erasure with full-width chalk tray.
- 3. Tack Boards: standard polyolefin tack-board fabric over wood fiberboard.
- 4. Identification Devices:
  - a. Panel Signs: frameless, raised tactile and Braille plastic panel signs meeting ADA requirements.
  - b. Door signs: space or room names and numbers, mounted on wall adjacent to door, tactile.

- c. Toilet room signs: Code-required tactile signage and graphic symbols for accessibility and gender.
  - d. Directional signs: space name, numbers and directional arrows.
5. Toilet Accessories: complete complement of equipment normal to facilities of this type.
- a. Cabinet-Type Accessories: stainless steel with satin finish, formed sheet metal construction, with seamed edges and continuous hinged doors.
  - b. Dispensers: Pin-or tumbler cam locks keyed to building locking system or access concealed under counter.
  - c. Mirrors: Fully tempered float glass, silvered with protective back coating, with satin finished L-shaped frame.
  - d. Grab Bars: 1-1/2 inch diameter formed stainless steel tube or pipe, with plain surface, satin finish; mounting flanges welded to tube with fasteners concealed by escutcheons. Design, anchorage, and support as required to withstand 250 pounds of force applied at any support; supports of sufficient rigidity to prevent rotation of bars under load.
  - e. Solid phenolic core toilet, urinal and shower partitions.

## H. EQUIPMENT

- 1. Sun Control: Exterior fixed sun control systems as required for comfort of the inhabitants. Fabricate for permanent installation and minimum maintenance.
- 2. Edge of Dock Levelers: Dock levelers shall compensate for differences in height between truck bed and loading platform.
  - a. Mechanical Operating System: Manual control; counterbalance and spring operation. Spring-operated raising and walk-down lowering of unloaded ramp
  - b. Integral Molded-Rubber Dock Bumpers

## I. FURNISHINGS

- 1. Window Coverings: Roller window shades @ all exterior windows, Levolor Contract or equal commercial-grade, manual operation except for motorized at clerestories and

other locations above 8'-0" AFF.

2. See FF&E Schedule, FTP site.

J. SPECIAL CONSTRUCTION  
(Not Used)

K. CONVEYING SYSTEMS

1. Elevator: 2 Stop, Hydraulic, Passenger elevator system. Where components are not otherwise indicated, provide standard components, published by manufacturer as included in standard pre-engineered elevator systems and as required for a complete system.

a. Elevator Description:

- i. Type: Under-the-car single cylinder.
- ii. Rated Load: 3500 lb.
- iii. Rated Speed: 100 fpm.
- iv. Operation System: Selective-collective automatic.
- v. Auxiliary Operations:
  1. Battery-powered lowering.
  2. Automatic dispatching of loaded car.
  3. Nuisance call cancel.

b. Security Features: Keyswitch/Access Card operation.

c. Car Enclosures:

- i. Inside Width: 92 inches (approx.)
- ii. Inside Depth: 96 inches (approx.)
- iii. Inside Height: 120 inches with ceiling removed (approx.)
- iv. All components, Front Walls, Car Fixtures, Side and Rear Wall Panels, Reveals, Door Faces (Interior): Satin stainless steel, No. 4 finish with integral car door frames.
- v. Door Sills: Aluminum, mill finish.
- vi. Ceiling: Luminous ceiling.
- vii. Handrails: 1/2 by 2 inches rectangular satin stainless steel, No. 4 finish at sides and rear of car.
- viii. Floor prepared to receive resilient flooring

d. Hoistway Entrances:

1. Width: 42 inches.
  2. Height: 84 inches.
  3. Type: Single-speed side sliding or Single-speed center opening.
  4. Frames & Doors: Satin stainless steel, No. 4 finish.
  5. Sills: Aluminum, mill finish.
- e. Hall Fixtures: Satin stainless steel, No. 4 finish.
- f. Additional Requirements: inspection certificate in each car, mounted under acrylic cover with frame made from satin stainless steel, No. 4 finish.

#### **2.10.5. FIRE SUPPRESSION**

##### **A. SPRINKLER SYSTEMS**

1. Provide wet pipe automatic sprinkler protection to provide complete coverage throughout. For light hazard areas the sprinkler rate of application shall be 0.10 GPM/square foot, over an area of 3000 square feet with hose stream allowance of 250 GPM. Provide quick-response sprinklers with ordinary temperature rating in areas with finished ceilings.
2. Design and installation of complete wet automatic fire sprinkler system including all interior areas, all exterior soffits, and all concealed spaces. Connection of interior fire sprinkler system to site fire service lateral at point of connection shown on the site plans. Test valves; drain lines, and all other inspection components. Local audible alarm and connection points for central station monitoring, as required by local Fire Department.
3. Meetings and correspondence with representatives of local authorities having jurisdiction, to confirm specific requirements for this project, including: Location and methods of discharging water from test and drain connections. Zoning and signaling requirements for alarm, detection and monitoring systems.
4. References: In addition to complying with all pertinent standards, codes and regulations, comply with all requirements of:
  - a. Local Fire Protection District.

- b. City Public Utilities Department.
  - c. California Building and Fire Codes, latest adopted editions.
  - d. NFPA 13, 24, 25 and 72 (as adopted or most recent editions).
  - e. UL and FM Global (FM) rating requirements for products.
5. Base all hydraulic calculations on a static pressure of 50 psig with 1034 gpm available at a residual pressure of 44 psig. Final calculations shall be based on the hydrant flow test conducted by the City of San Diego Water Department. The calculations shall include a 10% safety factor on the water supply curve. The incoming sprinkler service shall be provided with a double check-valve backflow preventer.

**B. SPECIAL CONDITIONS**

- 1. Provide a Clean Agent Fire Protection System for server rooms identified on the drawings. Provide complete system with all components required. Include ventilation as required by code.
- 2. Provide a Clean Agent Fire Protection System for the historic record storage identified on the drawings. Provide complete system with all components required. Include ventilation as required by code.

**2.10.6. PLUMBING**

**A. DESCRIPTION OF SYSTEM**

- 1. The plumbing system for the entire facility consists of all fixtures, potable cold and hot water piping and equipment, piping insulation, water heating equipment, sanitary waste and vent piping systems, natural gas piping and other specialty piping and equipment. The design shall allow for future expansion of systems and create flexible piping services that shall be easily adapted to changing City of San Diego requirements. These requirements apply to all spaces. All work will be within 5 foot of the building, except for site natural gas.

**B. CONDENSATE DRAINAGE SYSTEM**

- 1. Provide a separate HVAC condensate drainage system for the air conditioning systems that will connect to either the cooling tower makeup or used for irrigation depending on the HVAC option selected. HVAC Condensate shall not be

connected or drained to sanitary sewer system.

C. PLUMBING FIXTURES

1. Provide quantity and type of plumbing fixtures required for the occupancy, use, and functions described for this facility. Refer to Room Requirements Section for additional specific requirements for spaces with plumbing fixtures. Provide accessible fixtures in accordance with the referenced criteria in the Project Program. Provide low flow fixtures including water closets, urinals, lavatories and showers as required by LEED and City of San Diego Requirements.

D. WATER CLOSETS

1. Provide floor-mounted single function flush valve water closets in all restroom spaces. Provide automatic flush valves with hard wired power. Water Closet shall be vitreous china, elongated bowl, ADA as required. Water closets shall be ultra-low flow type (1.28 gpf max).

E. URINALS

1. Provide ultra-low consumption (1 pint or less per flush). Provide automatic flush valves with hard wired power. Waterless urinals are not accepted.

F. LAVATORIES

1. Where lavatory-water closets are to be provided; provide countertop lavatories in each restroom space. Restroom sinks shall have automatic faucet with hard wired power. Restroom sinks shall be metered with a maximum delivery of 0.25 gallons per use. These sinks will have both hot and cold water connections. Fixtures and faucets shall meet ADA accessibility guidelines where required.

G. SINKS

1. Refer to Room Requirements for the number and type of sinks required. Fixtures and faucets shall meet ADA accessibility guidelines where required.
2. Provide countertop stainless steel kitchen sink with hot and cold water connections and two compartments in kitchen "lunch/break room" spaces. Provide 1/2 horse-power waste disposer unit. The sink shall have a maximum flow of 0.5 gpm.
3. Provide terrazzo mop basin sink with hot and cold water connections in the custodial space. The sink shall have a maximum flow of 1.8 gpm.



H. SHOWERS

1. Provide terrazzo shower floors and walls. Provide temperature and pressure compensated single-handle shower valves.

I. DRINKING FOUNTAINS AND COOLERS

1. Refer to architectural floor plans for the number and locations of ADA compliant accessible water coolers required. Drinking fountains shall be stainless steel hi-low type with refrigerated coolers. Drinking fountains shall be recessed type.

J. EMERGENCY FIXTURES

1. Provide emergency shower and eyewash in the spaces required by the code. Provide tepid water with water tempering valve assembly if required by code. Provide alarms and appurtenances for service within NEMA enclosures suitable for the space.

K. VALVES & HYDRANTS

1. Provide isolation valves at supply to each floor, and at each bathroom group. Provide hose bibbs in mechanical rooms, toilet rooms and roofs that house mechanical equipment. Provide hose bibbs along the building exterior such that all points along the perimeter can be reached with a 100 foot hose.

L. FLOOR DRAINS

1. Provide floor drains in small mechanical rooms, restrooms, and plumbing chase areas. Provide floor sinks in large mechanical rooms, kitchen/food serving areas.
2. Provide floor sinks to receive condensate from air handling units. Provide trap primer for all the floor drains and floor sinks.

M. COMPRESSED AIR SYSTEM (SHOP AIR)

1. Provide two new 15HP variable speed rotary air compressors, refrigerated air dryer, and receivers as required for shop air. Provide piping throughout the facility with drops and hose reels as specified in the room by room requirements. Compressed air drops and hose reels will have 400 micron filter, isolation ball valve and quick disconnects. Each room shall have an additional valve and capped tee to allow future connection of equipment such as pneumatic tools and air guns.

N. DOMESTIC WATER EQUIPMENT

1. Provide backflow preventers of types and at points within domestic water systems as specified by CBC. Water connection to mechanical equipment shall be through a reduced pressure backflow preventer.
2. Provide electronic smart meters for domestic cold water, domestic hot water, and natural gas for energy monitoring.
3. Provide a complete solar domestic hot water system including heating panels, roof supports, piping, pumps, hot water storage tanks, heat exchangers and controls. Provide a system designed to furnish a minimum of 40% to 50% of the daily demand for domestic hot water.
4. The building will be supplied by a high efficiency tank style water heater for heating of domestic water, located in the mechanical room. Set for delivery of water at 110° F maximum. The water heater shall have a minimum efficiency of 90%. Tankless water heaters will not be used.

O. WASTE, STORM DRAIN AND VENT PIPE & FITTINGS

1. Above Grade Within 5' of Building Line: Cast iron soil pipe and no hub fittings conforming to the latest issue of CISPI 301, ASTM A-888, or service weight hub and spigot conforming to ASTM A-74. Below Grade Within 5' of Building Line: New waste and vent piping shall be Solid Core Schedule 40 PVC conforming to ASTM D-2665. Cellular Core Piping or ABS piping will not be accepted.

P. DOMESTIC COLD AND HOT WATER PIPING

1. A potable water system for domestic cold water (CW) and domestic hot water (HW) shall be looped through the building. Above grade piping shall be Type L copper. Where below grade and within 5' of building line, shall be type "K" copper tubing in single continuous length with polyethylene outer tubing. Piping design for back-to-back toilets shall require additional piping to provide separate isolation valves for each toilet room. Maintenance work in one toilet shall not require the other toilet to be unusable.

Q. NATURAL GAS PIPING

1. ASTM A53 or A106 Schedule 40 ASTM black steel screwed pipe with black banded 150 lb. malleable iron fittings ASTM B16.3; 3" and larger shall be butt welded with factory made wrought steel butt welding fittings ASTM 16.9. All gas piping and fittings exterior to the building shall be galvanized.

## R. WATER METER TESTING STATION

1. Provide a water meter test station provided by Mars Company, no know equal. Mars Company P.O. Box 772887, Ocala, FL 34474, (800) 782-5268. <http://www.marswater.com/pages/Test-Benches.html>. Provide a Mars "System1" Dual Test Bench Series 5-1000 - double row: 10-position: 5/8" through 1" 5-position: 1 1/2" and 2".
2. Stations shall have recirculation system, with treatment capabilities. Small 5/8" through 1" meters are held in position by brass saddle fixtures and polyethylene gaskets. These fit into the carrier bars which glide on stainless steel guide rails. Draw bars are located at each meter position to maintain the correct spacing when installing meters on the bench. A ball screw linear actuator from a compression seal on the meter ends during testing. Larger 1 1/2" through 2" oval-flanged meters are held in place between carrier bars with large "O" ring seals. Stainless guide pins align the meter bolt holes ate the seal face. Fixtures for threaded meters fit into the carrier bar, sealing the meter with polyurethane gaskets. Draw bars at each meter position maintain correct spacing when the meters are placed on the bench. All MARS Test Benches have Stainless Steel trays and tanks.

### 2.10.7. DIVISION 23 -MECHANICAL

#### A. SYSTEM DESCRIPTION

1. Provide a heating ventilating and air conditioning (HVAC) system for this facility that attains the following objectives:  
Quality: The system designs must be based on an overall level of quality and maintainability commensurate with the City's requirements. The designs shall incorporate proven technology and equipment. The design and equipment shall provide for occupant comfort, Indoor air quality, acceptable noise levels, energy efficiency, reliable operation, and ease of maintenance. Design and installation shall be in accordance with the current California Title 24 requirements for Energy performance and consumption calculations. A HVAC load analysis shall be provided for review.
2. The selection and design of mechanical systems shall comply with ASHRAE "Advanced Energy Design Guide for Small to Medium Office Buildings Achieving a 50% Energy Savings Toward a Net Zero Energy Building" (AEDG-SMO). This guide is available as a free download from [www.ASHRAE.org](http://www.ASHRAE.org). The guide includes proven process and technical recommendations to achieve the savings. The

technologies and recommendations are proven and sustainable. Specifically Climate Zone 3 Recommendation Table shall be used to set standards for design and selection of mechanical equipment. Where a more stringent requirement exists in California Title 24 requirements, the Title 24 requirements shall be used. The energy efficiency goal is to achieve a minimum of 10 points in the Energy Atmosphere, Optimize Energy Performance Credit.

3. Stipulate system type and provide anticipated operating costs. Reliability/Redundancy: Designs are to utilize systems and products that are straightforward, off the shelf readily available products, maintainable, and readily available spare parts and materials.
4. Incorporate multiple equipment elements in key systems to provide reduced capacity operation when portions are down for replacement, maintenance or failure. Multiple elements in large package units should include multiple fans and refrigerant circuits to allow maintenance without losing full capacity.
5. The system design shall provide flexibility in terms of operation and renovation. Ensure that all components and equipment are easily accessible for maintenance and replacement.

## B. MECHANICAL SYSTEMS

1. Mechanical systems that are available for use in Building A and should be considered are:
  - a. Water Source Heat Pump: Provide individual water source heat pump for each thermal zone. System shall include variable speed closed loop cooling towers (Minimum 2 for redundancy), variable speed pumps (N+1), WSHP piping, DOAS systems with heat recovery, Water Source Heat Pumps with two speed/variable speed over 4 tons cooling. Provide a variable flow pumping system with solenoid valves at each heat pump and controls to vary the pump speed.
  - b. Package Rooftop VAV DX with hydronic reheat: Provide a total of three units to serve the main building. Two units for the two story portion with one unit per floor and one unit for the one story portion. Provide exhaust air energy recovery for minimum OSA requirements and economizers. Provide VAV boxes for each thermal zone. Provide high efficiency heating hot water boilers (Minimum 2 for redundancy), and variable speed pumps (N+1)

and heating hot water piping.

- c. Variable Refrigerant Flow (Volume): While VRF is not part of the AEDG, please provide all requirements for “Fan-Coils with DOAS” that are applicable to VRF. Systems shall include roof mounted condensers, medium pressure fan coils (MERV 13 compatible), branch selector boxes, BACnet control interface, Thermostats with California approved dead bands, DOAS systems with heat recovery.
2. Mechanical systems that are available for use in Building B and should be considered will include all systems that are used in Building A plus the following options:
    - a. Single Zone Package Rooftop: Provide package rooftop units for each space. Units may serve more than one room if volume control diffusers with individual thermostat are provided.
  3. Additional systems:
    - a. Server Rooms: Provide split system computer room units that are made specifically for computer rooms. Provide redundant units for server rooms and spaces with critical mission.
    - b. Shop Spaces: All spaces shall be provided with gas fired or hydronic unit heaters. General ventilation fans will be provided as required by the California Mechanical Code with a minimum of 1 CFM/SF. Provide a sawdust exhaust system in the wood shop space.
  4. Mechanical Systems that are NOT acceptable in any building are split system heat pumps.

#### C. GENERAL SYSTEM REQUIREMENTS

1. Design conditions are provided for the purposes of calculating the cooling and heating loads and are not to be used for equipment sizing. Air cooled equipment and evaporative cooled equipment should be sized at 95 F dry bulb and 74 F wet bulb, respectively. Mechanical systems will be zoned based on the requirements in California Title 24. It should be noted that HVAC zoning and thermostat location shall be reviewed and approved by the owner's representative.

#### D. LOAD CALCULATIONS

1. Load calculation method/software: EnergyPro 6 or Equal
2. Summer outdoor design conditions: 88°F dry bulb, 69°F wet bulb
3. Winter outdoor design conditions: 38°F dry bulb
4. Cooling Tower Selection: 76°F wet bulb (higher WB to provide safety factor)
5. Indoor design conditions: 74°F, 50% RH cooling; 68°F heating
6. Assume 0.5 watts per square foot for miscellaneous heat gain for all areas
7. The system shall exceed California Title 24 by at least 15%.

E. SYSTEM REQUIREMENTS

1. Equipment shall be Energy Star rated.
2. The minimum efficiency for all units shall be as required by California Title 24 or DOE requirements whichever is more stringent.
3. Rooftop equipment shall have natural gas heating capabilities.
4. The restrooms will have a dedicated exhaust fans to meet CBC Table 4-4 requirements.
5. The janitor's closet will have a dedicated exhaust system to meet CBC Table 4-4 requirements.
6. The kitchens or break rooms (if applicable) will have a dedicated kitchen exhaust system to meet CBC Table 4-4 requirements.
7. High occupancy areas such as lobbies and assembly areas shall incorporate a demand control ventilation (DCV) system to reduce the amount of outside air under low-occupancy situations, while still providing adequate ventilation at times of high occupancy.
8. Space Pressurization: No space shall be over pressurized to the point of affecting the operation of doors as required by the guidelines of the California Building Code (CBC).

F. LOCATION OF EQUIPMENT

1. All fan coils (if applicable) will be located above the T-Bar ceiling for easier access or with access panels in hard lid

applications.

2. Condensing units/heat pumps (if applicable) will be installed on the roof with screening.
3. Packaged equipment will be installed on the roof with roof screening
4. Cooling towers, pumps, boilers and accessories will be installed on the lower roof of Building A. Provide screening as required.

#### G. HVAC CONTROLS

1. A DDC system will be required for the site. The Building Automation System (BAS) manufacturer shall furnish and install a fully integrated building automation system, incorporating direct digital control (DDC) for energy management, equipment monitoring and control, and subsystems as herein specified. The control system shall include shop drawings, flow diagrams, bill of materials, component designation or identification number and sequence of operation. The system shall be an open protocol BACnet system.

#### H. SOUND CONTROL

1. The entire HVAC system shall comply with the acoustical requirements for appropriate type of facility as defined by the 2007 ASHRAE handbook, HVAC Applications – Chapter 47, Table 42. If ceiling fan coils are used, supply and return air plenums will be installed on the fan coils to reduce noise at the equipment. Provide sound attenuators for package rooftop VAV units. Sound attenuators shall be selected to provide noise criteria as required.

#### I. AIR DISTRIBUTION AND DUCTWORK

1. Ducting Design Criteria: All ductwork shall be designed in accordance with SMACNA Design Manuals and ASHRAE Handbook fundamentals, Duct Design Chapter. The selection of the duct sizes should ensure that the duct pressure is minimized, in addition to selecting ducting at air velocities that do not generate noise (breakout or airside). Supply and return air ducts shall be sized for friction losses to comply with the ASHRAE AEDG pressure drop requirements.
2. Provide insulated, galvanized steel ductwork constructed, braced, reinforced, recommend installed insulated duct in concealed indoor locations and insulation covered with metal jacket for outdoors and in mechanical rooms, supported, and

sealed per the CMC and SMACNA standards. Provide a Variable Air Volume (VAV) system using ducted returns (ceiling return air plenum is not acceptable) and sound attenuators.

3. Air Distribution, Diffusers: Return Registers; double deflection vertical and horizontal blades with integral opposed blade damper. Ceiling Exhaust Grille, single deflection blades with integral opposed blade damper. Wall Return Grilles, single deflection blades with integral opposed blade damper.
4. Provide variable volume terminal boxes with sound enclosure/sound attenuator, heating coils. VAV units shall be located above ceilings and allow for maintenance and removal of units, provide access panel for the units installed above hard ceiling installed. VAV units supported, and sealed per the CMC and SMACNA standards.

#### J. PIPING

1. The layout and design of the heating hot water, WSHP condenser water systems shall follow principles outlined in the latest edition of the ASHRAE Systems and Equipment Handbook. Minimum pipe size of 3/4 inch, except for gauge control piping. Maximum velocity of 8 fps for 2-1/2 inch pipe size and larger. Maximum velocity of 6 fps for 2-inch pipe size and smaller. Maximum pressure drop of 3 ft/ 100 ft for any pipe size, and minimum velocity of 2 fps.
2. WSHP Condenser, and Hot Water: Piping 2" and smaller shall be type "L" copper tubing and conforming to ASTM B88. Piping 2-1/2" and larger shall be standard weight black steel conforming to ASTM A53 Grade A or B. Contractor may use type "L" copper on 2" and larger at his option. Welded, Flanged and Grooved coupling systems are acceptable.

#### K. TEST AND BALANCE

1. Total System Balance shall be performed by an independent agency which specializes in and whose business is dedicated to testing, adjusting and verification of the HVAC system performance. This work shall conform to the "National Standards for Total System Balance" sixth edition 2002, and other criteria as set forth in this specification. The test and balance report shall use AABC forms, and shall portray an accurate account of all conditions during the test and balance procedure. The Balancing Agency shall be a certified member of the Associated Air Balance Council (AABC) or the National Environmental Balancing Bureau (NEBB).



L. SPECIAL SYSTEMS

1. Wood Shop Exhaust Systems:

- a. The wood shop exhaust systems includes everything necessary for and incidental to executing and completing the installation of a high vacuum dust collection system for use with source capture tools. Unit to be a Eurovac Dust Extraction System, or approved equal.
- b. The work included shall be as indicated on the drawings, including, but not limited to the following:
  - Dust collector
  - Centrifugal exhauster
  - Vacuum relief valves
  - Tubing and fittings
  - Hanging drops
  - Explosion venting to meet NFPA
  - Sprinkler ports
  - Blow Back Valve
  - Spark detection system
  - Abort damper
  - Broken bag sensor
  - Starter package
  - Conversion kits
- c. There are two separate dust collection system. Low volume source capture system for hand tools at the work tables. High volume for fixed equipment.

2. Welding Shop Exhaust Systems:

- a. Provide two 6' welding benches and hoods in the welding shop.

3. Building Methane Alarm System:

- a. All of the building areas, both inside and outside will be equipped with an industrial style methane gas detection system. The gas sensors shall be connected to a central control panel that is UL listed for fire protection. The panel will connect to the EMS and to the fire alarm system to signal a building evacuation in the case of methane gas.
- b. Gas sensor shall be MSA Ultima X Series sensors/transmitters or equal. The Ultima XA is contained in a plastic, general-purpose enclosure with

common electronics and software. Sensor shall be Combustible Gas IR capable of detecting Methane 0-100% LEL – ATEX - 4.4% CH<sub>4</sub>. The infrared (IR) combustible sensor must be capable of calibration without gas. The sensor/transmitter must be capable of performing a full calibration by zero adjustment only. The IR sensor/transmitter shall detect for an above 100% LEL condition (over-range). This condition must be indicated on the front panel LCD. The IR sensor/transmitter shall not contain a flashback arrestor / frit. The IR sensor/transmitter must allow for a gas check without alternate calibration / gas check fittings or cap. The IR source in the infrared sensor will have a minimum useful life of ten (10) years. The supplier will provide replacement sensors at no charge for any sensor that does not meet the minimum requirement.

#### **2.10.8. ELECTRICAL**

- A. The purpose of this narrative is to describe the design criteria for building lighting, power distribution, and communications systems, identify any preliminary design assumptions made in preparing the Bridging Documents, and identify applicable standards and codes. All work shall be compliant with the latest adopted editions of referenced codes and standards.
  
- B. Codes and Standards
  - 1. CBC: California Building Code, 2013 Edition
  - 2. CEC: California Electrical Code, 2013 Edition
  - 3. CFC: California Fire Code, 2013 Edition
  - 4. City of San Diego Electrical Code and San Diego Area Inspection Newsletters  
<http://www.sandiego.gov/development-services/industry/information/newsletters/electrical.shtml>.
  - 5. T24: California Building Energy Efficiency Standards for non-residential buildings (2013 Title 24)
  - 6. California PUC General Order 128, “Rules for Construction of Underground Electric Supply and Communication Systems”
  - 7. ANSI: American National Standards Institute
  - 8. ASTM: American Society for Testing and Materials

9. IEEE: Institute of Electrical and Electronics Engineers
10. IESNA: Illuminating Engineering Society of North America
11. NFPA: National Fire Protection Administration (Sections 70, 70E, 72)
12. NEMA: National Electrical Manufacturers Association
13. NETA: National Electrical Testing Association
14. SMACNA: Seismic Restraint Manual
15. UL: Underwriters Laboratories, Inc.
16. San Diego Gas & Electric (SDG&E): Service Design Guide and Underground Construction Standards

C. Life-Cycle Requirements

1. The design, engineering, material and products selected must allow for continuous use and operation of the facility for its programmed life cycle.
2. As a minimum level of performance the following elements shall be considered primary requirements and be included in the design and construction for all structures:
  - a. Ease of electrical systems operation, including both users and maintenance personnel.
  - b. Ease of isolating elements of a system to minimize impact to other components of the system in the event of a failure, maintenance, etc.
  - c. Minimum 25% load growth factor over the facilities lifecycle.
  - d. All materials and products to be new, and be commercially and readily available.
  - e. Selection of products to allow for industry standard, non-proprietary equipment.
  - f. Specialized equipment that may/will require service for a third party shall have an on-site response time of 8-hours or less from the first call.

D. General Requirements

1. Coordination: Provide coordination with all other disciplines

to allow for an integrated and deliberate interface between the structure's electrical system and all other systems.

2. Provide all completed Title 24 indoor and outdoor lighting compliance forms on project drawings as required.
3. Provide necessary documentation, coordination and communication with SDG&E for the "Savings by Design" program.
4. Electrical Requirements for LEED Silver Qualification: Provide compliance with the LEED requirements to obtain credit in the following items if necessary for the project to qualify for LEED Silver rating.
  - a. SS Credit 4.3 -Alternative Transportation: Low Emitting & Fuel Efficient Vehicles.
  - b. Light Pollution Reduction.
  - c. EA Credit 1 - Optimize Energy Performance (lighting only).
5. Power General Requirements:
  - a. The design of the power distribution system shall allow for a minimum 20% growth for all distribution equipment, including panel boards.
  - b. All 120 volt building loads to be served with separate neutrals per phase conductor (except multi-wire systems furniture feeds).
  - c. All disconnect switches to be lockable "on" and "off".
  - d. All equipment to be fully bussed.
6. Fault Protection: A preliminary short circuit study shall be completed prior to plan check submission. The study shall take into account available utility fault current contribution, motor contributions, and all distribution elements. The study shall include the analysis of line-to-line and line-to-ground faults. Provide settings for coordination of circuit breaker overcurrent devices to ensure maximum safety and reliability. The Study shall be updated at the end of construction to reflect actual installed feeder and transformer impedance, and actual overcurrent device trip characteristics.
  - a. All circuit breakers shall comply with CEC 110.9 and shall have minimum AIC rating of 10kAIC for 208/120 volt systems and 14 kAIC for 480/277 volt systems

- b. All circuit breakers shall be fully-rated for 110% of the available short circuit fault current. Series-rated systems are not acceptable.

7. Electrical Rooms:

- a. All electrical rooms shall be laid out and sized to allow for working clearances as prescribed in the California Electrical Code (CEC).
- b. Doors into electrical rooms are to be sized to allow for replacement of all equipment within the space. All electrical and communication room doors shall swing outward. Provide panic hardware where required by code.

E. Preliminary Design Assumptions

- 1. The existing 4.16 kV, 3-phase primary-metered electrical service (SDG&E meter #6692601) installed in 1962 requires replacement with a new 12 kV 3-phase primary-metered service. This service is located in a fenced enclosure at the north edge of the property and presently supplies the entire site including but not limited to the following existing buildings:
  - a. Administration Building (to be demolished)
  - b. Streets/Station 38
  - c. Forestry and Electrical Shops
  - d. Purchasing and Roadways
  - e. Equipment Office and Repair Buildings
  - f. Service Station
  - g. Parker Hall
  - h. Buildings 12, 13, 14, 15
- 2. The existing 240/120 volt, 1-phase secondary-metered electrical services (SDG&E meters #6561109 and #6680356) will be removed. These services are located in outdoor switchboards north of the modular trailers and are supplied by overhead lines from the east edge of the property. They presently serve the trailers and parking area (to be demolished).
- 3. The Water Operations Facility is considered a vital

infrastructure facility essential to public health and safety. Electrical systems serving critical operations and equipment shall comply with applicable provisions of CEC Article 708 "Critical Operations Power Systems (COPS)".

F. Power Distribution Design

1. Coordinate new and relocated electrical systems service requirements with the serving utility company. Final design and approval shall be obtained from SDG&E and other utility companies as applicable.
2. Conductors shall be tested in accordance with the project specifications and NETA recommendations.
3. Electrical distribution equipment shall be seismically anchored in accordance with CBC requirements.
4. Adequate ventilation with independent cooling systems shall be provided for rooms containing heat-producing equipment such as transformers, servers and UPS systems.
5. All overcurrent protective devices shall be fully rated for 110% of the maximum calculated fault current at their installed location. Series-rated devices are not acceptable.
6. Where ground fault protection (GFP) for large equipment is required by code, provide a second level of GFP to minimize extent of power outage during ground fault events.
7. New main and feeder circuit breakers with frame sizes 250 amperes and larger shall be provided with LSIG or LSI electronic trip units. Trip units shall be calibrated, set and tested in accordance with the recommendations of the Overcurrent Protective Device Coordination Study.
8. The contractor shall provide an Overcurrent Protective Device Coordination Study for new distribution overcurrent devices. The Study shall include arc flash hazard analysis and application of arc flash warning labels.
9. KWH metering for each new building feeder shall be provided in accordance with T24 requirements. Meters shall be easily upgradable in the future to include communication and data logging capabilities.
10. All branch circuit panels and distribution panels shall be copper bus with bolt-on circuit breakers, with full size copper neutral bar and a copper ground bar. All panelboards shall have main breakers. Provide a minimum of 10% spare circuit breakers per lighting and appliance panelboard. The

use of load centers is not permitted.

11. Separate sub-panels shall be provided in each building for “disaggregation” of building load types. Lighting operating at 277 volts will be circuited to a separate 480/277 volt panel from 480 volt HVAC equipment. A step-down transformer and separate subpanel shall be provided for 208 volt HVAC equipment.
12. Surge protective devices shall be provided at each building’s 480/277 volt and 208/120 volt distribution levels in accordance with CEC 708.20(D).
13. Panels and feeders serving server rooms and 120V receptacle loads in offices shall be provided with 200% neutrals.
14. Voltage drop in feeders shall be limited to 2% per T24 requirements. Voltage drop in branch circuits shall be limited to 3% per T24 requirements.
15. Grounding shall be provided in accordance with CEC and TIA/EIA 607. Grounding electrodes will utilize concrete encased (Ufer) electrodes where available. All source feeder grounds and metallic piping systems will be bonded to a common ground bus at each building. All grounding electrode conductors shall be installed in conduit for mechanical protection. Grounding electrodes and grounding system interconnections shall be tested in accordance with the project specifications and NETA recommendations. Provide a separate equipment-grounding conductor with all feeders and branch circuit phase conductors sized in accordance with CEC Table 250.122.
16. Conductors: All conductors shall be stranded copper unless otherwise required by codes or manufacturer’s specifications (i.e. fire alarm conductors shall be solid). The minimum conductor size for branch circuit wiring shall be 12 AWG. All neutrals shall include a stripe matching the respective phase color used.
17. Raceways: All conductors shall be enclosed within a raceway system. All raceways shall be designed and installed in compliance with the CEC and shall incorporate the following requirements:
  - a. All raceways to be concealed unless installed in an unfinished space.
  - b. Conduit fill rates shall not exceed 40%.
  - c. All EMT conduit fittings shall be steel compression

style.

- d. All conduits mounted below 10' shall be secured to the structure via the use of two-hole conduit straps.
  - e. All wiring shall be single conductor stranded THWN-2 type copper. The use of metal clad cable (MC) or armored cable (AC) is not permitted. All circuits shall include a green insulated ground conductor sized per the CEC. Impregnated conductor colors shall be Black (Phase A), Red (Phase B), Blue (Phase C), with White neutrals bearing the respective phase color in a stripe. All grounds shall be Green.
  - f. All underground pathways to be schedule 40 PVC unless otherwise required by franchise utility companies.
  - g. All conduit within all buildings shall be EMT, except flexible conduit whips not over 6'-0" in length may be used for individual light fixture, motor, or transformer connections.
  - h. All exposed conduit below 8'-0" above finished floor shall be RGS. All conduits routed through or on building roofs shall be RGS, neatly grouped, run parallel to building lines, and supported on composite blocking at a maximum of 5'-0" intervals.
  - i. All conduit exposed to corrosive environments shall be PVC coated.
  - j. All exposed boxes and junction boxes for exterior building wall mounted light fixtures shall be cast iron. All interior device boxes shall be 4" square and 2 1/8" deep minimum. Floor boxes shall be Walker RFB type with flush tamper-proof screw cover brass faceplates.
  - k. Conduit run above ceilings shall be supported from the structure above with sufficient clearance to permit ceiling tiles to be removed, and light fixtures to be installed.
  - l. All conduits shall be a minimum of 3/4" trade size.
18. Receptacles: 20 -amp minimum, NEMA 5-20R. Orient all receptacles with the ground pin down. Faceplates shall be brushed stainless steel. Receptacles shall be white



Decorator style, Hubbell 5362 type or a true equal. Receptacles shall be red when connected to emergency systems. All receptacles in public spaces shall be tamper-proof. All receptacles shall have clamp style back connectors suitable for stranded wire. All outdoor receptacles in public spaces shall be 20 amp GFI type installed within flush mounted stainless steel CW Cole #TL-310-WCS deep boxes set with the box hinge at the top. All boxes shall be keyed alike.

19. Light switches shall be white Decorator style, rated for 20 amps, and be Hubbell 1221 type or a true equal. Faceplates shall be brushed stainless steel. All switches shall have clamp style back connections suitable for stranded wire.
20. Occupancy-sensor controlled receptacles (plug loads) shall be provided in offices, conference rooms, copy rooms, kitchens and lobbies per T24 requirements. The occupancy sensor functions shall be integrated with room lighting controls. Controlled receptacles shall be denoted by a distinctive marking on the device.

#### G. Lighting Design

1. All interior and exterior lighting fixtures shall utilize high-efficacy LED sources. The use of USA manufactured LED light sources are preferred.
2. Lighting controls shall be provided for each controlled space per T24 requirements. The controls shall be integrated through room controllers to integrate occupancy sensing, manual on-off control and dimming, daylight control with automatic dimming, plug load controls and demand response capabilities. All dimming functions shall be full range (not stepped) reductions in light output. LED dimmers shall be fully compatible with the type of LED driver which they control. Where a low voltage lighting control system is required use City standard "Greengate" type only.
3. Lighting controls in restrooms shall integrate occupancy controls with both lighting and exhaust fans.
4. Exterior lighting fixtures shall be controlled by master time clock and photocell. In addition, fixtures below 24 feet shall have integral or pole-mounted occupancy sensors to automatically adjust fixture output.
5. Occupancy and daylight sensors shall be as manufactured by "Greengate". Occupancy sensor time delays shall be adjusted to avoid nuisance variations in light levels.

6. LED light engines shall be of uniform Kelvin color temperature.
7. All light fixtures shall be seismically supported and braced in accordance with CBC requirements. Fixtures shall be placed to facilitate ease of maintenance and re-vamping of fixtures. If the lighting design will require a lift, scaffolding or other specialized equipment to access fixtures, provide remote ballasts or drivers.
8. Lighting levels shall be designed in accordance with the recommendations of the Illuminating Engineers Society (IES), and the lighting power density shall be in accordance with California Title 24 Energy Code. The minimum maintained horizontal footcandle (FC) levels are indicated on the Room by Room requirements and herein. Provide under cabinet lighting for all work surfaces below upper cabinets. The lighting design shall provide for uniformity ratios of 4: 1 or better for all task areas. Design illumination levels for interior and exterior spaces not indicated shall comply with IESNA recommendations. For exterior areas:
  - a. Exterior walkways – 5 FC
  - b. Parking Lot (new) – 0.5 FC
  - c. Parking access gate areas (new) – 1.0 FC
9. Emergency egress lighting shall be provided throughout all exit pathways, exit and exit discharge areas. Egress lighting and illumination of exit marking shall comply with CBC. Minimum footcandle levels shall comply with CBC requirements. Alternate power source for both interior and exterior egress lighting will be central battery inverters.
  - a. The central battery system shall be Myers “E” series only, suitable for front access.
  - b. All emergency power supplies and inverters shall be listed to UL 924. Automatic transfer relays and other transfer devices shall be listed to UL 924 or UL 1008 as applicable.
  - c. Inverters shall be rated for loads from 0.8 to 1.0 power factor without derating (i.e. inverter kW rating and kVA rating shall be equal).
  - d. Inverters shall include integral branch circuit breakers for emergency load output circuits. Emergency wiring shall be kept entirely separated from non-emergency wiring.

- e. Inverters shall fit in the available space. Cabinets shall be seismically rated, and anchored to the building structure to withstand seismic forces.
- f. Batteries shall be sealed maintenance free type and shall not require supplemental spill containment measures. Batteries shall include a full 5 year warranty (not pro-rated)
- g. Adequate ventilation shall be provided for inverter locations, to maintain room temperature within battery manufacturer's recommended range. The room shall be air conditioned.
- h. Start up and commissioning of inverters shall be performed by manufacturer's factory-trained technicians.

H. Standby Generators and Automatic Transfer Switches

- 1. Building A: Provide standby generators to automatically start and pick up loads as indicated. Standby Generator 'G1' shall support the entire building load of Building A. Standby Generator 'G2' shall provide redundant support for mission critical loads including SCADA, SOC and DOC operations.
- 2. Building B: Provide electrical distribution equipment to enable connection of City-furnished portable generator.
- 3. Refer to outline specifications for additional requirements.

I. Fire Alarm

- 1. The fire alarm system shall be a fully automatic addressable system as described herein.
- 2. Provide a minimum of one (1) Supplemental Notification Appliance Control Panel per building. All notification appliances shall be powered from a SNAC panel located within each building.
- 3. Devices: All initiating devices shall provide an individual address and self-calibration adjustments for varying environments.
- 4. A beam detector with remote test switch is recommended for large open spaces where the ceiling is over 20' tall.
- 5. Annunciator: Provide a minimum of one (1) remote annunciator which shall be an 80-character backlit alphanumeric type, with a LCD readout display. The display shall include alarm, supervisory, and trouble condition LEDs

and tone alert. Each condition shall have a dedicated acknowledge push button switch to silence the local tone alert but leave the LED lights illuminated until all conditions have been restored.

6. Wiring Methods: All Fire Alarm system wiring shall be a minimum #18 AWG. All underground conductors shall be UL wet location listed.
7. All Fire Alarm cabling shall be labeled "FIRE ALARM" in all pull boxes, using a water-tight labeling system. All conductors and/or device wiring shall be installed in a complete separate conduit system.
8. All wiring shall be color-coded, using solid copper conductors. Use of power limited cable shall be restricted to uses listed solely for this purpose.
9. Provide an automatic alarm communicator transmitter to connect remotely via a telephone modem to a central monitoring station.
10. Provide automatic audio evacuation notification as required by the CBC.
11. Provide a Fire Alarm system as manufactured by Edwards, Notifier, or Simplex Grinnell only.

J. Card Access/Intrusion Detection System

1. Provide card access/intrusion detection system compatible with existing City of San Diego card access system.
2. Provide card reader at site access gates, main entrance and all exterior doors.
3. Provide security motion sensors throughout all interior spaces and at all exterior windows.
4. Provide door sensors on all exterior doors and roof access hatches.
5. Locate security panel and smaller panels in server room.

K. Nameplates and Electrical Identification

1. Provide card access/intrusion detection system compatible with existing City of San Diego card access system.
2. Provide laminated phenolic nameplates with a minimum size of 1" high by 3" wide with 1/4" high upper case lettering for

all main electrical equipment including switchboards, panelboards, enclosed switches and circuit breakers, cabinets, exposed pull and junction boxes, and feeder breakers, etc. The nameplate description shall identify the equipment name, voltage, and serving device (source).

3. Provide a wire marker on every conductor in all pull boxes, outlet boxes, junction boxes, disconnect switches, and at every connection point. All wire markers shall identify the respective panel and circuit number.
4. Provide a silk screened label on the exterior of all outlet device plates showing the respective panel and circuit number.

### **2.10.9. Telecommunications Infrastructure**

#### **A. Overview:**

The Chollas Water Operations Facility (WOF) project consists of the demolition of the existing Public Utilities building and the construction of a new Administration building and Shops building. The new Administration building will house the outside service providers (AT&T, Cox, City fiber, etc.). Entrance Facilities for both fiber and copper telecommunications services, along with acting as the distribution point for all campus telecommunications facilities. The new Administration building will also house the SCADA, DOC, and SOC systems and personnel.

Prior to demolition of the existing Public Utilities building, the campus cable distribution infrastructure will be relocated to an interim location; the remaining WOF campus must remain operational during demolition and construction.

#### **B. Current Campus Network Configuration:**

The Chollas WOF (Water Operations Facility) existing Water Utilities building (Building 1) is the Main Point of Entry (MPOE) for the campus fiber feed. An AT&T fiber feed enters the building from the street on the North side of the building at the Main Distribution Frame (MDF) room and is terminated in a rack mounted fiber cabinet. Additionally, a City owned fiber cable enters at the same location and is terminated in a rack mounted fiber cabinet.

Campus Multi-Mode (MM) fiber is distributed from the MDF room to various Intermediate Distribution Frames (IDFs) in outlying buildings. Fiber feeds for the site trailers (SOC, DOC, etc.) and the CIP / Welding and Carpentry Shops (east side of campus) exit Building 1 at the East end and are routed either via aerial feed (CIP & Carpentry) or underground distribution (trailers).

A MM fiber links exist between Building 1 and the Streets / Station

38 building (Building 4) to a cross-connect for the remaining campus. MM fiber feeds are distributed via underground duct banks to the southern outlying buildings (Buildings 6, 7, 8, et al.)

A separate SM fiber link runs from the Building 4 to the SCADA server room in Building 1. This is a separate, secure network for SCADA operations.

SOC operations also run on a separate SM fiber link from the Building 1 MDF room to the SOC cabinet located in the SOC Surveillance trailer.

The copper MPOE (for analog voice services) is currently located in Building 4; the service provider copper cabling enters at Building 1 and is looped to the MPOE in Building 4. Copper multi-pair cabling is distributed from Building 4 via the existing telecommunications pathways. Building 1 serves as the cross-connect point for copper cable distribution to the site trailers, CIP / Welding and Carpentry shops, while Building 4 serves as the cross-connect point for the remaining buildings (Buildings 6, 7, 8, et al.)

C. Interim Relocation:

The WOF systems and facilities will remain in service on-site during demolition and construction with the exception of SCADA. SCADA operations will be transferred to the Alvarado facility. All remaining operations will continue to operate from the Chollas WOF. The MDF server and distribution facilities will be relocated to Building 4 temporarily and the fiber and copper distribution cabling currently distributed from Building 1 will be relocated to the temporary MDF location in Building 4.

The incoming fiber services (City owned fiber and AT&T fiber) will be relocated to the temporary MDF in Building 4.

Incoming copper trunk lines currently looping through the Telco closet in Building 1 will be disconnected from Building 1 (as applicable) and Building 4 and re-routed directly back to Building 4 for re-connection. Coordinate with City personnel and AT&T to determine the quantity and types of trunk lines required for the facility.

Additional low voltage systems, including Public Address, Security and Cable/Satellite, will be relocated to the temporary MDF location in Building 4. New distribution cabling will be installed as required to reach existing equipment.

D. General Telecommunications Requirements:

The telecommunications infrastructure and systems will comply with the current editions, including errata and addendums, of the

following:

- *California Electrical Code*
- *California Law Enforcement Telecommunications System (CLETS) standards*
- *Motorola R56 Standards and Guidelines for Communication Sites*
- *TIA-568-C.0 Generic Telecommunications Cabling for Customer Premises*
- *TIA-568-C.1 Commercial Building Telecommunications Cabling Standard*
- *TIA-568-C.2 Balanced Twisted-Pair Telecommunications Cabling and Component Standards*
- *TIA-568-C.3 Optical Fiber Cabling Components Standard*
- *TIA-569 Telecommunications Pathways and Spaces*
- *TIA-606 Administration Standard for Telecommunications Infrastructure*
- *TIA-607 Generic Telecommunications Bonding and Grounding (Earthing) for Customer Premises*
- *TIA-758 Customer-Owned Outside Plant Telecommunications Infrastructure Standard*
- *BICSI Telecommunications Distribution Methods Manual*

E. New Construction

I. Entrance Facility:

The service provider(s) entrance facility will be co-located in the MDF room at the West end of the new Administration building. City owned fiber is routed to the site via overhead distribution along College Grove Drive and will remain overhead as it crosses the former landfill and cannot be routed underground. A traffic signal cabinet exists at the Northwest corner of the facility and can be used as a 'pull point' to transition from the adjacent utility pole the span currently originates from.

A traffic rated telecommunications vault (CMH-1), sized to accommodate the distribution duct bank, with knock-outs on

all four walls, shall be provided in the West parking lot. Provide (1) four-inch underground conduit for each service provider (Cox, AT&T, City owned facilities) plus (2) spare two-inch conduits from the provider utility pole(s) to the vault. Coordinate the service provider duct bank with the respective service providers.

2. Site Distribution:

Provide dedicated four-inch conduits for each cable type -- fiber, copper, fire alarm, auxiliary signal systems and a two-inch conduit for a telecommunications grounding system from the MDF room to the exterior telecommunications vault CMH-1 and from CMH-1 to the outlying buildings, both new and existing per the Telecommunications Riser Diagram. Provide (2) spare 4-inch conduits in each conduit run.

Conduit quantities for copper conductors will be determined by maintaining no greater than a 40% fill ratio for the number of conductors for each conductor type. Coordinate with City personnel and AT&T to determine the conductor count and number of copper cables for analog voice services. Coordinate with City personnel and the respective provider(s) for all other low voltage signal systems (i.e., security, television, public address, etc.) to determine the conductor count and number of copper cables required for those systems.

Each four-inch conduit designated for fiber distribution will be populated with 1-1/4" innerducts; each innerduct will contain no greater than (2) fiber distribution cables. Fiber conduit quantities will be determined by the number of fiber cables in each conduit. Four fiber cables populating two innerducts will require (1) four-inch conduit; the fifth fiber cable in a conduit (in the third innerduct) will add an additional fiber conduit.

Provide additional fiber conduits as required maintaining a minimum of (1) empty innerduct for future use. Coordinate with City IT Staff and Xerox engineering staff to determine the type, number and strand count for both SM and MM fiber distribution.

A dedicated conduit with innerduct is required between the SCADA server room and Building 4 (Station 38) for the SCADA fiber link along with a dedicated conduit with innerduct for the fiber link between the SCADA server room and the Telemetry shop in Building B.

Underground conduits shall be run as directly as possible,



paralleling building lines when feasible, and bend shall not exceed 90 degrees per bend or an aggregate of 180 degrees for all bends between pull points. Pull points shall be installed every 200' as required (or when conduits bends exceed 180 degrees.)

Conduits shall stub up 4" above finished floor and be sealed. Label all conduits per TIA-606 labeling requirements for Class 3 administration.

### 3. Building Distribution:

Each new building will be configured with Intermediate Distribution Frames to comply with TIA horizontal cabling distance limitations and be linked to the Main Distribution Frame via fiber optic cabling. Fiber optic cabling will be provided to each outlying building as indicated on the Telecommunications Riser Diagram. All fiber optic cabling routed through underground pathways shall be rated as Outside Plant compliant. All interior fiber optic cabling shall be plenum rated and routed through innerduct in either the cable tray system or conduit. Fiber cabling may not be supported by 'j-hook' supports. Provide a minimum 36" service loop at both ends of all fiber cabling. All cabling shall be labeled at both ends per TIA-606 labeling requirements for Class 3 administration.

Building interior pathways shall consist of basket type cable tray above suspended ceiling areas with minimum 12" clearance above the cable tray and 6" below the cable tray. Cable trays shall be seismically braced as required; contractor shall coordinate with the structural engineer to determine the best method for installation.

EMT conduit will be provided above 'hard lid' type ceilings sized to accommodate the quantities of cables routed. Conduit fills shall not exceed 40%. Conduits transitioning fire rated areas shall be caulked to maintain the fire rating.

Work area outlets in fire rated walls shall be configured with 4S type device boxes and minimum 1" conduits stubbed into an accessible ceiling space. 'J-hook' supports shall be provided from the conduit termination to the cable tray system.

Provide conduit bushing on all conduits and conduits shall be caulked to maintain the wall rating.

Work area outlets shall be installed with 'ring and string' to the accessible ceiling spaces and 'j-hooks' shall be provided every 4' to the cable tray system.

Horizontal data cabling shall be Category 6 and plenum rated. Cabling may not exceed TIA distance limitations. Provide a minimum 12" service loop at each work area outlet and a minimum 36" service loop at IDF termination locations. Cabling shall not lay parallel to electrical pathways and maintain a minimum 12" separation from lighting, outlets, etc. All cabling shall be labeled at both ends per TIA-606 labeling requirements for Class 3 administration.

Work area outlets shall be mounted flush in wall with either 'mud rings' or device boxes as indicated above. Data ports shall be configured by City personnel as follows: data jacks connected to the MDF or IDF distribution for the SANNET network shall be yellow in color; data jacks connected to the SCADA and/or SOC/DOC server rooms shall be orange in color. General work areas and offices shall be configured with (2) data outlets of (3) ports each connected to the SANNET network. SCADA, DOC and SOC work areas shall be configured with (1) data outlet with (3) data ports connected to the SANNET network and (1) data port connected to the respective SCADA, DOC & SOC networks. Refer to the room-by-room requirements matrix for data outlet counts in specific locations.

4. Telecommunications Spaces:

All telecommunications spaces (MDF & IDFs) shall comply EIA/TIA standards. Telecommunication space shall be configured as follows:

- Floor surfaces shall be sealed concrete or Vinyl Composition tiling, (SCADA & SOC/DOC server rooms and work areas will have a raised floor system.)
- Walls shall be lined with fire resistant 3/4" plywood starting at 6" above finished floor to 8'-6" above finished floor.
- Ceilings shall be open (no 'lay-in' ceilings).
- Racks and cabinets shall be seismically restrained; coordinate with structural.
- Open rung ladder racking shall be provided around all walls and over racks/cabinets. Ladder racking shall be secured to the tops of the cabinets & racks and run in a single elevation around the walls (nominally 86" above finished floor – coordinate

with the heights of any proposed and existing cabinets & racks.)

- Ladder racking shall be supported every 4’.
- Cabling shall be secured to bridle rings mounted on plywood with Velcro strapping; ‘zip ties’ are not allowed.
- Data racks shall be configured with fiber distribution cabinets at the top of the rack.
- Vertical wire management shall be provided between data racks and horizontal wire management shall be provided between patch panels and switches.
- Coordinate with City IT Staff for arrangement of equipment in data racks.
- Provide sufficient rack space for City switches (coordinate with City IT Staff).
- All data components shall be rated as Category 6.
- Terminate all copper data cabling as TIA 568-B.
- Provide 25% spare capacity for data ports.
- Provide rack mounted UPS systems; coordinate with electrical.
- Provide minimum (1) vertical power strip per rack / cabinet

#### 5. Specialty Telecommunications Systems.

Existing systems currently in place at the water operations facility to be demolished include the SOC, DOC and SCADA systems and shall be reintegrated into the new administration building. These three critical systems shall have separate server rooms sized for expansion with the work areas for each system located next to the respective server rooms. A separate secured server room and work area shall be provided for SCADA operations and SOC & DOC will share a second secured server room / work area configuration. The work areas for each system and the data closet for each system shall be connected through a depressed floor system so that cabling can run in between the workstations and servers. These systems are high

security operations and the systems, data lines, conduits and rooms must be separated and secured. Each server room for SCADA and SOC/DOC systems shall be linked to a roof mounted antenna array via conduit (one 2" EMT per server room). SCADA, SOC/DOC work areas require both VoIP and copper analog phone lines with a minimum of (6) analog phone lines per. SOC also requires a direct ring-down line to the City SOC.

## 2.10.10. TECHNICAL ELECTRICAL SPECIFICATIONS

### SECTION 263213 - ENGINE GENERATORS

#### 1.1 WARRANTY

- A. Materials and Workmanship: Five years.

#### 1.2 MAINTENANCE SERVICE

- A. Full-Maintenance Service: 12 months.

#### 1.3 PERFORMANCE REQUIREMENTS

- A. Environmental Conditions:
  - 1. Ambient Temperature: 5 to 40 deg C.
  - 2. Relative Humidity: Zero to 95 percent.
  - 3. Altitude: Sea level to 1000 feet.

#### 1.4 ASSEMBLY DESCRIPTION

- A. EPSS Class: Class 2.
- B. Induction Method: Naturally aspirated or Turbocharged.
- C. Governor: Adjustable isochronous, with speed sensing.
- D. Emissions: EPA Tier 4.
- E. Output Connections: Three-phase, four wire.
- F. Performance: Suitable for loads involving sensitive electronic equipment, adjustable frequency drives, or uninterruptible power supply systems.

#### 1.5 ENGINE

- A. Fuel: Fuel oil, Grade DF-2-2
- B. Engine Cooling System: Integral radiator.

- C. Muffler/Silencer: Critical type.
- D. Air-Intake Filter: Standard-duty.
- E. Starting System: 24-V electric, with negative ground.
  - 1. Cranking Cycle: As required by NFPA 110 for system level specified.
  - 2. Battery: Lead acid; cranking cycle three times without recharging.
  - 3. Battery Charger: Current-limiting, automatic-equalizing and float-charging type.
- F. Fuel-Oil Storage:
  - 1. Base-Mounted Fuel-Oil Tank: Capacity for 72 hours' operation.

#### 1.6 CONTROL AND MONITORING

- A. Sequence of Operations: Automatic starting; with control devices grouped on panel mounted on generator set.
  - 1. Minimum run time control set for 15 minutes with emergency-stop switch.
  - 2. Configuration: Operating and safety indications, protective devices, basic system controls, and engine gages grouped in a common control and monitoring panel mounted on the generator set.
  - 3. Indicating Devices: Level 1 system.
  - 4. Protective Devices and Controls in Local Control Panel: Level 1 system, including:
    - a. Common remote audible alarm.
    - b. Remote alarm annunciator.
    - c. Remote emergency-stop switch.
    - d. Connection to data link for building automation system or building monitoring and control system.

#### 1.7 GENERATOR OVERCURRENT AND FAULT PROTECTION

- A. Generator Circuit Breaker: Molded-case, electronic-trip type.
- B. Generator disconnect switch.
- C. Microprocessor-based generator protector.
- D. Ground-fault indication.

- E. Generator: Directly connected to engine shaft, with dripproof enclosure and solid-state voltage regulator.

#### 1.8 GENERATOR, EXCITER, AND VOLTAGE REGULATOR

- A. Drive: Shaft directly connected to engine shaft.
- B. Electrical Insulation: Class H or Class F.
- C. Stator-Winding Leads: 12 lead alternator.
- D. Range: Extended.
- E. Enclosure: Dripproof.
- F. Instrument Transformers: Mounted within generator enclosure.
- G. Voltage Regulator: Solid-state.
  - 1. Adjusting Rheostat on Control and Monitoring Panel: Plus or minus 5 percent adjustment of output-voltage operating band.
  - 2. Maintain voltage within 20 percent on one step, full load.
  - 3. Anti-hunt provision to stabilize voltage.
  - 4. Frequency maintained within 5 percent and stabilized at rated frequency within 2 seconds.
- H. Strip heater.
- I. Windings: Two-thirds pitch stator winding and fully linked amortisseur winding.
- J. Subtransient Reactance: 12 percent, maximum.

#### 1.9 LOAD BANK

- A. Description: Provisions only at generator main breaker to enable connection of portable load bank cables for periodic testing.

#### 1.10 OUTDOOR GENERATOR-SET ENCLOSURE

- A. Vandal-resistant, sound attenuating, weatherproof steel housing. Sound rating not to exceed 85 dbA at 23 feet.

#### 1.11 SOURCE QUALITY CONTROL

- A. Testing: Prototype at factory.

#### 1.12 FIELD QUALITY CONTROL

- A. Testing: By Contractor-engaged agency.

END OF SECTION 263213

**SECTION 263600 - TRANSFER SWITCHES**

1.1 SUMMARY

- A. Transfer switches rated 600 V and less.

1.2 QUALITY ASSURANCE

- A. Quality Standards: NEMA ICS 1, NFPA 70, NFPA 110, and UL 1008.

1.3 PRODUCTS

A. General:

1. Solid-state controls.
2. Resistant to damage by voltage transients.
3. Solenoid or electric-motor operated.
4. Designed for continuous-duty, repetitive transfer of full-rated current.
5. Neutral switched or overlapping neutral for four-pole switches.
6. Annunciation, control, and programming interface components.
7. Enclosures: NEMA 250, Type 1. Integrated with switchboard construction where indicated.

B. Automatic Transfer Switches: NFPA 110, Level 1.

1. Type: Double throw, contactor type.
2. Manual Switch Operation: Under load.
3. Signal-before-transfer contacts.
4. Digital communication interface.
5. Control Features: In-phase monitor.
6. Features:
  - a. Undervoltage sensing for each phase of normal source.
  - b. Time delay for override of normal-source sensing.
  - c. Voltage/frequency lockout relay.
  - d. Time delay for retransfer to normal source.

- e. Test switch.
  - f. Switch-position pilot lights.
  - g. Source-available indicating lights.
  - h. Unassigned auxiliary contacts.
  - i. Transfer override switch.
  - j. Engine starting contacts.
  - k. Engine Shutdown Contacts: Time delay adjustable.
  - l. Engine-generator exerciser with programmable-time switch.
- C. Remote annunciator system.
- 1.4 FIELD QUALITY CONTROL
- A. Testing: By Contractor with assistance of manufacturer's service representative.

END OF SECTION 263600



## **ATTACHMENT B**

### **PHASED FUNDING PROVISIONS**

## ATTACHMENT B PHASED FUNDING PROVISIONS

### 1. PHASED FUNDING

- 1.1. The selected The Design-Builder will be required to provide a Pre-award Schedule in accordance with sections 9-3 and 6-1 of the Supplementary Special Provisions (SSP) prior to award of Contract.
- 1.2. For phased funded contracts, the City typically secures enough funds for the first 90 Days of the contract prior to award. Within 10 Working Days after announcement of the Apparent Winner, the Design-Builder must contact the Project Manager to discuss fund availability and the duration of the first phase and submit the Pre-Award Schedule to the City for approval and preparation of the first Phased Funding Schedule Agreement.
- 1.3. The Design-Builder will be required to provide a Pre-award Schedule in accordance with 6-1, "CONSTRUCTION SCHEDULE AND COMMENCEMENT OF THE WORK" and 9-3, "PAYMENT" prior to award of Contract.
- 1.4. If the Proposal submitted by the Apparent Winner is rejected by the City for any reason, then within 5 Working Days after receiving notice, the next Apparent Winner must provide the Pre-Award Schedule. This process will continue until the City has selected a Design-Builder or has decided to reject all Proposals.
- 1.5. The first Phased Funding Schedule Agreement must show the fund availability for the first phase. Within 22 Working Days from the date of the announcement of, or notice to the next Apparent Low Design-Builder (whichever occurs last) and once a Pre-Award Schedule is accepted by the City, the City will present the first Phased Funding Schedule Agreement to you when you are selected as the Apparent Low Design-Builder.
- 1.6. At the City's request, you must meet with the City's Project manager before execution of the first Phased Funding Schedule Agreement to discuss his or her comments and requests for revision to the Pre-Award Schedule.
- 1.7. Your failure to perform the following may result in the Proposal being rejected as **non-responsive**:
  - 1.7.1. meet with the City's Project manager, if requested to do so, to discuss and respond to the City's comments regarding the Pre-Award Schedule,
  - 1.7.2. revise the Pre-Award Schedule as requested by the City within the specified 22 Working Days timeframe, or
  - 1.7.3. execute the first Phased Funding Schedule Agreement within a Day after receipt.



Chollas  
Phased Funding Schedule Agreement Worksheet  
10/11/16

| Act ID | Activity Description                             | Budgeted Cost |            |       |
|--------|--|---------------|------------|-------|
| 100    | Contract Duration                                | 0             |            |       |
| 105    | Limited Notice to Proceed                        | 509,585.00    |            |       |
| 130    | Utility Fees (Allowance)                         | 175,000.00    |            |       |
| 200    | 30% Design Duration                              | 57,500.00     |            |       |
| 205    | Program Verification/Design Kick-Off Meetings    | 4,791.00      |            |       |
| 210    | 30% Design Documents                             | 488,766.00    |            |       |
| 215    | 30% Design City Review & Comments                | 0             |            |       |
| 220    | Program Verification/Design Progress Meetings 1  | 3,983.00      |            |       |
| 300    | 60% Design Duration                              | 0             |            |       |
| 305    | 60% Design Documents                             | 853,612.00    |            |       |
| 600    | Outside Service Provider Design Duration         | 0             |            |       |
| 605    | SDG&E Service & Distribution Design              | 1,780.00      |            |       |
| 610    | AT&T Service & Distribution Design               | 1,780.00      |            |       |
| 615    | COX Service & Distribution Design                | 1,780.00      |            |       |
| 620    | City Fiber Distribution Design                   | 1,780.00      |            |       |
| 625    | City Water Service & Distribution Design         | 1,780.00      |            |       |
| 310    | 60% Design City Review & Comments                | 0             |            |       |
| 400    | 100% Design Duration                             | 0             |            |       |
| 405    | 100% Design Documents                            | 809,505.00    |            |       |
| 410    | Construction Submittal Approval                  | 0             |            |       |
| 320    | Backcheck Temp Modulars & Permits                | 10,000.00     |            |       |
| 800    | Construct (N) Bld B (General Cond & SWPPP)       | 971,922.00    |            |       |
| 315    | Program Verification/Design Progress Meeting 2   | 3,983.00      |            |       |
| 430    | Backcheck & Permit (Grading & Demo)              | 10,000.00     |            |       |
| 415    | Construction Resubmittal Approval                | 0             |            |       |
| 630    | Outside Service Provider Design Coordination Mtg | 7,960.00      |            |       |
| 700    | Construct (T) Space (FY17/18 Set Up & Rental)    | 289,175.00    |            |       |
| 420    | 100% Design Documents City Review & Approval     | 0             |            |       |
| 425    | Submit for Plan Check                            | 3,982.00      |            |       |
| 500    | Final Design Duration                            | 0             |            |       |
| 505    | Plan Check Final Design Revisions                | 25,480.00     |            |       |
| 710    | Relocate (E) CIP Personnel                       | 3,890.00      |            |       |
| 510    | Resubmit for Plan Back Check                     | 79,587.00     |            |       |
| 160    | FY 17/18 Type I Furnishings                      | 100,000.00    |            |       |
| 705    | Relocate (E) Trailer Personnel                   | 5,890.00      |            |       |
| 720    | Demo (E) CIP Space                               | 27,945.00     |            |       |
| 515    | Final Design City Review                         | 0             |            |       |
| 125    | Construction Permit                              | 80,000.00     |            |       |
| 715    | Demo (E) Trailers                                | 53,947.00     |            |       |
| 5000   | Site Utility Construction                        | 178,700.00    |            |       |
| 2000   | Building B Const Phase (Type II Contingency)     | 500,000.00    |            |       |
| 2030   | Survey Building B Area                           | 42,348.00     |            |       |
| 5005   | Building B Underground Utility Construction      | 2,111,138.00  |            |       |
| 2005   | Foundation (Grade/Meth Gas/US Utility)           | 700,262.00    | 8,117,851  | FY17  |
| 2010   | Substructure (Concrete Footings & Slabs)         | 553,880.00    |            |       |
| 2015   | Structure  | 1,640,328.00  |            |       |
| 2020   | Exterior   | 952,980.00    |            |       |
| 2025   | Interior   | 3,231,924.00  |            |       |
| 4000   | Building B Site Improvements                     | 674,865.00    |            |       |
| 140    | Building B Commissioning                         | 53,947.00     |            |       |
| 150    | Building B FF&E (Type I Furnishings)             | 200,000.00    |            |       |
| 805    | Relocate (T) Bld B Personnel                     | 5,890.00      |            |       |
| 900    | Relocate (T) Bld A Personnel                     | 5,890.00      |            |       |
| 905    | Demolish (E) Bld A                               | 300,011.00    |            |       |
| 2035   | Temporary Space (FY18/19 Rental)                 | 139,710.00    |            |       |
| 3000   | Building A Const Phase (Type II Contingency)     | 450,000.00    |            |       |
| 3030   | Survey Building A Area                           | 22,803.00     |            |       |
| 5010   | Building A Underground Utility Construction      | 1,727,294.00  |            |       |
| 910    | Construct (N) Bld A (General Cond & SWPPP)       | 900,576.00    |            |       |
| 3005   | Foundation (Grade/Meth Gas/US Utility)           | 775,278.00    | 11,635,376 | FY18  |
| 3010   | Substructure (Concrete Footings & Slabs)         | 453,176.00    |            |       |
| 3035   | Type II City Contingency (FY 19/20 Proportioned) | 150,000.00    |            |       |
| 3040   | General Cond & SWPPP (FY 19/20 Proportioned)     | 700,578.00    |            |       |
| 3015   | Structure  | 2,004,846.00  |            |       |
| 3020   | Exterior   | 1,116,221.00  |            |       |
| 4005   | Building A Site Improvements                     | 674,865.00    |            |       |
| 3025   | Interior   | 3,950,130.00  |            |       |
| 145    | Building A Commissioning                         | 53,947.00     |            |       |
| 155    | Building A FF&E                                  | 200,000.00    |            |       |
| 1000   | Relocate (N) Bld A Personnel                     | 5,890.00      |            |       |
| 1005   | Demolish (T) Space                               | 53,947.00     |            |       |
| 3045   | Temporary Space(FY19/20 Rental)                  | 122,076.00    |            |       |
| 1010   | Construct (N) Truck Layout Shed                  | 177,152.00    |            |       |
| 1015   | Construct Remaining Site Improvements            | 144,942.00    |            |       |
| 170    | Contract Closeout                                | 25,000.00     | 9,832,770  | FY 19 |
|        |  |               | 29,585,997 |       |

## EQUAL OPPORTUNITY CONTRACTING PROGRAM REQUIREMENTS

1. To The WHITEBOOK, Chapter 10, Sections D and E, DELETE each in its entirety, and SUBSTITUTE with the following:

### **D. CITY'S EQUAL OPPORTUNITY COMMITMENT.**

#### **1. Nondiscrimination in Contracting Ordinance.**

1. The Contractor, Subcontractors and Suppliers shall comply with requirements of the City's Nondiscrimination in Contracting Ordinance, San Diego Municipal Code §§22.3501 through 22.3517.

The Contractor shall not discriminate on the basis of race, gender, religion, national origin, ethnicity, sexual orientation, age, or disability in the solicitation, selection, hiring, or treatment of subcontractors, vendors, or suppliers. The Contractor shall provide equal opportunity for subcontractors to participate in subcontracting opportunities. The Contractor understands and agrees that violation of this clause shall be considered a material breach of the contract and may result in contract termination, debarment, or other sanctions.

The Contractor shall include the foregoing clause in all contracts between the Contractor and Subcontractors and Suppliers.

2. Disclosure of Discrimination Complaints. As part of its Bid or Proposal, the Bidder shall provide to the City a list of all instances within the past 10 years where a complaint was filed or pending against Bidder in a legal or administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors, or suppliers, and a description of the status or resolution of that complaint, including any remedial action taken.
3. Upon the City's request, the Contractor agrees to provide to the City, within 60 days, a truthful and complete list of the names of all Subcontractors and Suppliers that the Contractor has used in the past 5 years on any of its contracts that were undertaken within San Diego County, including the total dollar amount paid by the Contractor for each subcontract or supply contract.
4. The Contractor further agrees to fully cooperate in any investigation conducted by the City pursuant to the City's Nondiscrimination in Contracting Ordinance, Municipal Code §§22.3501 through 22.3517. The Contractor understands and agrees that violation of this clause shall be considered a material breach of the Contract and may result in remedies being ordered against the Contractor up to and including contract termination, debarment and other sanctions for violation of the provisions of the Nondiscrimination in Contracting Ordinance. The Contractor further understands and agrees that the procedures, remedies and sanctions provided for in the Nondiscrimination in Contracting Ordinance apply only to violations of the Ordinance.

**E. EQUAL EMPLOYMENT OPPORTUNITY OUTREACH PROGRAM.**

1. The Contractor, Subcontractors and Suppliers shall comply with the City's Equal Employment Opportunity Outreach Program, San Diego Municipal Code §§22.2701 through 22.2707.

The Contractor shall not discriminate against any employee or applicant for employment on any basis prohibited by law. Contractor shall provide equal opportunity in all employment practices. Prime Contractor shall ensure their subcontractors comply with this program. Nothing in this section shall be interpreted to hold a prime contractor liable for any discriminatory practice of its subcontractors.

The Contractor shall include the foregoing clause in all contracts between the Contractor and Subcontractors and Suppliers.

2. If the Contract is competitively solicited, the selected Bidder shall submit a Work Force Report (Form BB05), within 10 Working Days after receipt by the Bidder of Contract forms to the City for approval as specified in the Notice of Intent to Award letter from the City.
3. If a Work Force Report is submitted, and the City determines there are under-representations when compared to County Labor Force Availability data, the selected Bidder shall submit an Equal Employment Opportunity Plan.
4. If the selected Bidder submits an Equal Employment Opportunity Plan, it shall include the following assurances:
  1. The Contractor shall maintain a working environment free of discrimination, harassment, intimidation and coercion at all sites and in all facilities at which the Contractor's employees are assigned to work.
  2. The Contractor reviews its EEO Policy, at least annually, with all on-site supervisors involved in employment decisions.
  3. The Contractor disseminates and reviews its EEO Policy with all employees at least once a year, posts the policy statement and EEO posters on all company bulletin boards and job sites, and documents every dissemination, review and posting with a written record to identify the time, place, employees present, subject matter, and disposition of meetings.
  4. The Contractor reviews, at least annually, all supervisors' adherence to and performance under the EEO Policy and maintains written documentation of these reviews.
  5. The Contractor discusses its EEO Policy Statement with subcontractors with whom it anticipates doing business, includes the EEO Policy Statement in its subcontracts, and provides such documentation to the City upon request.

6. The Contractor documents and maintains a record of all bid solicitations and outreach efforts to and from subcontractors, contractor associations and other business associations.
7. The Contractor disseminates its EEO Policy externally through various media, including the media of people of color and women, in advertisements to recruit, maintains files documenting these efforts, and provides copies of these advertisements to the City upon request.
8. The Contractor disseminates its EEO Policy to union and community organizations.
9. The Contractor provides immediate written notification to the City when any union referral process has impeded the Contractor's efforts to maintain its EEO Policy.
10. The Contractor maintains a current list of recruitment sources, including those outreaching to people of color and women, and provides written notification of employment opportunities to these recruitment sources with a record of the organizations' responses.
11. The Contractor maintains a current file of names, addresses and phone numbers of each walk-in applicant, including people of color and women, and referrals from unions, recruitment sources, or community organizations with a description of the employment action taken.
12. The Contractor encourages all present employees, including people of color and women employees, to recruit others.
13. The Contractor maintains all employment selection process information with records of all tests and other selection criteria.
14. The Contractor develops and maintains documentation for on-the-job training opportunities, participates in training programs, or both for all of its employees, including people of color and women, and establishes apprenticeship, trainee, and upgrade programs relevant to the Contractor's employment needs.
15. The Contractor conducts, at least annually, an inventory and evaluation of all employees for promotional opportunities and encourages all employees to seek and prepare appropriately for such opportunities.
16. The Contractor ensures the company's working environment and activities are non-segregated except for providing separate or single-user toilets and necessary changing facilities to assure privacy between the sexes.

**ATTACHMENT D**

**INTENTIONALLY LEFT BLANK**



# ATTACHMENT E

## SUPPLEMENTARY SPECIAL PROVISIONS

## **SUPPLEMENTARY SPECIAL PROVISIONS**

The following Supplementary Special Provisions (SSP) modifies the following documents:

- i. Standard Specifications for Public Works Construction (The GREENBOOK) currently in effect.
  - ii. The City of San Diego Standard Specifications for Public Works Construction (The WHITEBOOK).
- 

### **SECTION 1 – TERMS, DEFINITIONS, ABBREVIATIONS, UNITS OF MEASURE, AND SYMBOLS**

#### **1-2 TERMS AND DEFINITIONS.**

**Normal Working Hours.** To the City Supplement, ADD the following:

The Normal Working Hours are 8:30 AM to 3:30 PM.

### **SECTION 2 - SCOPE AND CONTROL OF WORK**

#### **2-3.2 Self Performance.** DELETE in its entirety and SUBSTITUTE with the following:

1. You must perform, with your own organization, Contract work amounting to at least 30% of the base bid alone or base bid and any additive or deductive alternate(s) that together when added or deducted form the basis of award.
2. The self performance percentage requirement will be waived for contracts when a “B” License is required or allowed.

#### **2-5.3.1 General.** To the City Supplement, ADD the following

7. For products for which an AML is available, products listed in the AML shall be used. A submittal review will be conducted for products not identified on an AML on a case-by-case basis when:
  - a) The product type or category is not in the AML.
  - b) The AML does not list at least two available manufacturers of the product.
  - c) The material or manufacturer listed in the AML is no longer available. Documentation to substantiate the product is no longer available or in production is required as part of the submittal.

In the case of conducting a submittal review when required by the Plans or Special Provisions, or when requested by the Engineer, all submittals shall be accompanied by the City's submittal form.

The Product Submittal Form is available for download at:

<http://www.sandiego.gov/publicworks/edocref/index.shtml>

**2-9.1 Permanent Survey Markers.** To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

Pursuant to Division 3, Chapter 15 of the Business and Professions Code, the Contractor shall not disturb survey monuments that "control the location of subdivisions, tracts, boundaries, roads, streets, or highways, or provide horizontal or vertical survey control" until they have been tied out by a Registered Land Surveyor or Registered Civil Engineer authorized to practice land surveying within the State of California.

Monument Preservation will be performed by City Public Works Field Engineering Division (PW-FED) Field Survey Section on all Projects, unless permission is obtained for these services in writing by PW-FED.

The Contractor shall submit to the Engineer a minimum of 7 Days prior to the start of the Work a list of controlling survey monuments which may be disturbed. The Agency (or the owner on a Private Contract) will:

- a) set survey points outside the affected work area that reference and locate each controlling survey monument that may be disturbed,
- b) file a Corner Record or Record of Survey with the County Surveyor after setting the survey points to be used for re-establishment of the disturbed controlling survey monuments, and
- c) file a Corner Record of Record of Survey with the County Surveyor after re-establishment of the disturbed controlling survey monuments.

**2-9.2 Survey Service.** DELETE in its entirety and SUBSTITUTE with the following:

Prior to start of construction, you shall submit a letter to the Engineer identifying the Licensed Land Surveyor or the Registered Civil Engineer authorized to practice land surveying within the State of California performing the survey services for the Project.

You are responsible for performing and meeting the accuracy of surveying standards adequate for construction through a Licensed Land Surveyor or a Registered Civil Engineer authorized to practice land surveying within the State of California.

Survey stakes shall be set and stationed by you for curbs, headers, water mains, sewers, storm drains, structures, rough grade, and any other structures and appurtenances that are needed for the Project. A corresponding cut or fill to finished grade (or flow line) must be indicated on a grade sheet.

Surveys performed must list the basis of bearings as tied to Record of Survey 14492 or equivalent, based on the California Coordinate System of 1983, Zone 6, U.S.

Survey foot, epoch 1991.35, along with a completed calibration sheet (blank form will be supplied by City Surveys). The vertical datum used must be NGVD 29 in accordance with the City of San Diego Vertical Bench Book.

You shall preserve construction survey stakes, control points and other survey related marks for the duration of the Project. If any construction survey stakes are lost or disturbed, and need to be replaced, such replacement will be performed by the Engineer at your expense.

#### 2-9.2.1

**Survey Files.** All Computer Aided Drafting (CAD) work must be done in accordance with The City of San Diego's Citywide Computer Aided Design and Drafting (CADD) Standards and must be in City seed files (.job, .txt, .dgn, .alg, .raw, .fwd, .dtm, .pdf, .docx, .xlsx, .tif, and .jpg).

All survey files must be completed in accordance with the City of San Diego's Citywide CADD Standards and must adhere to City's Microstation level and attribute structure.

The survey file deliverable will be either one Master .dgn file containing all xref's in geospatially referenced (and attached) models or one Master dgn with all xref's geospatially referenced (and attached) as dgn files. Resource files will be sent to Contractor if requested.

Survey files must include, but not limited to, the following items:

- a. Street center line and (record width) right-of-way lines
- b. Project geometry (.alg) files (this will be generated for use in InRoads)
- c. 3D surface model (.dtm, break line and spot elevation) file
- d. Spot elevations of the new utility main at each intersection, midblock and for any change in grade
- e. Monuments
- f. Curb lines (top curb and gutter)
- g. All other appurtenances including but not limited to water valves, meters, vaults, manholes, fire hydrants, utility boxes, cleanouts and poles

You shall use the survey information to produce red-lines drawings as described in Section 2-5.4, "Red-Lines and Record Documents."

#### 2-9.2.2

**Submittal.** Survey files shall be submitted in accordance with Section 2-5.3 "Submittals" and 2-5.4, "Red-Lines and Record Documents." You shall provide the Survey Files, proposed Drawings and or Red-Line Drawings on a CD/DVD to the Engineer and post the Survey Files, proposed Drawings and or Red-Line Drawings at the following website:

<ftp://ftp.sannet.gov/IN/SURVEYS/>.

After the documents have been posted the website, you shall send a confirmation email, which includes the hyperlink to the website, to the Engineer and SurveyReview@sandiego.gov.

All survey work and submittals which reveal non-compliance with the requirements of the Construction Documents shall be corrected as deemed necessary by the Engineer and the cost of the corrections to your survey submittals will be at your expense.

**2-9.2.3 Payment.** Payment for survey services shall be included in the lump sum Bid for “Field Surveys

**2-14.3 Coordination.** To the City Supplement, ADD the following:

Other adjacent City project(s) is (are) scheduled for construction for the same time period in the vicinity of College Grove Drive. See Appendix F for approximate location. Coordinate the Work with the adjacent project(s) as listed below:

1. Chollas Lake Park Playground Improvements, Project Manager Barry Kelleher, 619-533-5219

#### SECTION 4 - CONTROL OF MATERIALS

**4-1.3.4 Inspection Paid For By the Contractor.** To the City Supplement, ADD the following:

All special inspections required by Development Services Permits, including but not limited to: welding, foundations, high strength bolting, concrete, etc.

**4-1.3.6 Preapproved Materials.** To the City Supplement, ADD the following:

1. You shall submit in writing a list of all products to be incorporated in the Work that are on the AML.

**4-1.6 Trade Names or Equals.** ADD the following:

You must submit your list of proposed substitutions for “an equal” (“or equal”) item(s) **no later than 5 Working Days after the determination of the Apparent Low Bidder** and on the City’s Product Submittal Form available at:

<http://www.sandiego.gov/publicworks/edocref/index.shtml>

#### SECTION 7 - RESPONSIBILITIES OF THE CONTRACTOR

**7-3 LIABILITY INSURANCE.** DELETE in its entirety and SUBSTITUTE with the following:

The insurance provisions herein must not be construed to limit your indemnity obligations contained in the Contract.

**7-3.1 Policies and Procedures.**

1. You must procure the insurance described below, at its sole cost and expense, to provide coverage against claims for loss including injuries to persons or damage to property, which may arise out of or in connection with the performance of the Work by you, your agents, representatives, officers, employees or Subcontractors.
2. Insurance coverage for property damage resulting from your operations is on a replacement cost valuation. The market value will not be accepted.
3. You must maintain this insurance for the duration of this contract and at all times thereafter when you are correcting, removing, or replacing Work in accordance with this contract. Your liabilities under the Contract, e.g., your indemnity obligations, is not deemed limited to the insurance coverage required by this contract.
4. Payment for insurance is included in the various items of Work as bid by you, and except as specifically agreed to by the City in writing, you are not entitled to any additional payment. Do not begin any work under this contract until you have provided and the City has approved all required insurance.
5. Policies of insurance must provide that the City is entitled to 30 days (10 days for cancellation due to non-payment of premium) prior written notice of cancellation or non-renewal of the policy. Maintenance of specified insurance coverage is a material element of the Contract. Your failure to maintain or renew coverage or to provide evidence of renewal during the term of the Contract may be treated by the City as a material breach of the Contract.

**7-3.2 Types of Insurance.**

**7-3.2.1 Commercial General Liability Insurance.**

1. Commercial General Liability Insurance must be written on the current version of the ISO Occurrence form CG 00 01 07 98 or an equivalent form providing coverage at least as broad.
2. The policy must cover liability arising from premises and operations, XCU (explosions, underground, and collapse), independent contractors, products/completed operations, personal injury and advertising injury, bodily injury, property damage, and liability assumed under an insured's contract (including the tort liability of another assumed in a business contract).
3. There must be no endorsement or modification limiting the scope of coverage for either "insured vs. insured" claims or contractual liability. You must maintain the same or equivalent insurance for at least 10 years following completion of the Work.
4. All costs of defense must be outside the policy limits. Policy coverage must be in liability limits of not less than the following:

|                                       |                            |
|---------------------------------------|----------------------------|
| <u>General Annual Aggregate Limit</u> | <u>Limits of Liability</u> |
|---------------------------------------|----------------------------|

|   |             |
|---|-------------|
| Other than Products/Completed Operations      | \$2,000,000 |
| Products/Completed Operations Aggregate Limit | \$2,000,000 |
| Personal Injury Limit                         | \$1,000,000 |
| Each Occurrence                               | \$1,000,000 |

**7-3.2.2 Commercial Automobile Liability Insurance.**

1. You must provide a policy or policies of Commercial Automobile Liability Insurance written on the current version of the ISO form CA 00 01 12 90 or later version or equivalent form providing coverage at least as broad in the amount of \$1,000,000 combined single limit per accident, covering bodily injury and property damage for owned, non-owned, and hired automobiles (“Any Auto”).
2. All costs of defense must be outside the limits of the policy.

**7-3.2.3 Contractors Pollution Liability Insurance.**

1. You must procure and maintain at your expense or require Subcontractor, as described below to procure and maintain, the Contractors Pollution Liability Insurance including contractual liability coverage to cover liability arising out of cleanup, removal, storage, or handling of hazardous or toxic chemicals, materials, substances, or any other pollutants by you or any Subcontractor in an amount not less than \$2,000,000 limit for bodily injury and property damage.
2. All costs of defense must be outside the limits of the policy. Any such insurance provided by Subcontractor instead of you must be approved separately in writing by the City.
3. For approval of a substitution of Subcontractor’s insurance, you must certify that all activities for which the Contractors Pollution Liability Insurance will provide coverage will be performed exclusively by the Subcontractor providing the insurance. The deductible must not exceed \$25,000 per claim.
4. Contractual liability must include coverage of tort liability of another party to pay for bodily injury or property damage to a third person or organization. There must be no endorsement or modification of the coverage limiting the scope of coverage for either “insured vs. insured” claims or contractual liability.
5. Occurrence based policies must be procured before the Work commences and must be maintained for the Contract Time. Claims Made policies must be procured before the Work commences, must be maintained for the Contract Time, and must include a 12 month extended Claims Discovery Period applicable to this contract or the existing policy or policies must continue to be maintained for 12 months after the completion of the Work without advancing the retroactive date.
6. Except as provided for under California law, the policy or policies must provide that the City is entitled to 30 days prior written notice (10 days for

cancellation due to non-payment of premium) of cancellation or non-renewal of the policy or policies.

**7-3.2.4 Contractors Hazardous Transporters Pollution Liability Insurance.**

1. You must provide at your expense or require Subcontractor to provide, as described below Contractors Hazardous Transporters Pollution Liability Insurance including contractual liability coverage to cover liability arising out of transportation of hazardous or toxic, materials, substances, or any other pollutants by you or any Subcontractor in an amount not less than \$2,000,000 limit per occurrence/aggregate for bodily injury and property damage.
2. All costs of defense must be outside the limits of the policy. The deductible must not exceed \$25,000 per claim. Any such insurance provided by a subcontractor instead of you must be approved separately in writing by the City.
3. For approval of the substitution of Subcontractor's insurance the Contractor shall certify that all activities for which Contractors Hazardous Transporters Pollution Liability Insurance will provide coverage will be performed exclusively by the Subcontractor providing the insurance.
4. Contractual liability must include coverage of tort liability of another party to pay for bodily injury or property damage to a third person or organization. There must be no endorsement or modification of the coverage limiting the scope of coverage for either "insured vs. insured" claims or contractual liability. Occurrence based policies must be procured before the Work commences and must be maintained for the duration of this contract. Claims Made policies must be procured before the Work commences, must be maintained for the duration of this contract, and must include a 12 month extended Claims Discovery Period applicable to this contract or the existing policy or policies must continue to be maintained for 12 months after the completion of the Work under this contract without advancing the retroactive date.
5. Except as provided for under California law, the policy or policies must provide that the City is entitled to 30 days prior written notice (10 days for cancellation due to non-payment of premium) of cancellation or non-renewal of the policy or policies.

**7-3.2.5 Contractors Builders Risk Property Insurance.**

1. You must provide at its expense, and maintain until Final Acceptance of the Work, a Special Form Builders Risk Policy or Policies. This insurance must be in an amount equal to the replacement cost of the completed Work (without deduction for depreciation) including the cost of excavations, grading, and filling. The policy or policies limits must be 100% of this contract value of the Work plus 15% to cover administrative costs, design costs, and the costs of inspections and construction management.
2. Insured property must include material or portions of the Work located away from the Site but intended for use at the Site, and must cover material or portions of the Work in transit. The policy or policies must include as insured property



scaffolding, falsework, and temporary buildings located at the Site. The policy or policies must cover the cost of removing debris, including demolition.

3. The policy or policies must provide that all proceeds thereunder must be payable to the City as Trustee for the insured, and must name the City, the Contractor, Subcontractors, and Suppliers of all tiers as named insured. We as Trustee will collect, adjust, and receive all monies which may become due and payable under the policy or policies, may compromise any and all claims thereunder, and will apply the proceeds of such insurance to the repair, reconstruction, or replacement of the Work.
4. Any deductible applicable to the insurance must be identified in the policy or policies documents and responsibility for paying the part of any loss not covered because of the application of such deductibles must be apportioned among the parties except for the City as follows: if there is more than one claimant for a single occurrence, then each claimant must pay a pro-rata share of the per occurrence deductible based upon the percentage of their paid claim to the total paid for insured. The City must be entitled to 100% of its loss. The Contractor must pay the City any portion of that loss not covered because of a deductible, at the same time the proceeds of the insurance are paid to the City as trustee.
5. Any insured, other than the City, making claim to which a deductible applies must be responsible for 100% of the loss not insured because of the deductible. Except as provided for under California law, the policy or policies must provide that the City is entitled to 30 days prior written notice (10 days for cancellation due to non-payment of premium) of cancellation or non-renewal of the policy or policies.

**7-3.3 Rating Requirements.** Except for the State Compensation Insurance Fund, all insurance required by this contract as described herein must be carried only by responsible insurance companies with a rating of, or equivalent to, at least “A-, VI” by A.M. Best Company, that are authorized by the California Insurance Commissioner to do business in the State, and that have been approved by the City.

**7-3.3.1 Non-Admitted Carriers.** The City will accept insurance provided by non-admitted, “surplus lines” carriers only if the carrier is authorized to do business in the State and is included on the List of Approved Surplus Lines Insurers (LASLI list).

All policies of insurance carried by non-admitted carriers must be subject to all of the requirements for policies of insurance provided by admitted carriers described herein.

**7-3.4 Evidence of Insurance.** Furnish to the City documents e.g., certificates of insurance and endorsements evidencing the insurance required herein, and furnish renewal documentation prior to expiration of this insurance. Each required document must be signed by the insurer or a person authorized by the insurer to bind coverage on its behalf. We reserve the right to require complete, certified copies of all insurance policies required herein.

**7-3.5 Policy Endorsements.**

**7-3.5.1 Commercial General Liability Insurance.**

**7-3.5.1.1 Additional Insured.**

- a) You must provide at your expense policy endorsement written on the current version of the ISO Occurrence form CG 20 10 11 85 or an equivalent form providing coverage at least as broad.
- b) To the fullest extent allowed by law e.g., California Insurance Code §11580.04, the policy must be endorsed to include the City and its respective elected officials, officers, employees, agents, and representatives as additional insured.
- c) The additional insured coverage for projects for which the Engineer's Estimate is \$1,000,000 or more must include liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) your products, (c) your work, e.g., your completed operations performed by you or on your behalf, or (d) premises owned, leased, controlled, or used by you.
- d) The additional insured coverage for projects for which the Engineer's Estimate is less than \$1,000,000 must include liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) your products, or (c) premises owned, leased, controlled, or used by you.

**7-3.5.1.2 Primary and Non-Contributory Coverage.** The policy must be endorsed to provide that the coverage with respect to operations, including the completed operations, if appropriate, of the Named Insured is primary to any insurance or self-insurance of the City and its elected officials, officers, employees, agents and representatives. Further, it must provide that any insurance maintained by the City and its elected officials, officers, employees, agents and representatives must be in excess of your insurance and must not contribute to it.

**7-3.5.1.3 Project General Aggregate Limit.** The policy or policies must be endorsed to provide a Designated Construction Project General Aggregate Limit that will apply only to the Work. Only claims payments which arise from the Work must reduce the Designated Construction Project General Aggregate Limit. The Designated Construction Project General Aggregate Limit must be in addition to the aggregate limit provided for the products-completed operations hazard.

**7-3.5.2 Commercial Automobile Liability Insurance.**

**7-3.5.2.1 Additional Insured.** Unless the policy or policies of Commercial Auto Liability Insurance are written on an ISO form CA 00 01 12 90 or a later version of this form or equivalent form providing coverage at least as broad, the policy must be endorsed to include the City and its respective elected officials, officers, employees, agents, and representatives as additional insured, with respect to liability arising out of automobiles owned, leased, hired or borrowed by you or on your behalf. This endorsement is limited to the obligations permitted by California Insurance Code §11580.04.

**7-3.5.3 Contractors Pollution Liability Insurance Endorsements.**

**7-3.5.3.1 Additional Insured.**

- a) The policy or policies must be endorsed to include as an Insured the City and its respective elected officials, officers, employees, agents, and representatives, with respect to liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) your products, (c) your work, e.g., your completed operations performed by you or on your behalf, or (d) premises owned, leased, controlled, or used by you; except that in connection with, collateral to, or affecting any construction contract to which the provisions of subdivision (b) of § 2782 of the California Civil Code apply, this endorsement must not provide any duty of indemnity coverage for the active negligence of the City and its respective elected officials, officers, employees, agents, and representatives in any case where an agreement to indemnify the City and its respective elected officials, officers, employees, agents, and representatives would be invalid under subdivision (b) of §2782 of the California Civil Code.
- b) In any case where a claim or loss encompasses the negligence of the Insured and the active negligence of the City and its respective elected officials, officers, employees, agents, and representatives that is not covered because of California Insurance Code §11580.04, the insurer's obligation to the City and its respective elected officials, officers, employees, agents, and representatives must be limited to obligations permitted by California Insurance Code §11580.04.

**7-3.5.3.2 Primary and Non-Contributory Coverage.** The policy or policies must be endorsed to provide that the insurance afforded by the Contractors Pollution Liability Insurance policy or policies is primary to any insurance or self-insurance of the City and its elected officials, officers, employees, agents and representatives with respect to operations including the completed operations of the Named Insured. Any insurance maintained by the City and its elected officials, officers, employees, agents and representatives must be in excess of your insurance and must not contribute to it.

**7-3.5.3.3 Severability of Interest.** For Contractors Pollution Liability Insurance, the policy or policies must provide that your insurance must apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability and must provide cross-liability coverage.

**7-3.5.4 Contractors Hazardous Transporters Pollution Liability Insurance Endorsements.**

**7-3.5.4.1 Additional Insured.**

- a) The policy or policies must be endorsed to include as an Insured the City and its respective elected officials, officers, employees, agents, and representatives, with respect to liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) your products, (c) your work, e.g., your completed operations performed by you or on your behalf, or (d) premises owned, leased, controlled, or used by you; except that in connection with, collateral to, or affecting any construction contract to which the provisions of subdivision (b) of §2782 of the California Civil Code apply, this endorsement must not provide any duty of indemnity coverage for the active negligence of the City and its respective elected officials, officers, employees, agents, and

representatives in any case where an agreement to indemnify the City and its respective elected officials, officers, employees, agents, and representatives would be invalid under subdivision (b) of §2782 of the California Civil Code.

- b) In any case where a claim or loss encompasses the negligence of the Insured and the active negligence of the City and its respective elected officials, officers, employees, agents, and representatives that is not covered because of California Insurance Code §11580.04, the insurer's obligation to the City and its respective elected officials, officers, employees, agents, and representatives must be limited to obligations permitted by California Insurance Code §11580.04.

**7-3.5.4.2 Primary and Non-Contributory Coverage.** The policy or policies must be endorsed to provide that the insurance afforded by the Contractors Pollution Liability Insurance policy or policies is primary to any insurance or self-insurance of the City and its elected officials, officers, employees, agents and representatives with respect to operations including the completed operations of the Named Insured. Any insurance maintained by the City and its elected officials, officers, employees, agents and representatives must be in excess of your insurance and must not contribute to it.

**7-3.5.4.3 Severability of Interest.** For Contractors Hazardous Transporters Pollution Liability Insurance, the policy or policies must provide that your insurance must apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability and must provide cross-liability coverage.

**7-3.5.5 Builders Risk Endorsements.**

**7-3.5.5.1 Waiver of Subrogation.** The policy or policies must be endorsed to provide that the insurer will waive all rights of subrogation against the City, and its respective elected officials, officers, employees, agents, and representatives for losses paid under the terms of the policy or policies and which arise from work performed by the Named Insured for the City.

**7-3.5.5.2 Builders Risk – Partial Utilization.** If the City desire to occupy or use a portion or portions of the Work prior to Acceptance in accordance with this contract, the City will notify you and you must immediately notify your Builder's Risk insurer and obtain an endorsement that the policy or policies must not be cancelled or lapse on account of any such partial use or occupancy. You must obtain the endorsement prior to our occupation and use.

**7-3.6 Deductibles and Self-Insured Retentions.** You must pay for all deductibles and self-insured retentions. You must disclose deductibles and self-insured retentions to the City at the time the evidence of insurance is provided.

**7-3.7 Reservation of Rights.** The City reserves the right, from time to time, to review your insurance coverage, limits, deductibles and self-insured retentions to determine if they are acceptable to the City. The City will reimburse you, without overhead, profit, or any other markup, for the cost of additional premium for any coverage requested by the Engineer but not required by this contract.

**7-3.8 Notice of Changes to Insurance.** You must notify the City 30 days prior to any material change to the policies of insurance provided under this contract.

**7-3.9 Excess Insurance.** Policies providing excess coverage must follow the form of the primary policy or policies e.g., all endorsements.

**7-3.10 Architects and Engineers Professional Insurance (Errors and Omissions Insurance).**

1. For contracts with required engineering services (e.g., Design-Build, preparation of engineered Traffic Control Plans (TCP), etc. by the Contractor) for all of your employees or Subcontractors who provide professional engineering services under this contract, you must keep or must require its Subcontractor keep in full force and effect, Professional Liability coverage with a limit of **\$1,000,000** per claim and **\$2,000,000** annual aggregate.
2. You must ensure both that: (a) the policy retroactive date is on or before the date of commencement of the Project; and (b) the policy will be maintained in force for a period of 3 years after completion of the Project or termination of this contract whichever occurs last. You agree that for the time period specified above, there will be no changes or endorsements to the policy that affect the specified coverage.
3. If professional engineering services are to be provided solely by the Subcontractor, you must (a) certify this to the City in writing and (b) agree in writing to require the Subcontractor to procure Professional Liability coverage in accordance with the requirements set forth above.

**7-4 WORKERS' COMPENSATION INSURANCE.** DELETE in its entirety and SUBSTITUTE with the following:

**7-4.1 Workers' Compensation Insurance and Employers Liability Insurance.**

1. In accordance with the provisions of §3700 of the California Labor Code, you must provide at your expense Workers' Compensation Insurance and Employers Liability Insurance to protect you against all claims under applicable state workers compensation laws. The City, its elected officials, and employees will not be responsible for any claims in law or equity occasioned by your failure to comply with the requirements of this section.
2. Limits for this insurance must be not less than the following:

| <u>Workers' Compensation</u> | <u>Statutory Employers Liability</u> |
|------------------------------|--------------------------------------|
| Bodily Injury by Accident    | \$1,000,000 each accident            |
| Bodily Injury by Disease     | \$1,000,000 each employee            |
| Bodily Injury by Disease     | \$1,000,000 policy limit             |
3. By signing and returning the Contract you certify that you are aware of the provisions of §3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code and you must

comply with such provisions before commencing the Work as required by §1861 of the California Labor Code.

**7-4.1.1 Waiver of Subrogation.** The policy or policies must be endorsed to provide that the insurer will waive all rights of subrogation against the City, and its respective elected officials, officers, employees, agents, and representatives for losses paid under the terms of the policy or policies and which arise from work performed by the Named Insured for the City.

**7-8.6 Water Pollution Control.** ADD the following:

1. Based on a preliminary assessment by the City, the Contract is subject to CGP Risk Level 2.

**7-10.5.3 Steel Plate Covers.** Table 7-10.5.3(A), REVISE the plate thickness for 5'-3" trench width to read 1 3/4".

**7-15 INDEMNIFICATION AND HOLD HARMLESS AGREEMENT.** To the City Supplement, fourth paragraph, last sentence, DELETE in its entirety and SUBSTITUTE with the following:

Your duty to indemnify and hold harmless does not include any claims or liability arising from the established active or sole negligence, or willful misconduct of the City, its officers, or employees.

**7-16 COMMUNITY LIAISON.** To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

**ADD:**

**7-16 COMMUNITY OUTREACH.**

**7-16.1 General.**

1. To ensure consistency with the City's community outreach plan for the project, the City will work with you to inform the public (which includes, but is not limited to, property owners, renters, homeowners, business owners, recreational users, and other community members and stakeholders) of construction impacts. Efforts by you to mitigate construction impacts by communicating with the public require close coordination and cooperation with the City.
2. You shall perform the community outreach activities required throughout the Contract Time. You shall assign a staff member who will perform the required community outreach services.
3. You shall closely coordinate the Work with the businesses, institutions, residents and property owners impacted by the Project.

Your example duties include notifying businesses, institutions, and residents of the commencement of construction activities not less than 5 days in

advance, coordinating access for vehicular and pedestrian traffic to businesses, institutions, and residences impacted by the Project, reporting activities at all Project progress meetings scheduled by the Engineer, attending the Project Pre-construction Meeting, attending 2 community meetings, responding to community questions and complaints related to your activities, and documenting, in writing, as well as logging in all inquiries and complaints received into the City's Public Contact Log located on the City's SDSShare site:

<http://sdshare/forums/ecp/PITS/picr/Lists/Public%20Contact%20Log/AllItems.aspx>.

4. You shall execute the Information Security Policy Acknowledgement Form - For Non-City Employees within 15 days of the award of the Contract if:
  - a) Your contact information is made available on any outreach materials or;
  - b) You will be the primary point of contact to resolve project related inquiries and complaints.
5. Electronic Communication.

All inquiries and complaints will be logged in to the City's SDSShare site within 24 hours of receipt of inquiries and complaints.

Any updates or a resolution of inquiries, and complaints shall be documented in the City's SDSShare site within 24 hours.

Copies of email communications shall be saved, individually, on to the City's SDSShare site as an Outlook Message Format (\*.msg).

All graphics, photos, and other electronic files associated with the inquiries and or complaints shall be saved into the individual record.

#### **7-16.1.1 Quality Assurance.**

1. During the course of community outreach, you shall ensure that the character of all persons that conduct community outreach (distributing door hangers, attending community meetings, interacting with the public, etc.) on your behalf shall:
  - a. Have the ability to speak and comprehend English and/or Spanish, as appropriate for the community or public they are informing,
  - b. Possess and display easily verifiable and readable personal identification that identifies the person as your employee,
  - c. Have the interpersonal skills to effectively, professionally, and tactfully represent you, the project, and the City to the public.

**7-16.1.2 Submittals.**

1. You shall submit to the Resident Engineer, for review and approval, all drafts of letters, notices, postcards, door hangers, signs, mailing lists, proposed addresses for hand-delivery, and any other notices and letters that are to be mailed and or distributed to the public.
  - a. Prior to distributing or mailing, you shall submit final drafts of letters, notices, postcards, door hangers, signs, and any other notices and letters to the Resident Engineer for final review and approval. Submit a PDF copy of the approved door hangers to the Engineer.
  - b. After distributing or mailing, you shall submit verification of delivery and any copies of returned notices to the Resident Engineer. Submit a PDF copy of the approved letters and notices to the Engineer.
2. You shall use the City's SDSShare site to identify and summarize communications (via phone, in person, and email) with the public within 24 hours of receipt, even if your response to the individual is still incomplete. You shall upload to the City's SDSShare site copies of all written, electronic, and verbal communications and conversations with the public.

**7-16.1.3 Weekly Updates Recipients.** Submit a weekly correspondence with updates, traffic control issues and locations, lane closures, and any other pertinent information (with additional contact names given during award process) to the following recipients:

Hossein Azar, Senior Engineer, [Hazar@sandiego.gov](mailto:Hazar@sandiego.gov)

Parita Ammerlahn, Project Engineer, [PAmmerlahn@sandiego.gov](mailto:PAmmerlahn@sandiego.gov)

Resident Engineer, TBA, [XXX@sandiego.gov](mailto:XXX@sandiego.gov)

**7-16.2 Community Outreach Services.**

**7-16.2.1 Public Notice by Contractor.**

1. Post Project Identification Signs in accordance with section 7-10.6.2.
2. Notify businesses, institutions, property owners, residents or any other impacted stakeholders, within a minimum 300 feet radius of the Project, of construction activities and utility service interruptions not less than 5 days in advance.
3. Furnish and distribute public notices in the form of door hangers using the City's format to all occupants and/or property owners along streets:
  - a. Where Work is to be performed at least 5 days before starting construction or survey activities or impacting the community as approved by the Resident Engineer.
  - b. Within 5 days of the completion of your construction activities where work was performed, you shall distribute public notices in the



form of door hangers, which outlines the anticipated dates of Asphalt Resurfacing or Slurry Seal.

- c. No less than 48 hours in advance and no more than 72 hours in advance of the scheduled resurfacing.
4. Leave the door hanger notices on or at the front door of each dwelling and apartment unit and at each tenant of commercial buildings abutting each of the street block segments. Where the front doors of apartment units are inaccessible, distribute the door hanger notices to the apartment manager or security officer.
5. Door Hanger Material: You shall use Blanks/USA brand, Item Number DHJ5B6WH, 1 ¼" Holes (removed), 2-up Jumbo Door Hanger in Bristol White, or approved equal.
6. Mailed Notice Material: You shall use Cougar by Domtar, Item Number 2834 or approved equal.
7. For all Work on private property, contact each owner and occupant individually a minimum of 15 days prior to the Work. If the Work has been delayed, re-notify owners and occupants of the new Work schedule, as directed by the Resident Engineer.
8. A sample of public notices is included in the Contract Appendix.

#### **7-16.2.2 Communications with the Public.**

1. Coordinate access for vehicular and pedestrian traffic to businesses, institutions and residences impacted by the Project.
2. You shall provide updates on construction impacts to the Resident Engineer. You shall notify the Resident Engineer in advance about time-sensitive construction impacts and may be required to distribute construction impact notices to the public on short notice.
3. You shall incorporate community outreach activities related to construction impacts in the baseline schedule and update the Resident Engineer with each week's submittal of the Three-Week Look Ahead Schedule.
4. At the request of the Resident Engineer, you shall attend and participate in project briefings at community meetings.
5. You shall coordinate with the Resident Engineer on all responses and actions taken to address public inquiries and complaints within 24-hours that they are received.

#### **7-16.2.3 Communications with Media.**

1. The City may allow members of the media access to its construction site(s) on a case-by-case basis only.

2. Occasionally, members of the media may show up at construction sites, uninvited. Members of the media (including, but not limited to newspaper, magazine, radio, television, bloggers, and videographers) do not have the legal right to be in the construction site without the City's permission.
3. In the event media representatives arrive near or on the construction site(s), you shall keep them off the site(s), in a courteous and professional manner, until a Public Information Officer is available to meet them at an approved location.
4. You shall report all members of the media visits to the Resident Engineer as quickly as possible, so that the City's Public Information Officer can meet with the members of the media at the construction site(s).
5. If the City allows members of the media to access a construction site, you shall allow the City to escort the media representatives while they are on the construction site and shall ensure their safety.
6. You shall require media representatives to sign in and out of the Site Visitor Log and to use Personal Protective Equipment.
7. You have a right to speak to members of the media about your company and its role on the project. All other questions shall be referred to the City.

**7-16.3**

**Exclusive Community Liaison Services.** You shall retain an Exclusive Community Liaison for the Project whose sole responsibilities will be to implement 7-16.2, "Community Outreach Services" and as follows:

1. Develop a contact list of community, tenants, property owners, and agencies with a stake in the project.
2. Prepare and present of materials in coordination with the Resident Engineer.
3. Respond to community questions and complaints related to your activities.
4. Write, edit, update, or produce brochures, pamphlets and news releases.
5. Provide standard telephone inquiries and e-mail responses:
  - a) Respond to telephone calls and e-mails from the public.
  - b) Record calls and e-mails on the City's SDSshare site.
6. Provide a monthly summary report of all inquiries and complaints, including the name of the person, source of inquiry (via information line or email), phone number, address, date, and time of inquiry, who responded, and a summary of resolutions or pending resolutions to the Resident Engineer.
7. Report Exclusive Community Liaison activities at all progress meetings scheduled by the Resident Engineer.
8. Attendance at pre-construction, community and stakeholders meetings.

**7-16.3.1 Exclusive Community Liaison Work Plan.** The Work plan for the Exclusive Community Liaison shall address the items of Work specified in these specifications. Present your Exclusive Community Liaison and submit your exclusive community outreach plan (in writing) within 15 days of the Award of the Contract.

**7-16.4 Payment.** The Payment for Community Outreach Service and exclusive community liaison are included in the in the bid item for “Exclusive Community Liaison Services.”

**7-20 ELECTRONIC COMMUNICATION.** ADD the following:

Virtual Project Manager will be used on this contract.

### SECTION 9 - MEASUREMENT AND PAYMENT

**9-3.2.5 Withholding of Payment.** To the City Supplement, item i), DELETE in its entirety and SUBSTITUTE with the following:

- i) Your failure to comply with 7-2.3, “PAYROLL RECORDS” and 2-16, “CONTRACTOR REGISTRATION AND ELECTRONIC REPORTING SYSTEM.”

**ADD:**

**9-3.7 Compensation Adjustments for Price Index Fluctuations.** This Contract is not subject to the provisions of The WHITEBOOK for Compensation Adjustments for Price Index Fluctuations for the paving asphalt.

### SECTION 203 – BITUMINOUS MATERIALS

**203-15 RUBBER POLYMER MODIFIED SLURRY (RPMS).** To the City Supplement, CORRECT section numbering as follows:

| OLD SECTION NUMBER | TITLE                                 | NEW SECTION NUMBER |
|--------------------|---------------------------------------|--------------------|
| 203-15             | RUBBER POLYMER MODIFIED SLURRY (RPMS) | 203-16             |
| 203-15.1           | General                               | 203-16.1           |
| 203-15.2           | Materials                             | 203-16.2           |
| 203-15.3           | Composition and Grading               | 203-16.3           |
| 203-15.4           | Mix Design                            | 203-16.4           |

ADD the following:

RPMS shall be used on this contract.

**SECTION 207 – PIPE**

**207-9.2.3 Fittings.** To the City Supplement, ADD the following:

8. Flange gaskets shall be 3.2mm (1/8") thick acrylic or aramid fibers bound with nitrile for all sizes of pipe. Gaskets shall be full-face type with pre-punched holes free of asbestos material. All insulating flange kits require full face gaskets.

**207-9.2.6 Polyethylene Encasement for External Corrosion Protection.** To the City Supplement, DELETE in its entirety and ADD the following:

When soils have been determined to be mildly corrosive through resistivity testing as specified in the City of San Diego Sewer and Water Design Guides, The outside surfaces of ductile iron pipe and fittings for general use shall be coated with bituminous coating 1 mil (25um) thick in accordance with AWWA C151 or AWWA C110. Polyethylene encasement shall be provided in accordance with AWWA C105.

**207-17.2.3 Pipe Manufacturer.** To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

PVC products as manufactured or distributed by J-M Manufacturing Company shall not be used on the Contract for pressurized pipe unless specified otherwise.

**207-26.4 Butterfly Valves.** To the City Supplement, Paragraph (2), DELETE the last sentence.

To the City Supplement, Paragraph (3), DELETE in its entirety and SUBSTITUTE with the following:

3. The operator shall be manual with a 2" (50 mm) square operating nut, and shall open the valve when turned counterclockwise.

**SECTION 209 – STREET LIGHTING AND TRAFFIC SIGNAL MATERIALS**

**209-6.4 Induction Cobra Head Luminaire.** To the City Supplement, CORRECT certain section numbering as follows:

| OLD SECTION NUMBER | TITLE                     | NEW SECTION NUMBER |
|--------------------|---------------------------|--------------------|
| 209-6.4.7          | Luminaire Identification  | 209-6.4.8          |
| 209-6.4.8          | Photometric Documentation | 209-6.4.9          |
| 209-6.4.9          | Quality Assurance         | 209-6.4.10         |

**SECTION 212 - LANDSCAPE AND IRRIGATION MATERIALS**

**212-1.2.4 Organic Soil Amendment.** ADD the following:

Type 4 organic soil amendment (compost) shall be derived from Green Material (yard waste and/or food waste) that is composted in accordance with California Code of Regulations, Title 14, Chapter 3 Article 7, 17868.3 (15-day Process to Further Reduce Pathogens and kill weed and other seeds). Incorporated into the soil, compost improves soil texture; increases both nutrient and water holding capacity; and reduces the need for commercial fertilizer. Where applicable, Organic Soil Amendment can qualify as a component of LEED certification.

Type 4 organic soil amendment must come from a compost facility that tests its compost on a quarterly basis and meets the requirements listed in Table 212-1.2.4(B). Contractor shall provide a copy of the most recent quarterly test results, and a current representative sample of the compost to be used on the project, to the City, prior to approval and the compost being used.

The City of San Diego’s Miramar Greenery produces Type 4 organic soil amendment (compost) and complies with the U.S. Composting Council’s Seal of Testing Assurance Program. The Miramar Greenery is located within the City’s Miramar Landfill at State Hwy. 52 and Convoy St. in San Diego.

<http://www.sandiego.gov/environmental-services/miramar/greenery/>

**Table 212-1.2.4 (B)**

| Test Criteria  | Acceptable Range | Unit of Measure  | TMCC Test Method                                     |
|----------------|------------------|--|--|
| pH             | 6.0 - 8.0        |  | 04.11-A 1:5 Slurry pH                                |
| Soluble salts  | 0 - 10           | dS/m (mmhos/cm)  | 04.10-A 1:5 Slurry Method                            |
| Organic Matter | 30 - 75%         | % dry weight basis                                       | 05.07-A Loss-on-ignition Organic Matter Method (LOI) |
| Stability      | ≤ 8              | mg CO <sub>2</sub> /g OM/day                             | 05.08-B carbon Dioxide Evolution Rate                |
| Maturity       | > 80% emergence  | average % of control                                     | 05.05-A Germination and vigor                        |
| Pathogens      |                  |  |  |
| Fecal coliform | Pass             | Pass/Fail per U.S. EPA Class A standard, 40CFR 503.32(a) | 07.01-B Fecal coliforms                              |
| Salmonella     | Pass             | Pass/Fail per U.S. EPA Class A standard, 40CFR 503.32(a) | 07.02 Salmonella                                     |
| Heavy Metal    | Pass             | Pass/Fail per U.S.                                       | 04.06-Heavy Metals                                   |

| Test Criteria | Acceptable Range | Unit of Measure                                       | TMCC Test Method   |
|---------------|------------------|---|--|
|               |                  | EPA Class A standard, 40CFR 503.13(a) Tables 1 and 3. | standards, and Hazardous Elements.                       |
| Particle Size | ≥ 90%            | % dry weight passing through 1mm                      | 02.02-B Sample Sieving for Aggregate Size Classification |

**ADD:**

**212-3.2.2.3 Trench Marker Tape.** To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

- a) Trench marker tape shall be 6” wide and consist of a minimum 5.0 mil, five-ply 100% virgin polyethylene which is acid, alkaline and corrosion resistant. Elongation properties and tensile strength of not less than 7,800 psi shall be in accordance with ASTM D882-80A. The trench marker tape for water lines shall have a minimum 20 gauge solid aluminum foil core, adhered to a 2.55 mil polyethylene backing.
- b) Tape color and legend shall be placed beneath the top protective layer subject to the following:
  - 1. Blue with “Caution Potable Water Line Buried Below” for Water mainlines and over pipe sleeves.
  - 2. Purple with “Caution Recycled/Reclaimed Water Line Buried Below” for recycled water irrigation mainlines.
  - 3. Red with “Caution Electric Line Buried Below” for electrical lines servicing the irrigation system, including, but not limited to, 110/220v power to irrigation controllers and pumps, communication cables and irrigation direct burial control wires to remote control valves.
  - 4. Green with “Caution Sewer Line Buried Below” for Sewer mainlines and over pipe sleeves.

**SECTION 300 – EARTHWORK**

**300-1.4 Payment.** To the City Supplement, paragraph (2), DELETE in its entirety and SUBSTITUTE with the following:

- 2. Payment for existing pavement removal and disposal of up to 12” thick, within the excavation e.g., trench limits, shall be included in the Bid item for installation of the mains or the Work item that requires pavement removal.

## SECTION 302 – ROADWAY SURFACING

**302-3 PREPARATORY REPAIR WORK.** To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

**302-3 PREPARATORY REPAIR WORK.**

1. Prior to roadway resurfacing or the application of slurry, the Contractor shall complete all necessary preparation and repair work to the road segment e.g., tree trimming, weed spray, weed abatement, crack sealing, asphalt repair, hump removal, miscellaneous asphalt patching, removal of raised pavement markers, removal of pavement markings, etc. and as specified in the Special Provisions.
2. Preparatory work shall include, but not be limited to, tree trimming, weed spray, weed abatement, crack sealing, asphalt repair i.e., mill and pave, hump removal, miscellaneous asphalt patching, removal of raised pavement markers, removal of pavement markings, etc.
3. The Contractor shall repair areas of distressed asphalt concrete pavement by milling or removing damaged areas of pavement to a minimum depth of 2” for Residential streets, and a minimum depth of 3” for all others to expose firm and unyielding pavement. The Contractor shall prepare subgrade as needed and install a minimum of 2” for residential streets, and a minimum of 3” for all others, of compacted asphalt concrete pavement over compacted native material as directed by the Engineer.
4. If, in order to achieve the minimum specified depth, the base material is exposed, the material shall be compacted to 95% relative compaction to a depth 10” below the finished grade (dig out). Compaction tests shall be made to ensure compliance with the specifications. The Engineer will determine when and where the test will occur. The City will pay for the soils testing required by the Engineer, which meets the required compaction. The Contractor shall reimburse the City for the cost of retesting failing compaction tests. If additional base material is required, the Contractor shall use Class 2 Aggregate Base in accordance with 200-2.2, “Crushed Aggregate Base.”
5. Recycled base material shall conform to Crushed Miscellaneous Base Material in accordance with 200-2.4, “Crushed Miscellaneous Aggregate Base.”
6. Prior to replacing asphalt, the area shall be cleaned by removing all loose and damaged material, moisture, dirt, and other foreign matter and shall be tack coated in accordance with 302-5.4 “Tack Coat.”
7. The Contractor shall install new asphalt within the repair area or for patches in accordance with 302-5, “ASPHALT CONCRETE PAVEMENT.” Asphalt concrete shall be C2-PG 64-10 in compliance with 400-4, “ASPHALT CONCRETE.”
8. No preparatory asphalt work shall be done when the atmospheric temperature is below 50 °F or during unsuitable weather.

9. Following the asphalt placement, the Contractor shall roll the entire area of new asphalt in both directions at least twice. The finished patch shall be level and smooth in compliance with 302-5.6.2 "Density and Smoothness." After placement and compaction of the asphalt patch, the Contractor shall seal all finished edges with a 4" wide continuous band of SS-1H.
10. The minimum dimension for each individual repair shall be 4' x 4' and shall be subject to the following conditions:
  - a) If the base material is exposed to achieve the required minimum removal thickness, the base material shall be prepared conforming to 301-1, "SUBGRADE PREPARATION."
  - b) When additional base material is required, then the contractor shall use Class 2 Aggregate Base in accordance with 200-2.2, "Crushed Aggregate Base." Recycled base material shall conform to Crushed Miscellaneous Base Material in accordance with 200-2.4, "Crushed Miscellaneous Base."
  - c) The Contractor may use grinding as a method for removal of deteriorated pavement when the areas indicated for removal are large enough (a minimum of the machine drum width) and when approved by the Engineer.
  - d) For both scheduled and unscheduled base repairs, failed areas may be removed by milling or by excavation provided that the edges are cut cleanly with a saw. The areas shall be cleaned and tack coated in accordance with 302-5.4, "Tack Coat" before replacing the asphalt. The areas for scheduled repairs have been marked on the street.

**302-3.1 Asphalt Patching.**

1. Asphalt patching shall consist of patching potholes, gutter-line erosion, and other low spots in the pavement that are deeper than 1/2" per 302-5.6.2, "Density and Smoothness." These areas are generally smaller and more isolated than those areas in need of mill and pave.
2. The areas requiring patching have been identified in the Contract Documents, marked on the streets, or as directed by the Engineer. The Contractor shall identify any new areas that may require patching prior to slurry work to ensure the smoothness and quality of the finished product.
3. The Contractor shall identify and repair any areas that may require patching, prior to the placement of slurry seal for smooth finished product.
4. Asphalt overlay shall not be applied over deteriorated pavement. Preparatory asphalt work shall be completed and approved by the Engineer before proceeding with asphalt overlay.
5. The Contractor shall remove distressed asphalt pavement either by saw cutting or milling, to expose firm and unyielding pavement; prepare subgrade (as needed); and install compacted asphalt concrete pavement over compacted native material as directed by the Engineer.



6. Prior to replacing asphalt, the area shall be cleaned and tack coated per 302-5.4, "Tack Coat".
7. Following the asphalt placement, the Contractor shall roll the entire patch in both directions covering the patch at least twice.
8. After placement and compaction of the asphalt patch, the Contractor shall seal all finished edges with a 4" wide continuous band of SS-1H.
9. Base repairs shall not exceed 20% RAP in content.

**302-3.2 Payment.**

1. Payment for replacement of existing pavement when required shall be included in the unit bid price for Asphalt Pavement repair for the total area replaced and no additional payment shall be made regardless of the number of replacements completed. No payment shall be made for areas of over excavation or outside trench areas in utility works unless previously approved by the Engineer. No payment for pavement replacement will be made when the damage is due to the Contractor's failure to protect existing improvements. The Contractor shall reimburse the City for the cost of retesting all failing compaction tests.
2. The areas and quantities shown on the road segments and in appendices are given only for the Contractor's aid in planning the Work and preparing Bids. The Engineer will designate the limits to be removed and these designated areas shall be considered to take precedent over the area shown in an Appendix to the Contract Documents. The quantities shown in the appendices are based on a street assessment survey and may vary.
3. At the end of each day, the Contractor shall submit to the Engineer an itemized list of the asphalt pavement repair work completed. The list shall include the location of the work and the exact square footage of the repair.
4. Preparatory repair work and tack coating will be paid at the Contract unit price per ton for Asphalt Pavement Repair. No payment shall be made for areas of over excavation unless previously approved by the Engineer.
5. Milling shall be included in the Bid item for Asphalt Pavement Repair unless separate Bid item has been provided.
6. Payment for miscellaneous asphalt patching shall be included in the Contract unit price for slurry and no additional payment shall be made therefore.

**302-5.1.1 Damaged AC Pavement Replacement.** To the City Supplement, DELETE in its entirety.

**302-5.1.2 Measurement and Payment.** To the City Supplement, DELETE in its entirety.

**302-5.2.1 Measurement and Payment.** To the City Supplement, item c), ADD the following:

Imported Subgrade material shall be paid per bid item "Imported Backfill".

**SECTION 306 – UNDERGROUND CONDUIT CONSTRUCTION**

**306-1 OPEN TRENCH OPERATIONS.** To the City Supplement, CORRECT certain section numbering as follows:

| <b>OLD SECTION NUMBER</b> | <b>TITLE</b>   | <b>NEW SECTION NUMBER</b> |
|---------------------------|--|---------------------------|
| <b>306-1.8</b>            | <b>House Connection Sewer (Laterals) and Cleanouts</b> | <b>306-1.9</b>            |
| <b>306-1.7.1</b>          | <b>Payment</b>   | <b>306-1.9.1</b>          |
| <b>306-1.7.2</b>          | <b>Sewer Lateral with Private Replumbing</b>           | <b>306-1.9.2</b>          |
| <b>306-1.7.2.1</b>        | <b>Location</b>  | <b>306-1.9.2.1</b>        |
| <b>306-1.7.2.2</b>        | <b>Permits</b>   | <b>306-1.9.2.2</b>        |
| <b>306-1.7.2.3</b>        | <b>Submittals</b>                                      | <b>306-1.9.2.3</b>        |
| <b>306-1.7.2.4</b>        | <b>Trenchless Construction</b>                         | <b>306-1.9.2.4</b>        |
| <b>306-1.7.2.5</b>        | <b>Payment</b>   | <b>306-1.9.2.5</b>        |
| <b>306-1.7.3.6</b>        | <b>Private Pump Installation</b>                       | <b>306-1.9.2.6</b>        |
| <b>306-1.7.3.7</b>        | <b>Payment</b>   | <b>306-1.9.2.7</b>        |

**306-1.4.5 Water Pressure Test.** To the City Supplement, Paragraph (2), DELETE in its entirety and SUBSTITUTE with the following:

2. Pressure testing of pipe and fittings at the lowest elevation shall be performed at 150% of the specified test pressure and no less than 100% of the specified test pressure at the highest elevation.

Specified test pressure for Class 235 pipe will be 150 psi

Specified test pressure for Class 305 pipe will be 200 psi

**306-1.6 Basis of Payment for Open Trench Installations.** ADD the following:

Payment for imported backfill when the Contractor elects to import material from a source outside the project limits and when authorized by the Engineer shall be included in the Bid unit price for Imported Backfill. The price shall include the removal and disposal of unsuitable materials.

**306-1.8.3 Polyurethane Lining.** To the City Supplement, item 5, DELETE in its entirety.

**SECTION 701 – WATER POLLUTION CONTROL**

**701-11 POST-CONSTRUCTION REQUIREMENTS.** To the City Supplement, second paragraph, ADD the following:

Comply with the following post-construction requirements: MS4 permit.

**SECTION 703 – ENCOUNTERING OR RELEASING HAZARDOUS SUBSTANCES**

**703-20 PAYMENT.** To the City Supplement, Item 1, DELETE in its entirety and SUBSTITUTE with the following:

1. Payment for waste management shall be included in the applicable Bid items as follows:
  - a) Preparation of Hazardous Waste Management Plan and Reporting (LS).
  - b) Testing, Sampling, Site Storage, Handling, Transportation and Recycling/Disposal of Universal Waste (EACH).
  - c) Testing, Sampling, Site Storage, Handling, Transportation and Recycling/Disposal of Regulated Waste (TON).

**SECTION 705 – WATER DISCHARGES**

**705-1 HYDROSTATIC DISCHARGE REQUIREMENTS.** To the City Supplement, ADD the following:

3. The discharge of hydrostatic test water and/or potable water shall not contain constituents in excess of the following:

**Table 705-1 (A) Effluent Limitations**

| Parameter               | Units | Effluent Limitations                          |
|-------------------------|-------|---|
| Total Residual Chlorine | mg/L  | 0.1   |
| pH                      | units | Within the limits of 6.0 and 9.0 at all times |

4. Compliance with the effluent limitation shown in Table 705-1 (A) shall be determined based on the 90th percentile of all samples obtained during the discharge event. Non-compliance for each event will be considered separately.

**705-2.6.1 General. Paragraph (3), CORRECT reference to Section 803 to read “Section 703.”**

**705-2.6.3 Community Health and Safety Plan.** To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

**705-2.6.3**      **Community Health and Safety Plan.** See 703-2, “Community Health and Safety Plan.”

**SECTION 707 – RESOURCE DISCOVERIES**

**ADD:**

**707-1.1**      **Environmental Document.** The City of San Diego Environmental Analysis Section (EAS) of the Development Services Department has prepared a Mitigated Negative Declaration for the Chollas Building Design-Build Contract, as referenced in the Contract Appendix. You must comply with all requirements of the Mitigated Negative Declaration as set forth in the Contract **Appendix A**.

Compliance with the City’s environmental document is included in the various Bid items, unless a bid item has been provided.

**END OF SUPPLEMENTARY SPECIAL PROVISIONS (SSP)**

**SUPPLEMENTARY SPECIAL PROVISIONS**

**APPENDICES**

**APPENDIX A**  
**MITIGATED NEGATIVE DECLARATION**



(619) 446-5460

FINAL  
NEGATIVE DECLARATION  
PTS No. 397640  
WBA No. S-11025.02.06  
SCH. N/A

**SUBJECT: CHOLLAS WATER OPERATIONS FACILITY IMPROVEMENTS: PUBLIC PROJECT ASSESSMENT** for improvements to a portion of the existing City of San Diego Chollas Water Operations Facility at 2797 Caminito Chollas in the RS-1-7 zone, within the Eastern Area of the Mid-City Communities Plan and Council District 4.

**UPDATE: The Negative Declaration (ND) and Initial Study have been revised to add references to the project's proximity to the closed South Chollas Landfill and identify Responsible Agencies under CEQA; however, the physical scope of the project, project impacts, and conclusions of the Negative Declaration are not affected by the revisions. Double underline has been used to denote additions to the ND and Initial Study and strikethrough has been used to denote deletions from the ND and initial study.**

Applicant: City of San Diego Public Works Department – Engineering and Capital Projects, Right of Way Design Division.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION: The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.
- IV. DOCUMENTATION: The attached Initial Study documents the reasons to support the above Determination.
- V. MITIGATION, MONITORING AND REPORTING PROGRAM: None Required.
- VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego  
Councilmember Cole - District 4

City Attorney's Office  
Shannon Thomas

Development Services  
Mark Brunette  
Angela Nazareno

Engineering and Capital Projects  
Parita Ammerlahn  
Genene Lehotsky

Facilities Financing  
Tom Tomlinson

Library Dept.  
Government Projects  
Oak Park Branch Library

Local Enforcement Agency  
Daron Warkentin

Water Review  
Mehdi Rastakhitz

Other Groups and Individuals  
Eastern Area Communities Planning Committee  
Oak Park Community Council

#### VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (X) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Current Planning Division for review, or for purchase at the cost of reproduction.



Mark Brunette, Senior Planner  
Development Services Department

August 18, 2015

Date of Draft Report

September 29, 2015

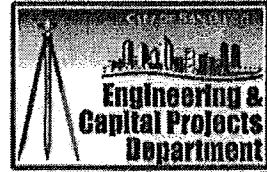
Date of Final Report



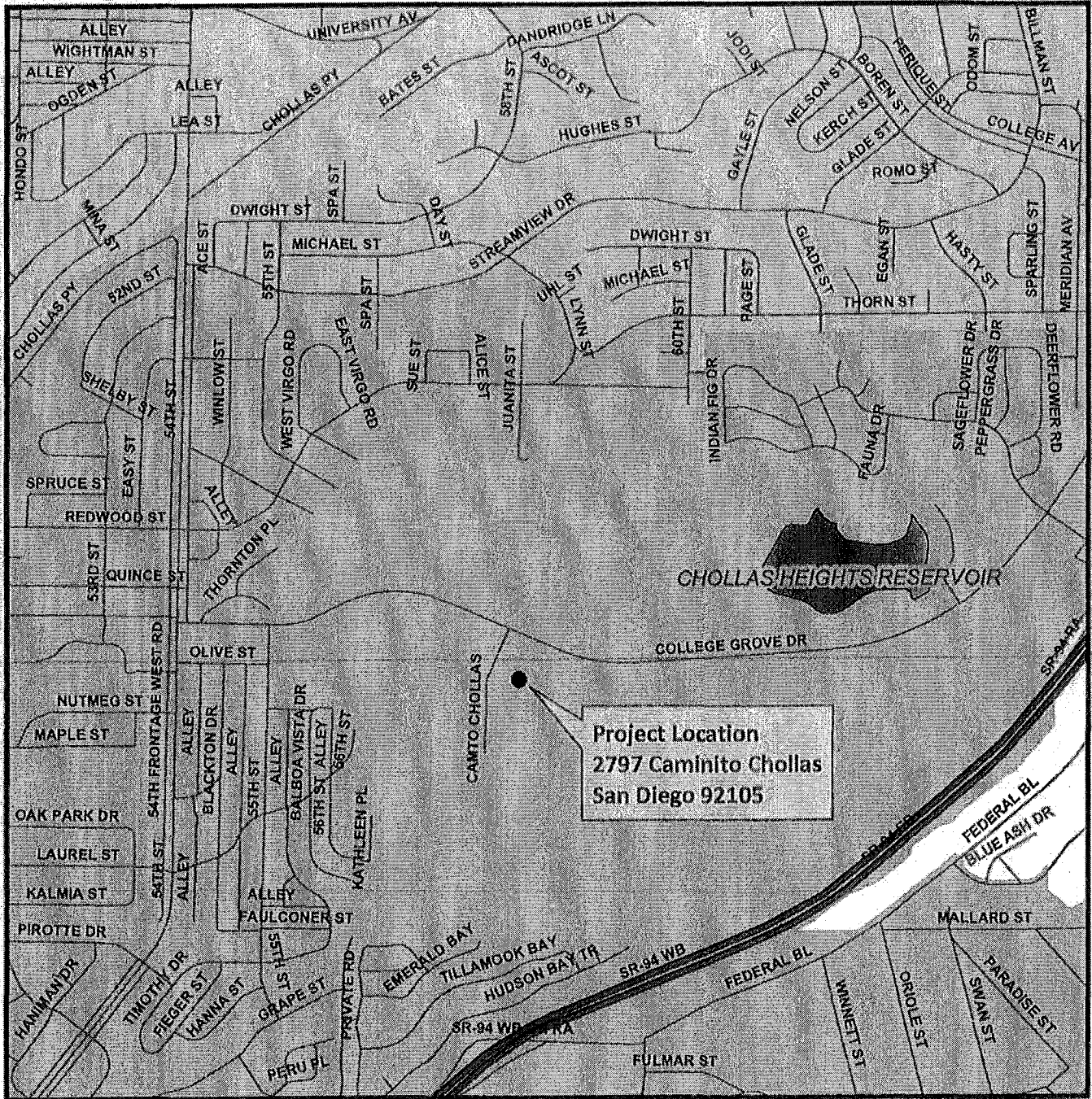
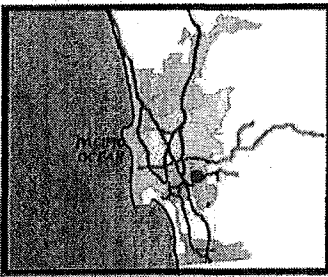
Analyst: Mark Brunette

Attachments:        Location Maps  
                          Initial Study Checklist

# Chollas Water Operations Facility Project Location Map



Architectural Engineering and Parks



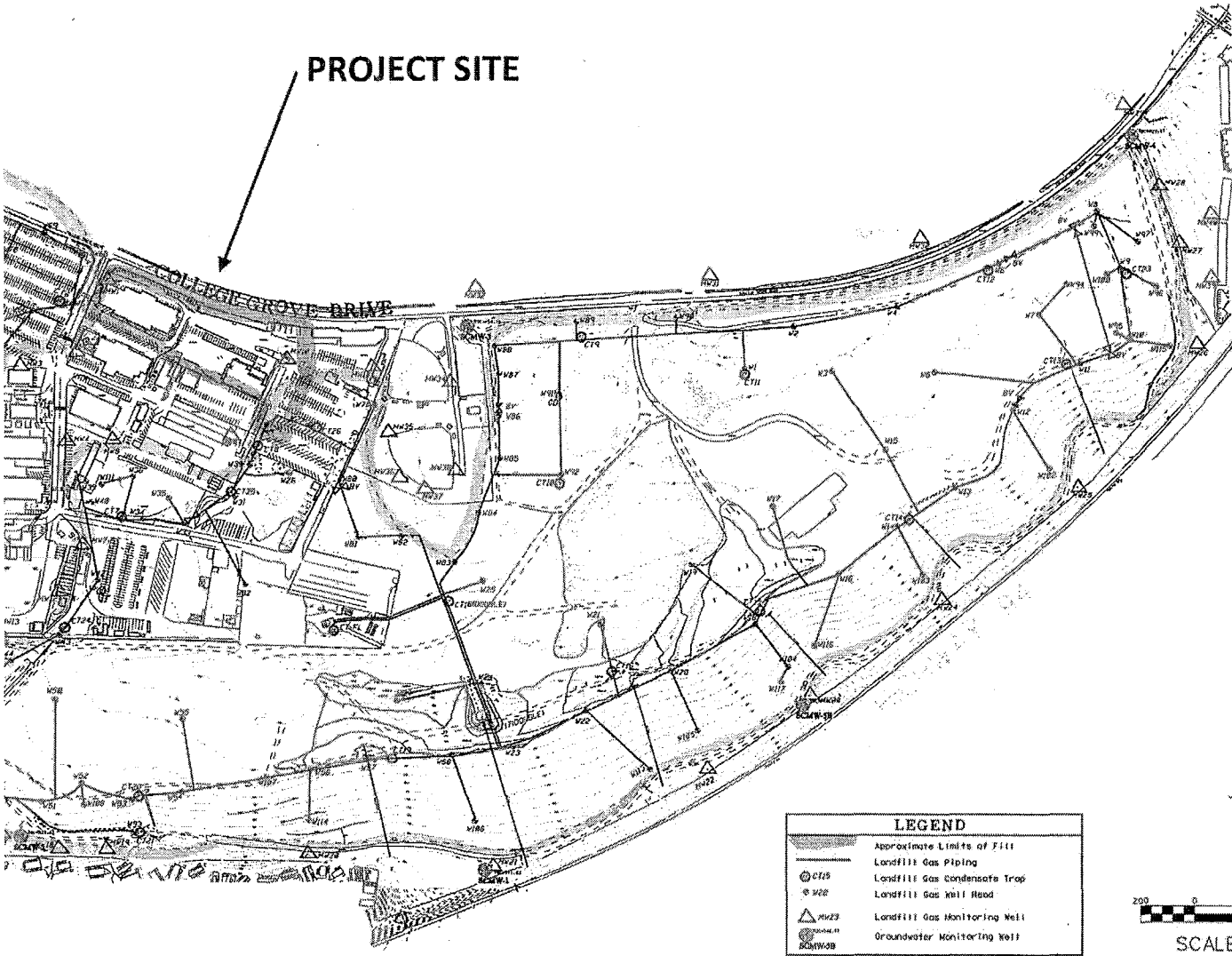
**Project Location**  
2797 Caminito Chollas  
San Diego 92105



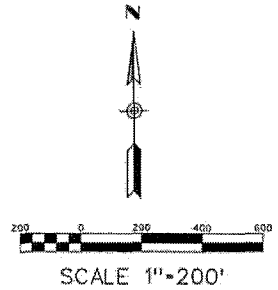
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COMMUNITY NAME: Mid-City Eastern/Oak Park COUNCIL DISTRICT: 4 SAP ID: S-11025

**PROJECT SITE**



| LEGEND |                              |
|--------|------------------------------|
|        | Approximate Limits of Fill   |
|        | Landfill Gas Piping          |
|        | Landfill Gas Condensate Trap |
|        | Landfill Gas Well Head       |
|        | Landfill Gas Monitoring Well |
|        | Groundwater Monitoring Well  |



**SOUTH CHOLLAS LANDFILL**



City of San Diego, California  
 Environmental Services Department  
 Disposal Division



| South Chollas Landfill |             |      |       | DATE    |
|------------------------|-------------|------|-------|---------|
| SHEET 1 OF 1 SHEETS    |             |      |       | DATE    |
| PROJECT                | NO. 100000  | DATE | SCALE | DATE    |
| DESIGNED BY            | REVIEWED BY | DATE | PLANS | DATE    |
| AS BUILT               | DATE        | DATE | DATE  | DATE    |
| REVISION               | DATE        | DATE | DATE  | DATE    |
|                        |             |      |       | XXXXX-D |



CITY OF SAN DIEGO

# RESPONSE TO COMMENT LETTER

The Negative Declaration and Initial Study Checklist were revised to address each comment in the letter from the City of San Diego Solid Waste Local Enforcement Agency.

Center

## Utility Improvements Project No. 397640

Enforcement Agency (LEA) is pleased to submit Draft Negative Declaration. As the certified City of San Diego, the LEA is responsible for implementing regulations including inspections, enforcement, and monitoring.

Draft Negative Declaration and we believe it will protect the environment. However, the LEA's main concern regarding the project's proximity to the

sections of the Initial Study Checklist and Draft

Project Location Map: There should be a map of the South Chollas Landfill.

Description of project: The description of the project at the South Chollas Landfill.

Current land uses and setting: The description should include the project is on and within 1000' of the closed

Regulatory agencies whose approval is required: A list of agencies required by the City of San Diego Solid Waste Local

City of San Diego Agency (LEA) • Development Services  
600, MS 606L • San Diego, CA 92101-4970  
33-3688 Fax (619) 533-3689

## RESPONSE TO COMMENT LETTER

public agencies whose approval is required:  
postclosure land uses, other than non-irrigated  
permitted to the City of San Diego Solid Waste Local  
Water Quality Control Board (RWQCB), and the San  
the Draft Negative Declaration should discuss the

ings shall follow Title 27 Section 21190 (e)  
for quality from the inward migration of Landfill

le of the building footprint will be built on the  
y allow for subsidence (see Ninyo & Moore, Jan.  
subjected to effects of settlement." The Draft  
e comments in section VI a). The Draft Negative  
tial settlement or subsidence due to the closed

1000' of the closed South Chollas Landfill. Even  
acts nearby have encountered buried waste at  
ive Declaration should discuss the possibility of  
contain hazardous materials, during the project  
solid wastes be encountered.

on references a Community Health and Safety  
of San Diego Solid Waste Local Enforcement  
sion of this plan prior to commencing  
ould state it is in Draft.

t the project is subject to approval by the City of  
nt Agency (LEA) for postclosure land use at a  
r the CEQA review process in accordance with

ou have any questions.

The Negative Declaration and Initial Study Checklist were revised to address each  
comment in the letter from the City of San Diego Solid Waste Local Enforcement  
Agency.

ager  
ment Deputy Director

## RESPONSE TO COMMENT LETTER

s/T11627/ch3sb5.htm#21190

dition 17/96

red and maintained to:

mage to structures, roads, utilities and gas monitoring and

nd leachate; and

osed uses of the site toward which the operator will direct its  
graded to harmonize with the setting and landscaped with

non-irrigated open space, on sites implementing closure or  
CB, local air district and local land use agency. The EA shall  
is if the project involves structures within 1,000 feet of the  
ion of the low permeability layer, or irrigation over waste.

ity of the final cover, drainage and erosion control systems,  
r or operator shall demonstrate to the satisfaction of the EA  
alth and safety and the environment. Any proposed  
layer of the final cover shall begin upon approval by the EA,

of landfilled areas during the postclosure period shall meet

gger an audible alarm when methane concentrations are

ects of gas accumulation, which may include an active gas

igate the effects of differential settlement. All utility  
ions and utility collars;

permeability layer of final cover;

llom liner unless approved by the RWQCB;

The Negative Declaration and Initial Study Checklist were revised to address each comment in the letter from the City of San Diego Solid Waste Local Enforcement Agency.

## RESPONSE TO COMMENT LETTER

The Negative Declaration and Initial Study Checklist were revised to address each comment in the letter from the City of San Diego Solid Waste Local Enforcement Agency.

permeability layer of final cover, then the low permeability layer

located inside all buildings and underground utilities in Chapter 4 of this Chapter.

or building pad be placed on the final cover prior to the various layers of final cover.

boundary of any disposal area shall be designed and accordance with an equivalent design which will prevent gas is been issued;

permeability to landfill gas shall be installed between the

mean aggregate with a minimum thickness of 12 inches shall be grade or slab;

introduction of fines into the permeable layer;

the permeable layer, and shall be designed to operate

ability to be connected to an induced draft exhaust system;

and within the permeable gas layer, and inside the building to vibrations are detected; and

located inside all buildings and underground utilities in Chapter (section 20920 et seq.).

Section 66796.22(d), Government Code.

and Section 66796.22(d), Government Code.

## INITIAL STUDY CHECKLIST

1. Project Title/Project Number:

**Chollas Water Operations Facility Improvements/PTS#397640**

2. Lead agency name and address:

City of San Diego  
Department of Development Services  
1222 First Avenue, MS 501  
San Diego, CA 92101

3. Contact person and phone number:

Mark Brunette/ (619) 446-5379

4. Project location:

2797 Caminito Chollas  
San Diego, CA 92105

5. Project Applicant/Sponsor's name and address:

Applicant: Parita Ammerlahn  
City of San Diego, Public Works Department  
525 B Street, Suite 750, MS 908A  
San Diego, CA 92101

6. General Plan designation:

Open Space

7. Zoning:

RS-1-7 (Single Family Residential)

8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

A Public Project Assessment of proposed improvements to the existing City of San Diego's Public Utilities Department Chollas Water Operations Facility (WOF). The WOF is a central remote control point for the City's water distribution system and the dispatch center for the majority of City water construction and repair crews. The WOF occupies a 9.32-acre site within the larger 50-acre Chollas City Operations Yard. The project area constitutes 5.04 acres of the



9.32-acre WOF site. Portions of the WOF overlie the South Chollas Landfill (See Attached Landfill Map), which operated as a Class III Landfill from 1951-1981. During the landfill operation, the landfill accepted approximately 4.75 million tons of municipal solid waste. The landfill is reported to be unlined with final cover consisting of 4 to 6 feet of native soil that supports vegetation. A total of 155 landfill gas (LFG) monitoring and extraction wells have been installed around the perimeter of the landfill which direct accumulated gases to two flares to incinerate LFG and control its migration from the site. Groundwater is monitored around the landfill perimeter via seven groundwater monitoring wells. The City of San Diego Solid Waste Local Enforcement Agency (LEA) performs inspections of landfill maintenance and the LFG air monitoring system on a quarterly basis.

The proposed project would demolish all but one of the existing permanent structures at the site, remove all existing temporary trailers, and would construct a 44,400 square-foot, two-story office building, and a 18,240 square-foot equipment and warehouse building. The office building would contain the administration, engineering, and information systems support functions of the WOF. The equipment and warehouse building would house the Water Meter, Telemetry, Electrical, and Machine Shops, along with a materials and supplies warehouse. The project would include the installation of a 20-foot City water operating and emergency operations communications antenna on the roof of the proposed office building, which would be screened by architectural panels.

A portion of the existing parking on site would be reconfigured by the proposed project. However, including adjacent shared parking, a total of 549 employee and visitor parking spaces would be provided, which exceeds required by the San Diego Municipal Code parking requirements by 17 spaces.

Other site improvements would include new covered truck layout sheds where service vehicles can be loaded, prepared, and secured for the subsequent day's jobs.

The entire 9.32-acre WOF site was previously graded and the proposed project would re-grade approximately 50% of the site, consisting of approximately 800 cubic yards of fill soil and no soil excavation, other than for proposed building foundations. The existing Caminito Chollas paved access road, which provides access between the project site and College Grove Drive, would remain and would not be modified by the proposed project.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The WOF occupies a 9.32-acre site at the northeastern corner of the larger existing developed 50-acre Chollas City Operations Yard. The project site constitutes 5.04 acres of the 9.32-acre WOF site. Portions of the WOF project site are on and within 1000 feet of the closed South Chollas Landfill. The existing project site contains an approximately 24,000 square-foot, single story administration building, a welding shop building, eleven temporary office/employee workstation trailers, paved parking and street trees and other landscaping along the site's northern boundary adjacent to College Grove Drive.

The project site is bounded to the north by College Grove Drive, a 4-lane improved public road. A paved parking lot within the overall Chollas City Operations Facility is situated west of the site and the remainder of the developed 50-acre Chollas City Operations Yard consisting of buildings and paved parking, is located south and southwest of the project site. The remaining

portion of the 9.32-acre Water Operations Yard, that is not proposed to be modified, is situated east of the project site. There are also two sports fields in Chollas Park beyond the WOF boundary to the east. Site topography descends gradually toward the south with elevations ranging from approximately 435 feet above mean sea level (MSL) near the northeast corner of the site along College Grove Drive to approximately 424 feet above MSL near the southern portion of the site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Not applicable for this project. A Community Health and Safety Plan is required by the City of San Diego Solid Waste Local Enforcement Agency (LEA).

According to the California Code of Regulations (CCR), Title 27, Section 21190, postclosure land uses, other than non-irrigated open space, on closed sites are subject to the approval of the City of San Diego Solid Waste Local Enforcement Agency (LEA), Regional Water Quality Control Board (RWQCB), and the San Diego Air Pollution Control District.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Population/Housing              |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                 |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                      |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic          |
| <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service System        |
| <input type="checkbox"/> Geology/Soils                      | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Mandatory Findings Significance |

**DETERMINATION:** (To be completed by Lead Agency)

On the basis of this initial evaluation:

- The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- The proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required.

- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D)*. In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.

- b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated”, describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion. Please note, all reports and documents mentioned in this document are available for public review in the Entitlements Division on the Fifth Floor of 1222 First Avenue, San Diego.
  - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
  - 9) The explanation of each issue should identify:
    - a. The significance criteria or threshold, if any, used to evaluate each question; and
    - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

| Issues | Potentially Significant Impact | Less Than Significant with Mitigations Incorporated | Less Than Significant Impact | No Impact |
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- I) AESTHETICS – Would the project:
- a) Have a substantial adverse effect on a scenic vista?

The Mid-Cities Communities Plan does not identify the area of the project site as a scenic vista. Therefore, no significant impacts to scenic vistas, or public views have been identified, and no mitigation would be required.

- b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

See answer to I.a. above. In addition, the project will not damage any historic structures (Refer to V.a.), existing scenic trees, or rock outcroppings as none of these features are present on-site or visible from the site, and the site is not adjacent to a state scenic highway. No impacts to scenic resources have been identified; therefore, no mitigation would be required.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The proposed one and two-story structures with a maximum height of 30 feet would be visually compatible with the existing one and two-story structures in the Chollas City Operations Yard. The proposed antenna would reduce visual clutter by allowing the removal of several existing antennas. The proposed antenna would be screened by architectural panels. In addition, the project would replace existing older structures with newer structures that will have a high quality, contemporary architectural design. For these reasons the project would enhance and improve the visual character and quality of the project site and its surroundings.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Development of the proposed project would comply with all current lighting and material glare standards and regulations. In addition, no substantial sources of light would be generated during project construction, as construction activities would occur during daylight hours. The project would also be subject to the City's Outdoor Lighting Regulations per Municipal Code Section 142.0740.

II) AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Mid-Cities Communities Plan does not designate the project site for farmland and the site is currently developed as a Water Operations Facility. Agricultural land is not present on the site or in the vicinity of the site. As such, the project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Refer to II.a.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

The Mid-Cities Communities Plan does not designate the project site for forest land or timberland and the site is currently developed as a Water Operations Facility. Forest or timber land is not present on the site or in the vicinity of the site. As such, the project would not conflict with existing zoning or result in the rezoning of land designated as forest land or timberland.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Result in the loss of forest land or conversion of | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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forest land to non-forest use?

Refer to II.c.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Refer to II.a. and II.c.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations - Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

The project proposes a modification to an existing Water Operations Facility with a relatively minor increase in office and light manufacturing building square footages. The project is not anticipated to generate a substantial increase in vehicular traffic (211 ADT) and does not substantially alter the intensity or type of office and light manufacturing land uses that presently exist on site. Thus, project emissions from transportation sources that may affect air quality are not expected to increase substantially. The proposed project, therefore, is not anticipated to negatively impact goals of the applicable air quality plan. Standard Construction Site Best Management Practices include water sprinkling of excavated soils to reduce dust levels and other measures. Such measures are enforceable per the San Diego Municipal Code Section 142.0710 which regulates off-site development impacts; therefore, no impacts would result and no mitigation is required to reduce impacts to a less than significant level.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Refer to III.a. The project site does not have any existing air quality violations and is not expected to violate any air quality standards or contribute to a projected air quality violation due to the fact that the proposed project is a modification to an existing facility which will continue to operate in compliance with all federal, state, and local air quality regulations. In addition, the construction of the proposed buildings shall follow CCR Title 27 Section 21190(e) through (g) in order to protect indoor air quality from the inward migration of Landfill Gas.



| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The County is non-attainment under federal standards for ozone (8-hour standard). The project would modify an existing Water Operations Facility. Considerable ozone or PM10 is not expected to be generated from demolition/construction and operation of the proposed Water Operations Facility modifications because existing office and light manufacturing uses would not be intensified or substantially increase in size.

- d) Expose sensitive receptors to substantial pollutant concentrations?

Athletic fields are present east of the project site. However, the proposed project will not generate substantial pollutant concentrations that would affect any sensitive receptors.

- e) Create objectionable odors affecting a substantial number of people?

The project is not anticipated to create objectionable odors that would affect a substantial number of people.

IV. BIOLOGICAL RESOURCES – Would the project:

- a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The site is currently fully developed as a Water Operations Facility and is improved with structures, asphalt paving, and ornamental landscaping. The project site is not adjacent to the Multiple Species Conservation Program, Multi-Habitat Planning (MSCP/MHPA) areas. The site is developed land and does not contain habitat supporting sensitive wetlands, uplands, plant, or animal species; therefore, no sensitive habitat or species would be impacted by the project.

- b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
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California Department of Fish and Game or U.S. Fish and Wildlife Service?

Refer to IV.a. The project site is currently developed and no such habitats exist on-site.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Refer to IV.a. There are no wetlands or waters of the US on-site.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The project is proposed on a fully developed lot in an urbanized area. Therefore, there is no potential for significant wildlife movement across the property and the project would not result in a significant impact on wildlife movement.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The project would comply with all local policies and ordinances protecting biological resources. Furthermore, the site is not in or adjacent to the MHPA, nor does it contain trees subject to a tree preservation policy.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The site is not within or adjacent to the Multi-Habitat Planning Area of the City of San Diego MSCP. Therefore, the project would not conflict with any local conservation plans.

V. CULTURAL RESOURCES – Would the project:

- a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?

The project site, including photos and as-built drawings of all existing structures, was reviewed by Historic Resources Section of the City of San Diego Planning Department

| Issue |  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--|--------------------------------|--|------------------------------|-----------|
|-------|--|--------------------------------|--|------------------------------|-----------|

for the presence of historical resources. Historic resources staff determined that the subject property is not an individually designated resource and is not located within a designated historic district. Furthermore, historic resources staff determined that, while some of the existing structures on site are more than 45 years old, they do not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Since the existing structures are not sensitive historic resources, their demolition would not impact a sensitive historical resource and no mitigation is required.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

According to the project's geotechnical report the entire project site has been graded and disturbed previously and there are no native surficial soils remaining that could contain sensitive archaeological resources. Therefore, the project would not cause a substantial adverse change in the significance of an archaeological resource.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The entire project site has been graded and disturbed previously according to the project's geotechnical report. Project grading plans indicate that project excavation would not exceed the 10-foot depth threshold identified in the City of San Diego CEQA Significance Determination Thresholds and would not impact any sensitive paleontological formation under the site. For this reason the project would not require paleontological monitoring during excavation and earth work activities. In addition, the project's geotechnical report did not identify any unique geologic feature at the project site. Therefore, the project would not have a significant impact on a unique paleontological resource or geologic feature.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

No cemeteries, formal or informal, have been identified on the project site. While there is a possibility of encountering human remains during subsequent project construction activities, if remains are found monitoring would be required. In addition, per CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5), if human remains are discovered during construction, work would be required to halt in that area and no soil would be exported off-site until a determination could be made regarding the provenance of the human remains via the County Coroner and other authorities as required.

VI. GEOLOGY AND SOILS – Would the project:  
a) Expose people or structures to potential

| Issue | Potentially Significant Impact | Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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substantial adverse effects, including the risk of loss, injury, or death involving:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site is located within Geologic Hazard Category (Zone) 53: level or sloping terrain, unfavorable geologic structure, with low to moderate risk of geologic hazards.

A geotechnical report was prepared by Ninyo and Moore which addressed the geologic risk factors for the proposed project. Specifically, the report determined that no active faults are known to cross the project vicinity and, therefore, the potential for ground rupture due to faulting at the site is considered low. Furthermore, the project would be required to utilize proper engineering design and standard construction practices. These requirements would be verified during the construction permit stage and would ensure that the potential for impacts from local/regional geologic hazards would be less than significant.

- |                                    |                          |                          |                                     |                          |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

See VI.a.i above. The project's geotechnical report determined that faulting is not present at the project site. The project would be required to utilize proper engineering design and standard construction practices. These project requirements would be verified at the construction permit stage and would ensure that the potential for impacts from regional geologic faults would be less than significant and no mitigation measures are deemed necessary.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

See VI.a.i and ii. above. In addition, the project's geotechnical report states that based on the relatively dense nature of the underlying formational materials, the potential for liquefaction and seismically induced settlement is not a design consideration. Therefore, potential impacts related to seismic-related ground failure, including liquefaction, would be less than significant.

- |                 |                          |                          |                                     |                          |
|-----------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project's geotechnical report states that, based on site reconnaissance, review of published geologic literature and aerial photographs, and subsurface evaluation, no landslides or related features underlie or are adjacent to the site. Furthermore, the

| Issue | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
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project topography is relatively flat with no steep slopes on or adjacent to the site. The project would also be required to utilize proper engineering design and utilization of standard construction practices. These project requirements would be verified at the construction permit stage and would be expected to reduce the potential for impacts from landslides to below a level of significance and no mitigation measures are deemed necessary.

- b) Result in substantial soil erosion or the loss of topsoil?

Refer to VI.a. The entire project site would be improved with buildings, pavement and ornamental landscaping and all site runoff would be directed into the City's existing improved public storm drain system. The project is also not expected to cause substantial erosion or loss of topsoil due to standard engineering practices and compliance with the Regional Storm Water requirements enforced by the City permit process. Site landscaping would be planted in accordance with City requirements which would preclude erosion or topsoil loss.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Refer to VI.a. above. In addition, according to the Preliminary Geotechnical Investigation for the project, portions of the project outside of the building footprint will be built on the closed South Chollas Landfill, which may allow for subsidence. However, since these areas affect surface parking and landscape areas and are not located under any proposed structures, the report concludes potential subsidence would require continued maintenance to the AC in the parking lot, but is not anticipated to impact structural stability. Therefore, a less than significant impact would result with respect to safety hazards created by settlement or subsidence.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Refer to VI.a. The project would be required to utilize proper engineering design and utilization of standard construction practices through compliance with the California Building Code (CBC). Project compliance with the CBC would be ensured the construction permit review and inspection process and during project grading and construction, thereby reducing any potential impacts from expansive soil to a less than significant level.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water

| Issue | Potentially Significant Impact | Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
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disposal systems where sewers are not available for the disposal of waste water?

No septic or alternative wastewater systems are proposed. The project site is located within an area that is already developed with existing infrastructure (i.e., municipal water and sewer lines).

VII. GREENHOUSE GAS EMISSIONS – Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The City is utilizing data from the California Air Pollution Control Officers Association (CAPCOA) report "CEQA & Climate Change" dated January 2008 as an interim significance threshold to determine whether there is a potential for significant GHG impacts and a GHG analysis will be required. CAPCOA thresholds indicate that projects, with 35,000 square feet of commercial office space would generate 900 metric tons of GHG emissions or more, would have potentially significant impacts related to greenhouse gas emissions. The proposed construction would result in a net increase of 600 square feet of office space and 9,079 of shop space over existing building square footages. These square footages are significantly less than the 35,000 square-foot threshold, and would, therefore, not be expected to produce more than 900 metric tons of GHG emissions. Therefore, this project would not be expected to have a significant impact related to greenhouse gas emissions.

- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Refer to VII.a. In addition, the project as proposed would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions in that it is a modification to an existing Water Operations Facility that does not result in a substantial increase in the scope and intensity of the existing facility.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?

The proposed project and would not transport, use, or dispose of hazardous materials beyond those that are already used at the Chollas Water Operations Facility. In addition, the project will continue to comply with all Federal, State, and Local regulations concerning the routine transport, use, or disposal of hazardous materials.

| Issue |  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant | No Impact |
|-------|--|--------------------------------|--|-----------------------|-----------|
|-------|--|--------------------------------|--|-----------------------|-----------|

Other nearby projects have encountered buried waste in unexpected locations. Since the project site is on and within 1,000 feet of the closed South Chollas Landfill, it is not anticipated, but is possible that buried waste, which may contain hazardous materials, may be encountered during project construction. A Community Health and Safety Plan has been prepared as a design feature for the project, which requires the implementation of emergency planning measures to reduce the potential impacts of the unanticipated discovery of hazardous materials to a less than significant level. The final version of the Community Health and Safety Plan will be approved by the City of San Diego Solid Waste Local Enforcement Agency prior to the commencement of construction activities.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

A portion of the Chollas Water Operations Facility is situated above the closed Chollas Landfill so there is the potential that organic vapors, landfill gases, and odors could be emitted. However, the Community Health and Safety Plan prepared for the proposed project concluded that the likelihood of encountering landfill-related hazards is considered to be low. Furthermore, the Health and Safety Plan includes recommendations for site monitoring for landfill gases during trenching and excavation work and implementation of safety protocols to prevent potential fire and explosion hazards should landfill gases be discovered. The recommended monitoring and safety protocols will be implemented during project construction. The final version of the Community Health and Safety Plan will be approved by the City of San Diego Solid Waste Local Enforcement Agency prior to the commencement of construction activities.

Therefore, the project would have a less than significant impact with respect to the release of hazardous materials into the environment.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

See VIII.a and b. The proposed project would not be expected to emit hazardous materials or substances that would affect any existing or proposed schools in the area.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

| Issue | Potentially Significant Impact | Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

The project site is not included on a list of active hazardous materials sites (i.e. County of San Diego Department of Environmental Health's Site Assessment and Mitigation Case Listing). Therefore, the project is not expected to create a significant hazard to the public or the environment.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 

The project site is not located within any ALUCP, Airport Environs Overlay Zone, Airport Approach Overlay Zone, or Airport Influence Zone.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- 

The project site is not within proximity of a private airstrip.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 

Existing emergency vehicle access to the project site is adequate and will continue to be available from College Grove Drive via Caminito Chollas. Therefore, the project would not interfere with the implementation or physically interfere with an adopted emergency response plan or evacuation plan.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- 

The project site is located in an urbanized area and is not located in the vicinity of native or naturalized vegetation that would serve as fuel for wildfires. Therefore, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

- a) Violate any water quality standards or waste discharge requirements?
-



| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

A Preliminary Water Quality Technical Report (Revised February 15, 2015) was prepared for the project by BergerABAM. According to the Water Quality Technical Report (WQTR), the project would provide for temporary construction, permanent and operational storm water pollution prevention best management practices (BMPs). These would include various Structural Treatment BMPs such as permeable pavement, flow-through planters (Modular Wetland Systems), underground vaults and cisterns to protect water quality to the maximum extent practicable. In addition, installation of temporary BMPs to prevent soil and pollutant filled runoff would be utilized on-site during construction.

Compliance with all standard hydrology and RWQCB Storm Water measures (which are enforced with issuance of subsequent construction permits), would ensure the resultant discharge from the site would be substantially free of pollutants and sediments. As the project would not result in significant impacts to hydrology and water quality, no mitigation would be required.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 

The project site does not require the construction of wells because it is located in an urbanized area with existing public water supply infrastructure where groundwater is not utilized.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?
- 

The project grading plans demonstrate that the project would not substantially alter the existing drainage pattern of the site or area and the WQTR indicates the project would reduce site runoff from the existing condition. Therefore, the project would not result in significant impact relative to substantial on or off-site erosion or siltation.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of
-

| Issue | Potentially Significant Impact | Significant with Mitigation Incorporated | Less Than Significant Impacts | No Impact |
|-------|--------------------------------|--|-------------------------------|-----------|
|-------|--------------------------------|--|-------------------------------|-----------|

surface runoff in a manner, which would result in flooding on- or off-site?

Refer to IX.c. Existing drainage patterns would remain substantially the same on-site. The project does not require the alteration of a stream or river as none are located on-site or in the vicinity.

- e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Refer to IX.c. The project would be required to comply with all storm water quality standards both during and after construction using approved Best Management Practices (BMPs), which would ensure that water quality is not degraded.

- f) Otherwise substantially degrade water quality?

The project would be required to comply with all storm water quality standards both during and after construction, using appropriate Best Management Practices (BMPs) that would ensure that water quality is not degraded.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The project site is not located within a 100-year flood hazard area.

- h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

The project site is not located within a 100-year flood hazard area.

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The project site is not within a 100-year flood hazard area or within close proximity of a levee or dam, therefore no such impacts would result.

- j) Inundation by seiche, tsunami, or mudflow?

It is unlikely that a tsunami would affect the building pad on the lot due to the fact that it is located 424 feet above mean sea level. In addition, the site is located several miles

| Issue | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

from the possible tsunami inundation zone shown on the California Geological Survey's 2009 Tsunami Inundation Map for Emergency Planning for San Diego County.

The site is located near Chollas Lake, however the risk of seiche affecting the site is considered low due to the fact that the lake is surrounded by topography that would contain a seiche. No steep slopes containing soil that would be necessary for mudflow are located on or in the vicinity of site. Therefore, the project would result in a less than significant impact of inundation by tsunami, seiche, or mudflow.

X. LAND USE AND PLANNING – Would the project:

- a) Physically divide an established community?

The project proposes to modify an existing developed Water Operations Facility within the boundaries of the developed 50-acre City Chollas Operations Yard. No expansion beyond the facility's existing boundaries is proposed. Therefore, the project would not physically divide an established community.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The underlying zone is single family residential (RS-1-7) and the General and Community Plan designations are Open Space. The project proposes to modify an existing previously conforming land use (Water Operations Facility), but does not expand the degree or intensity of nonconformity, which is permitted by the City of San Diego Land Development Code. In addition, the existing Water Operations Facility is essential to the provision of water services for the public health, safety, and welfare. The proposed project is necessary for the Water Operations Facility to operate effectively and efficiently. The project is subject to approval by the City of San Diego Solid Waste Local Enforcement Agency (LEA) for postclosure land use at a closed landfill as a responsible agency in the CEQA review process in accordance with CCR Title 27, Section 21190

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

The site is not located in or near the Multi Habitat Planning Area (MHPA) conservation area of the City of San Diego MSCP. Therefore, the project would not conflict with any habitat conservation plan.

- d) Result in the loss of availability of a known

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

mineral resource that would be of value to the region and the residents of the state?

No mineral resources that would be of value to the region and the residents of the state have been identified at the project site.

- e) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

There are no mineral resource recovery sites delineated on or in the vicinity of the project site by the General or Community Plan.

XII. NOISE – Would the project result in:

- a) Generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The project proposes to operate the same type of office and light manufacturing (shop) uses that presently exist on site. No substantial increase in noise levels would, therefore, occur as a result of the proposed project. Existing and proposed operational noise levels would comply with the General Plan Noise Element and the Municipal Code Noise Limits.

- b) Generation of excessive ground borne vibration or ground borne noise levels?

The proposed school would not generate excessive ground borne vibration or ground borne noise levels.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Refer to XII.a.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?

Refer to XII.a. In addition, construction noise would result, but would be temporary in nature; in addition, the project is required to comply with the San Diego Municipal Code, Chapter 5, Article 9.5, (§59.5.0404 Construction Noise). This section specifies that it is unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays (with exception of Columbus Day and

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

Washington's Birthday), or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise. Furthermore, the project would be required to conduct any construction activity so as to not cause, at or beyond the property lines of any property zoned residential, an average sound level greater than 75 decibels during the 12-hour period from 7:00 a.m. to 7:00 p.m.

- e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?
 

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within an airport land use plan.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?
 

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project site is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING – Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
 

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

The project would modify, but not expand and existing Water Operations Facility. The project site is located in a developed, suburban community with adequate public facilities. Therefore, the project would not induce population growth nor require the construction of new infrastructure.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
 

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

No such displacement would result. The site is a Water Operations Facility with no existing housing.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
 

|                          |                          |                          |                                     |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

| Issue | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

No such displacement would result. The site is a Water Operations Facility with no existing housing.

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:

i) Fire Protection

The project would continue to be adequately served by Fire Stations 17 and 26, would not affect existing levels of public services, and would not require the construction or expansion of a fire facility.

ii) Police Protection

The project would continue to be adequately served by the Midcity Division of the Police Department located at 4310 Landis Street, would not affect existing levels of public services, and would not require the construction or expansion of a police facility.

iii) Schools

The project would not affect existing levels of public services and would not require the construction or expansion of a school facility.

v) Parks

The project would not affect existing levels of public services and would not require the construction or expansion of a park facility.

vi) Other public facilities

The project would not adversely affect other public facilities and would actually enhance the efficiency and effectiveness of the existing Chollas Water Operations Facility.

XV. RECREATION -

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial

| Issue | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

physical deterioration of the facility would occur or be accelerated?

The project would not adversely affect the availability of and/or need for new or expanded recreational resources.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Refer to XV.a. The project does not propose recreation facilities, nor require the construction or expansion of any such facilities.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The project may generate an additional 211 average daily trips with an additional 24 trips during the AM peak hour and 29 trips during the PM Peak hour. The Development Services Transportation Section has reviewed the project and determined that the relatively minor increase in traffic would not conflict with the Circulation Element of the General Plan and that there is adequate capacity on the surrounding public street system to accommodate the additional vehicular traffic. Therefore, the project would result in a less than significant impact on the performance of the existing circulation system in the vicinity of the project site. Existing bike paths, bus stops and sidewalks adjacent to the site on College Grove Drive would be maintained.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Refer to XVI.a. In addition, City Transportation Development staff has determined that the additional vehicle trips generated by the project would not adversely affect the existing level of service on the surrounding circulation system.

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The project would not result in safety risks or a change to air traffic patterns in that is not located near an airport safety zone or within an airport land use compatibility plan. The proposed antenna height of 50 feet above finished grade would, therefore, not result in a safety risk to air traffic.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project would not create an increase in hazards resulting from design features. The project has been reviewed for compliance with applicable development and safety standards.

- e) Result in inadequate emergency access?

The current emergency access to the site is adequately provided by College Grove Drive via the paved Caminito Chollas access road. This road is not proposed to be modified and would maintain adequate emergency access to the City Chollas Operations Yard and WOF.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The proposed project would not affect the existing bike paths, sidewalks, and bus stops on College Grove Drive. Therefore, it would not result in any conflicts regarding policies, plans, or programs regarding public transit, bicycle or pedestrian facilities.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The proposed project would result in standard consumption and is not anticipated to result in additional impacts. In addition, adequate services are available to serve the site.



| Issue | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Adequate services are available to serve the site and the project would not require the construction or expansion of existing facilities.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Adequate services are available to serve the site and the project would not require the construction or expansion of existing facilities.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Adequate services are available to serve the site and the project would not require new or expanded entitlements.

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Adequate services are available to serve the site; the project would not increase provider's existing commitments.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Adequate services are available to serve the site, the project would not substantially increase waste beyond existing conditions.

- g) Comply with federal, state, and local statutes and regulation related to solid waste?

The project would be required to comply with all federal, state, and local statutes for solid waste disposal as they relate to the project. In addition, project construction would comply with the requirements of the City's Construction and Demolition Debris

| Issue | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-------|--------------------------------|--|------------------------------|-----------|
|-------|--------------------------------|--|------------------------------|-----------|

Diversion Deposit Program to minimize construction generated solid waste. Furthermore, adequate services are already in place to serve the site.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE -

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 

As described in the responses of this Initial Study Checklist, the project does not have the potential to degrade the quality of the environment, eliminate important examples of the major periods of California history or prehistory, reduce the habitat of a fish or wildlife species, reduce the number of rare or endangered plants or animals, or threaten to eliminate a plant or animal community.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?
- 

The project would not have a considerable incremental contribution to any cumulative impact.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?
- 

Based on the responses in this Initial Study Checklist, the project would have no such substantial adverse effects on human beings, either directly or indirectly.

## INITIAL STUDY CHECKLIST

### REFERENCES

#### I. AESTHETICS / NEIGHBORHOOD CHARACTER

- City of San Diego General Plan; City of San Diego Land Development Municipal Code
- Community Plan.
- Local Coastal Plan.

#### II. AGRICULTURAL RESOURCES & FOREST RESOURCES

- City of San Diego General Plan.
- U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.
- California Agricultural Land Evaluation and Site Assessment Model (1997)
- Site Specific Report:

#### III. AIR QUALITY

- California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.
- Regional Air Quality Strategies (RAQS) - APCD.
- Site Specific Report:

#### IV. BIOLOGY

- City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996.
- City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

- \_\_\_\_\_ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- \_\_\_\_\_ City of San Diego Land Development Code Biology Guidelines.

\_\_\_\_\_ Site Specific Report:

**V. CULTURAL RESOURCES (INCLUDES HISTORICAL RESOURCES)**

- X City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- X Historical Resources Board List.

\_\_\_\_\_ Community Historical Survey:

\_\_\_\_\_ Site Specific Reports:

**VI. GEOLOGY/SOILS**

- X City of San Diego Seismic Safety Study.
- \_\_\_\_\_ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- X Site Specific Report(s): Preliminary Geotechnical Evaluation Chollas Water Operations Facility Improvements (Ninyo & Moore, January 13, 2011); Supplemental Geotechnical and Environmental Evaluation Chollas Water Operations Facility Improvements (Ninyo & Moore, November 11, 2011).

**VII. GREENHOUSE GAS EMISSIONS**

\_\_\_\_\_ Site Specific Report:

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

- X San Diego County Hazardous Materials Environmental Assessment Listing,  
San Diego County Hazardous Materials Management Division
- \_\_\_\_\_ FAA Determination
- X State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized.
- X Airport Land Use Compatibility Plan.
- X Site Specific Report: Community Health and Safety Plan Chollas Water Operations Facility (City of San Diego Public Works Department, February 13, 2015).

**IX. HYDROLOGY/WATER QUALITY**

- Flood Insurance Rate Map (FIRM).
- Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)).
- Site Specific Reports: Preliminary Water Quality Technical Report Chollas Water Operations (BergerABAM, Revised February 2015).

**X. LAND USE AND PLANNING**

- City of San Diego General Plan.
- Community Plan.
- Airport Land Use Compatibility Plan
- City of San Diego Zoning Maps
- FAA Determination

**XI. MINERAL RESOURCES**

- California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.
- Division of Mines and Geology, Special Report 153 - Significant Resources Maps.
- Site Specific Report:

**XII. NOISE**

- Community Plan
- San Diego International Airport - Lindbergh Field CNEL Maps.
- Brown Field Airport Master Plan CNEL Maps.
- Montgomery Field CNEL Maps.
- San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

City of San Diego General Plan.

Site Specific Report:

### XIII. PALEONTOLOGICAL RESOURCES

City of San Diego Paleontological Guidelines.

Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

Site Specific Report:

### XIV. POPULATION / HOUSING

City of San Diego General Plan.

Community Plan.

Series 11 Population Forecasts, SANDAG.

Other:

### XV. PUBLIC SERVICES

City of San Diego General Plan.

Community Plan.

### XVI. RECREATIONAL RESOURCES

City of San Diego General Plan.

Community Plan.

- \_\_\_ Department of Park and Recreation
- \_\_\_ City of San Diego - San Diego Regional Bicycling Map
- \_\_\_ Additional Resources:

**XVII. TRANSPORTATION / CIRCULATION**

- \_\_\_ X City of San Diego General Plan.
- \_\_\_ Community Plan.
- \_\_\_ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- \_\_\_ San Diego Region Weekday Traffic Volumes, SANDAG.
- \_\_\_ Site Specific Report:

**XVIII. UTILITIES**

\_\_\_

**XIX. WATER CONSERVATION**

- \_\_\_ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

**APPENDIX B**  
**FIRE HYDRANT METER PROGRAM**



|   |                                |   |
|---|--------------------------------|---|
| <b>CITY OF SAN DIEGO CALIFORNIA<br/>DEPARTMENT INSTRUCTIONS</b>                                   | <b>NUMBER<br/>DI 55.27</b>     | <b>DEPARTMENT<br/>Water Department</b>          |
| <b>SUBJECT<br/><br/>FIRE HYDRANT METER PROGRAM<br/>(FORMERLY: CONSTRUCTION METER<br/>PROGRAM)</b> | <b>PAGE 1 OF 10</b>            | <b>EFFECTIVE DATE<br/><br/>October 15, 2002</b> |
|   | <b>SUPERSEDES<br/>DI 55.27</b> | <b>DATED<br/>April 21, 2000</b>                 |

1. **PURPOSE**

1.1 To establish a Departmental policy and procedure for issuance, proper usage and charges for fire hydrant meters.

2. **AUTHORITY**

- 2.1 All authorities and references shall be current versions and revisions.
- 2.2 San Diego Municipal Code (NC) Chapter VI, Article 7, Sections 67.14 and 67.15
- 2.3 Code of Federal Regulations, Safe Drinking Water Act of 1986
- 2.4 California Code of Regulations, Titles 17 and 22
- 2.5 California State Penal Code, Section 498B.0
- 2.6 State of California Water Code, Section 110, 500-6, and 520-23
- 2.7 Water Department Director

**Reference**

- 2.8 State of California Guidance Manual for Cross Connection Programs
- 2.9 American Water Works Association Manual M-14, Recommended Practice for Backflow Prevention
- 2.10 American Water Works Association Standards for Water Meters
- 2.11 U.S.C. Foundation for Cross Connection Control and Hydraulic Research Manual

3. **DEFINITIONS**

3.1 **Fire Hydrant Meter:** A portable water meter which is connected to a fire hydrant for the purpose of temporary use. (These meters are sometimes referred to as Construction Meters.)

|   |                                |   |
|---|--------------------------------|---|
| <b>CITY OF SAN DIEGO CALIFORNIA<br/>DEPARTMENT INSTRUCTIONS</b>                                   | <b>NUMBER<br/>DI 55.27</b>     | <b>DEPARTMENT<br/>Water Department</b>          |
| <b>SUBJECT<br/><br/>FIRE HYDRANT METER PROGRAM<br/>(FORMERLY: CONSTRUCTION METER<br/>PROGRAM)</b> | <b>PAGE 2 OF 10</b>            | <b>EFFECTIVE DATE<br/><br/>October 15, 2002</b> |
|   | <b>SUPERSEDES<br/>DI 55.27</b> | <b>DATED<br/>April 21, 2000</b>                 |

- 3.2 **Temporary Water Use:** Water provided to the customer for no longer than twelve (12) months.
- 3.3 **Backflow Preventor:** A Reduced Pressure Principal Assembly connected to the outlet side of a Fire Hydrant Meter.

4. **POLICY**

- 4.1 The Water Department shall collect a deposit from every customer requiring a fire hydrant meter and appurtenances prior to providing the meter and appurtenances (see Section 7.1 regarding the Fees and Deposit Schedule). The deposit is refundable upon the termination of use and return of equipment and appurtenances in good working condition.
- 4.2 Fire hydrant meters will have a 2 ½" swivel connection between the meter and fire hydrant. The meter shall not be connected to the 4" port on the hydrant. All Fire Hydrant Meters issued shall have a Reduced Pressure Principle Assembly (RP) as part of the installation. Spanner wrenches are the only tool allowed to turn on water at the fire hydrant.
- 4.3 The use of private hydrant meters on City hydrants is prohibited, with exceptions as noted below. All private fire hydrant meters are to be phased out of the City of San Diego. All customers who wish to continue to use their own fire hydrant meters must adhere to the following conditions:
- a. Meters shall meet all City specifications and American Water Works Association (AWWA) standards.
  - b. Customers currently using private fire hydrant meters in the City of San Diego water system will be allowed to continue using the meter under the following conditions:
    1. The customer must submit a current certificate of accuracy and calibration results for private meters and private backflows annually to the City of San Diego, Water Department, Meter Shop.

|   |                                |   |
|---|--------------------------------|---|
| <b>CITY OF SAN DIEGO CALIFORNIA<br/>DEPARTMENT INSTRUCTIONS</b>                                   | <b>NUMBER<br/>DI 55.27</b>     | <b>DEPARTMENT<br/>Water Department</b>          |
| <b>SUBJECT<br/><br/>FIRE HYDRANT METER PROGRAM<br/>(FORMERLY: CONSTRUCTION METER<br/>PROGRAM)</b> | <b>PAGE 3 OF 10</b>            | <b>EFFECTIVE DATE<br/><br/>October 15, 2002</b> |
|   | <b>SUPERSEDES<br/>DI 55.27</b> | <b>DATED<br/>April 21, 2000</b>                 |

2. The meter must be properly identifiable with a clearly labeled serial number on the body of the fire hydrant meter. The serial number shall be plainly stamped on the register lid and the main casing. Serial numbers shall be visible from the top of the meter casing and the numbers shall be stamped on the top of the inlet casing flange.
3. All meters shall be locked to the fire hydrant by the Water Department, Meter Section (see Section 4.7).
4. All meters shall be read by the Water Department, Meter Section (see Section 4.7).
5. All meters shall be relocated by the Water Department, Meter Section (see Section 4.7).
6. These meters shall be tested on the anniversary of the original test date and proof of testing will be submitted to the Water Department, Meter Shop, on a yearly basis. If not tested, the meter will not be allowed for use in the City of San Diego.
7. All private fire hydrant meters shall have backflow devices attached when installed.
8. The customer must maintain and repair their own private meters and private backflows.
9. The customer must provide current test and calibration results to the Water Department, Meter Shop after any repairs.
10. When private meters are damaged beyond repair, these private meters will be replaced by City owned fire hydrant meters.

|   |                                |   |
|---|--------------------------------|---|
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|   | <b>SUPERSEDES<br/>DI 55.27</b> | <b>DATED<br/>April 21, 2000</b>                 |

11. When a private meter malfunctions, the customer will be notified and the meter will be removed by the City and returned to the customer for repairs. Testing and calibration results shall be given to the City prior to any re-installation.
  12. The register shall be hermetically sealed straight reading and shall be readable from the inlet side. Registration shall be in hundred cubic feet.
  13. The outlet shall have a 2 ½ "National Standards Tested (NST) fire hydrant male coupling.
  14. Private fire hydrant meters shall not be transferable from one contracting company to another (i.e. if a company goes out of business or is bought out by another company).
- 4.4 All fire hydrant meters and appurtenances shall be installed, relocated and removed by the City of San Diego, Water Department. All City owned fire hydrant meters and appurtenances shall be maintained by the City of San Diego, Water Department, Meter Services.
- 4.5 If any fire hydrant meter is used in violation of this Department Instruction, the violation will be reported to the Code Compliance Section for investigation and appropriate action. Any customer using a fire hydrant meter in violation of the requirements set forth above is subject to fines or penalties pursuant to the Municipal Code, Section 67.15 and Section 67.37.
- 4.6 **Conditions and Processes for Issuance of a Fire Hydrant Meter**
- Process for Issuance
- a. Fire hydrant meters shall only be used for the following purposes:
    1. Temporary irrigation purposes not to exceed one year.

|   |                                |   |
|---|--------------------------------|---|
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| <b>SUBJECT<br/><br/>FIRE HYDRANT METER PROGRAM<br/>(FORMERLY: CONSTRUCTION METER<br/>PROGRAM)</b> | <b>PAGE 5 OF 10</b>            | <b>EFFECTIVE DATE<br/><br/>October 15, 2002</b> |
|   | <b>SUPERSEDES<br/>DI 55.27</b> | <b>DATED<br/>April 21, 2000</b>                 |

2. Construction and maintenance related activities (see Tab 2).
- b. No customer inside or outside the boundaries of the City of San Diego Water Department shall resell any portion of the water delivered through a fire hydrant by the City of San Diego Water Department.
  - c. The City of San Diego allows for the issuance of a temporary fire hydrant meter for a period not to exceed 12 months (365 days). An extension can only be granted in writing from the Water Department Director for up to 90 additional days. A written request for an extension by the consumer must be submitted at least 30 days prior to the 12 month period ending. No extension shall be granted to any customer with a delinquent account with the Water Department. No further extensions shall be granted.
  - d. Any customer requesting the issuance of a fire hydrant meter shall file an application with the Meter Section. The customer must complete a "Fire Hydrant Meter Application" (Tab 1) which includes the name of the company, the party responsible for payment, Social Security number and/or California ID, requested location of the meter (a detailed map signifying an exact location), local contact person, local phone number, a contractor's license (or a business license), description of specific water use, duration of use at the site and full name and address of the person responsible for payment.
  - e. At the time of the application the customer will pay their fees according to the schedule set forth in the Rate Book of Fees and Charges, located in the City Clerk's Office. All fees must be paid by check, money order or cashiers check, made payable to the City Treasurer. Cash will not be accepted.
  - f. No fire hydrant meters shall be furnished or relocated for any customer with a delinquent account with the Water Department.
  - g. After the fees have been paid and an account has been created, the

|   |                                |   |
|---|--------------------------------|---|
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| <b>SUBJECT<br/><br/>FIRE HYDRANT METER PROGRAM<br/>(FORMERLY: CONSTRUCTION METER<br/>PROGRAM)</b> | <b>PAGE 6 OF 10</b>            | <b>EFFECTIVE DATE<br/><br/>October 15, 2002</b> |
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meter shall be installed within 48 hours (by the second business day). For an additional fee, at overtime rates, meters can be installed within 24 hours (within one business day).

#### 4.7 Relocation of Existing Fire Hydrant Meters

- a. The customer shall call the Fire Hydrant Meter Hotline (herein referred to as "Hotline"), a minimum of 24 hours in advance, to request the relocation of a meter. A fee will be charged to the existing account, which must be current before a work order is generated for the meter's relocation.
- b. The customer will supply in writing the address where the meter is to be relocated (map page, cross street, etc). The customer must update the original Fire Hydrant Meter Application with any changes as it applies to the new location.
- c. Fire hydrant meters shall be read on a monthly basis. While fire hydrant meters and backflow devices are in service, commodity, base fee and damage charges, if applicable, will be billed to the customer on a monthly basis. If the account becomes delinquent, the meter will be removed.

#### 4.8 Disconnection of Fire Hydrant Meter

- a. After ten (10) months a "Notice of Discontinuation of Service" (Tab 3) will be issued to the site and the address of record to notify the customer of the date of discontinuance of service. An extension can only be granted in writing from the Water Department Director for up to 90 additional days (as stated in Section 4.6C) and a copy of the extension shall be forwarded to the Meter Shop Supervisor. If an extension has not been approved, the meter will be removed after twelve (12) months of use.
- b. Upon completion of the project the customer will notify the Meter Services office via the Hotline to request the removal of the fire hydrant meter and appurtenances. A work order will be generated

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| <b>SUBJECT<br/><br/>FIRE HYDRANT METER PROGRAM<br/>(FORMERLY: CONSTRUCTION METER<br/>PROGRAM)</b> | <b>PAGE 7 OF 10</b>            | <b>EFFECTIVE DATE<br/><br/>October 15, 2002</b> |
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for removal of the meter.

- c. Meter Section staff will remove the meter and backflow prevention assembly and return it to the Meter Shop. Once returned to the Meter Shop the meter and backflow will be tested for accuracy and functionality.
- d. Meter Section Staff will contact and notify Customer Services of the final read and any charges resulting from damages to the meter and backflow or its appurtenance. These charges will be added on the customer's final bill and will be sent to the address of record. Any customer who has an outstanding balance will not receive additional meters.
- e. Outstanding balances due may be deducted from deposits and any balances refunded to the customer. Any outstanding balances will be turned over to the City Treasurer for collection. Outstanding balances may also be transferred to any other existing accounts.

5. **EXCEPTIONS**

- 5.1 Any request for exceptions to this policy shall be presented, in writing, to the Customer Support Deputy Director, or his/her designee for consideration.

6. **MOBILE METER**

- 6.1 Mobile meters will be allowed on a case by case basis. All mobile meters will be protected by an approved backflow assembly and the minimum requirement will be a Reduced Pressure Principal Assembly. The two types of Mobile Meters are vehicle mounted and floating meters. Each style of meters has separate guidelines that shall be followed for the customer to retain service and are described below:

- a) **Vehicle Mounted Meters:** Customer applies for and receives a City owned Fire Hydrant Meter from the Meter Shop. The customer mounts the meter on the vehicle and brings it to the Meter Shop for

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|---|--------------------------------|---|
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inspection. After installation is approved by the Meter Shop the vehicle and meter shall be brought to the Meter Shop on a monthly basis for meter reading and on a quarterly basis for testing of the backflow assembly. Meters mounted at the owner's expense shall have the one year contract expiration waived and shall have meter or backflow changed if either fails.

b) **Floating Meters:** Floating Meters are meters that are not mounted to a vehicle. **(Note: All floating meters shall have an approved backflow assembly attached.)** The customer shall submit an application and a letter explaining the need for a floating meter to the Meter Shop. The Fire Hydrant Meter Administrator, after a thorough review of the needs of the customer, (i.e. number of jobsites per day, City contract work, lack of mounting area on work vehicle, etc.), may issue a floating meter. At the time of issue, it will be necessary for the customer to complete and sign the "Floating Fire Hydrant Meter Agreement" which states the following:

- 1) The meter will be brought to the Meter Shop at 2797 Caminito Chollas, San Diego on the third week of each month for the monthly read by Meter Shop personnel.
- 2) Every other month the meter will be read and the backflow will be tested. This date will be determined by the start date of the agreement.

If any of the conditions stated above are not met the Meter Shop has the right to cancel the contract for floating meter use and close the account associated with the meter. The Meter Shop will also exercise the right to refuse the issuance of another floating meter to the company in question.

Any Fire Hydrant Meter using reclaimed water shall not be allowed use again with any potable water supply. The customer shall incur the cost of replacing the meter and backflow device in this instance.



|   |                                |   |
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| <b>CITY OF SAN DIEGO CALIFORNIA<br/>DEPARTMENT INSTRUCTIONS</b>                                   | <b>NUMBER<br/>DI 55.27</b>     | <b>DEPARTMENT<br/>Water Department</b>          |
| <b>SUBJECT<br/><br/>FIRE HYDRANT METER PROGRAM<br/>(FORMERLY: CONSTRUCTION METER<br/>PROGRAM)</b> | <b>PAGE 9 OF 10</b>            | <b>EFFECTIVE DATE<br/><br/>October 15, 2002</b> |
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7. **FEE AND DEPOSIT SCHEDULES**

7.1 **Fees and Deposit Schedules:** The fees and deposits, as listed in the Rate Book of Fees and Charges, on file with the Office of the City Clerk, are based on actual reimbursement of costs of services performed, equipment and materials. These deposits and fees will be amended, as needed, based on actual costs. Deposits, will be refunded at the end of the use of the fire hydrant meter, upon return of equipment in good working condition and all outstanding balances on account are paid. Deposits can also be used to cover outstanding balances.

All fees for equipment, installation, testing, relocation and other costs related to this program are subject to change without prior notification. The Mayor and Council will be notified of any future changes.

8. **UNAUTHORIZED USE OF WATER FROM A HYDRANT**

8.1 Use of water from any fire hydrant without a properly issued and installed fire hydrant meter is theft of City property. Customers who use water for unauthorized purposes or without a City of San Diego issued meter will be prosecuted.

8.2 If any unauthorized connection, disconnection or relocation of a fire hydrant meter, or other connection device is made by anyone other than authorized Water Department personnel, the person making the connection will be prosecuted for a violation of San Diego Municipal Code, Section 67.15. In the case of a second offense, the customer's fire hydrant meter shall be confiscated and/or the deposit will be forfeited.

8.3 Unauthorized water use shall be billed to the responsible party. Water use charges shall be based on meter readings, or estimates when meter readings are not available.

8.4 In case of unauthorized water use, the customer shall be billed for all applicable charges as if proper authorization for the water use had been obtained, including but not limited to bi-monthly service charges, installation charges and removal charges.

|   |                                |   |
|---|--------------------------------|---|
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| <b>SUBJECT<br/><br/>FIRE HYDRANT METER PROGRAM<br/>(FORMERLY: CONSTRUCTION METER<br/>PROGRAM)</b> | <b>PAGE 10 OF 10</b>           | <b>EFFECTIVE DATE<br/><br/>October 15, 2002</b> |
|   | <b>SUPERSEDES<br/>DI 55.27</b> | <b>DATED<br/>April 21, 2000</b>                 |

- 8.5 If damage occurs to Water Department property (i.e. fire hydrant meter, backflow, various appurtenances), the cost of repairs or replacements will be charged to the customer of record (applicant).

**Larry Gardner  
Water Department Director**

- Tabs: 1. Fire Hydrant Meter Application  
2. Construction & Maintenance Related Activities With No Return To Sewer  
3. Notice of Discontinuation of Service

#### **APPENDIX**

**Administering Division:** Customer Support Division

**Subject Index:** Construction Meters  
Fire Hydrant  
Fire Hydrant Meter Program  
Meters, Floating or Vehicle Mounted  
Mobile Meter  
Program, Fire Hydrant Meter

**Distribution:** DI Manual Holders



# Application for Fire Hydrant Meter (EXHIBIT A)

(For Office Use Only)

|        |      |
|--------|------|
| NS REQ | FAC# |
| DATE   | BY   |

METER SHOP (619) 527-7449

## Meter Information

|                  |                         |
|------------------|-------------------------|
| Application Date | Requested Install Date: |
|------------------|-------------------------|

|  |      |                              |
|--|------|------------------------------|
| Fire Hydrant Location: (Attach Detailed Map//Thomas Bros. Map Location or Construction drawing.)<br>Zip: | T.B. | G.B. (CITY USE)              |
| Specific Use of Water:   |      |                              |
| Any Return to Sewer or Storm Drain, if so, explain:  |      |                              |
| Estimated Duration of Meter Use:   |      | Check Box if Reclaimed Water |

## Company Information

|   |        |                      |            |
|---|--------|----------------------|------------|
| Company Name:   |        |                      |            |
| Mailing Address:  |        |                      |            |
| City:   | State: | Zip:                 | Phone: ( ) |
| *Business license#  |        | *Contractor license# |            |
| A Copy of the Contractor's license OR Business License is required at the time of meter issuance.   |        |                      |            |
| Name and Title of Billing Agent:<br><small>(PERSON IN ACCOUNTS PAYABLE)</small>   |        |                      | Phone: ( ) |
| Site Contact Name and Title:  |        |                      | Phone: ( ) |
| Responsible Party Name:   |        |                      | Title:     |
| Cal ID#   |        |                      | Phone: ( ) |
| Signature:  |        | Date:                |            |
| Guarantees Payment of all Charges Resulting from the use of this Meter. Insures that employees of this Organization understand the proper use of Fire Hydrant Meter |        |                      |            |

|   |                         |
|---|-------------------------|
| <b>Fire Hydrant Meter Removal Request</b>               | Requested Removal Date: |
| Provide Current Meter Location if Different from Above: |                         |
| Signature:  | Title: Date:            |
| Phone: ( )  | Pager: ( )              |

|                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/> City Meter | <input type="checkbox"/> Private Meter                        |
| Contract Acct #:                    | Deposit Amount: <b>\$ 936.00</b> Fees Amount: <b>\$ 62.00</b> |
| Meter Serial #                      | Meter Size: <b>05</b> Meter Make and Style: <b>6-7</b>        |
| Backflow #                          | Backflow Size: Make and Style:                                |
| Name:                               | Signature: Date:  |

WATER USES WITHOUT ANTICIPATED CHARGES FOR RETURN TO SEWER

Auto Detailing  
Backfilling  
Combination Cleaners (Vactors)  
Compaction  
Concrete Cutters  
Construction Trailers  
Cross Connection Testing  
Dust Control  
Flushing Water Mains  
Hydro Blasting  
Hydro Seeing  
Irrigation (for establishing irrigation only; not continuing irrigation)  
Mixing Concrete  
Mobile Car Washing  
Special Events  
Street Sweeping  
Water Tanks  
Water Trucks  
Window Washing

**Note:**

1. If there is any return to sewer or storm drain, then sewer and/or storm drain fees will be charges.

Date

Name of Responsible Party  
Company Name and Address  
Account Number: \_\_\_\_\_

Subject: Discontinuation of Fire Hydrant Meter Service

Dear Water Department Customer:

The authorization for use of Fire Hydrant Meter # \_\_\_\_\_, located at *(Meter Location Address)* ends in 60 days and will be removed on or after *(Date Authorization Expires)*. Extension requests for an additional 90 days must be submitted in writing for consideration 30 days prior to the discontinuation date. If you require an extension, please contact the Water Department, or mail your request for an extension to:

City of San Diego  
Water Department  
Attention: Meter Services  
2797 Caminito Chollas  
San Diego, CA 92105-5097

Should you have any questions regarding this matter, please call the Fire Hydrant Hotline at (619) \_\_\_\_\_ - \_\_\_\_\_.

Sincerely,

Water Department

**APPENDIX C**

**MATERIALS TYPICALLY ACCEPTED BY CERTIFICATE OF COMPLIANCE**

## Materials Typically Accepted by Certificate of Compliance

1. Soil amendment
2. Fiber mulch
3. PVC or PE pipe up to 16 inch diameter
4. Stabilizing emulsion
5. Lime
6. Preformed elastomeric joint seal
7. Plain and fabric reinforced elastomeric bearing pads
8. Steel reinforced elastomeric bearing pads
9. Waterstops (Special Condition)
10. Epoxy coated bar reinforcement
11. Plain and reinforcing steel
12. Structural steel
13. Structural timber and lumber
14. Treated timber and lumber
15. Lumber and timber
16. Aluminum pipe and aluminum pipe arch
17. Corrugated steel pipe and corrugated steel pipe arch
18. Structural metal plate pipe arches and pipe arches
19. Perforated steel pipe
20. Aluminum underdrain pipe
21. Aluminum or steel entrance tapers, pipe downdrains, reducers, coupling bands and slip joints
22. Metal target plates
23. Paint (traffic striping)
24. Conductors
25. Painting of electrical equipment
26. Electrical components
27. Engineering fabric
28. Portland Cement
29. PCC admixtures
30. Minor concrete, asphalt
31. Asphalt (oil)
32. Liquid asphalt emulsion
33. Epoxy

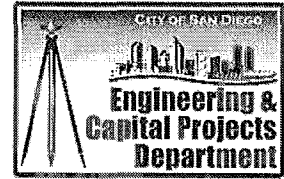
**APPENDIX D**  
**SAMPLE CITY INVOICE**





**APPENDIX E**  
**LOCATION MAP**

# Chollas Building



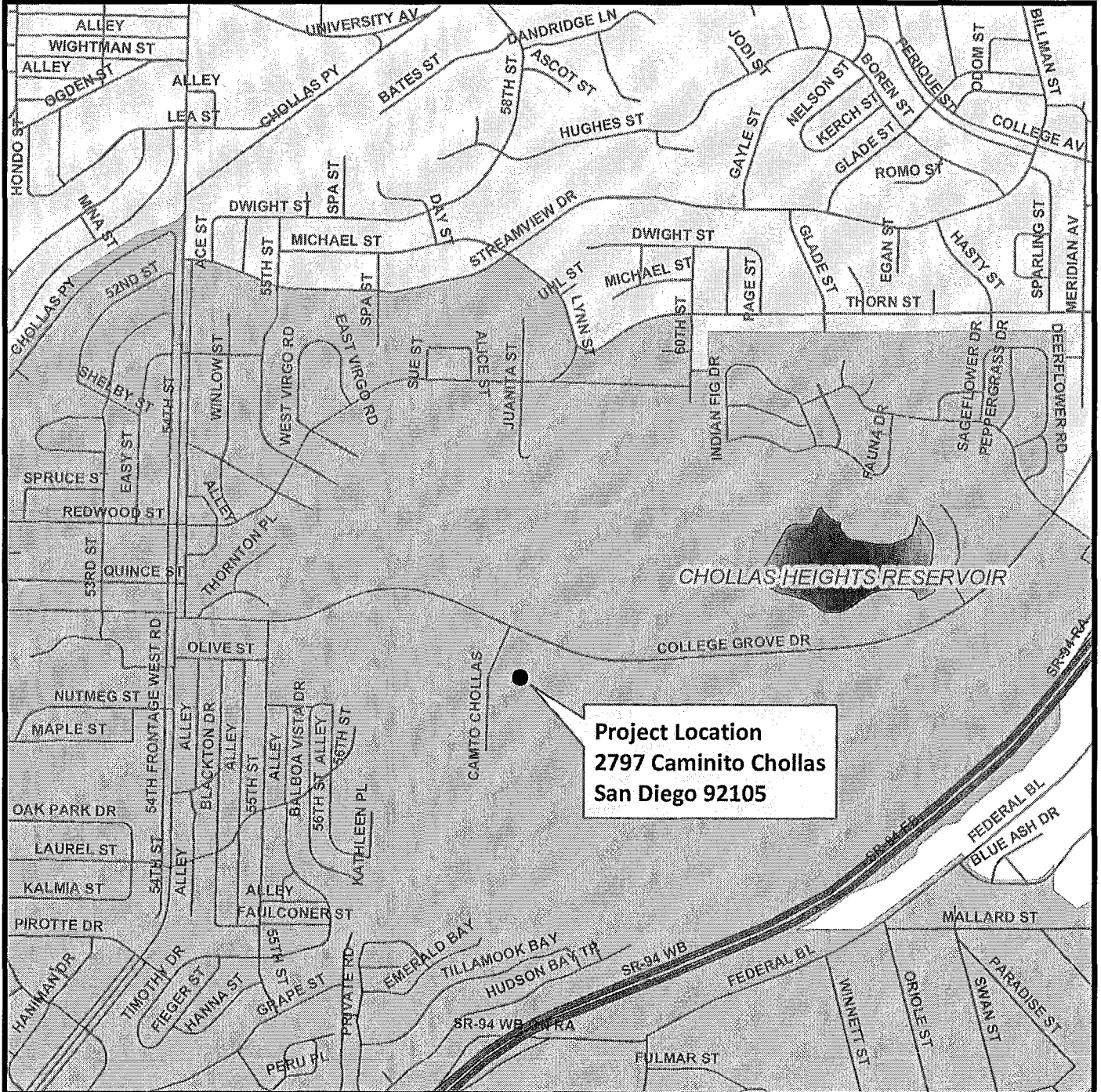
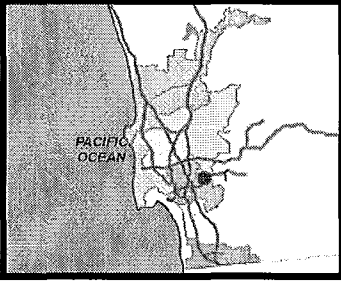
Architectural Engineering and Parks

SENIOR ENGINEER  
 Hossein Azar  
 (619) 533-4102

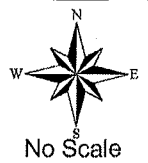
PROJECT ENGINEER  
 Art Arvizo  
 (619) 533-4114

PROJECT MANAGER  
 Parita Ammerlahn  
 (619) 533-4162

PUBLIC INFORMATION OFFICER  
 Hotline  
 (619) 533-4207



**Project Location**  
 2797 Caminito Chollas  
 San Diego 92105



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**APPENDIX F**  
**ADJACENT PROJECTS**

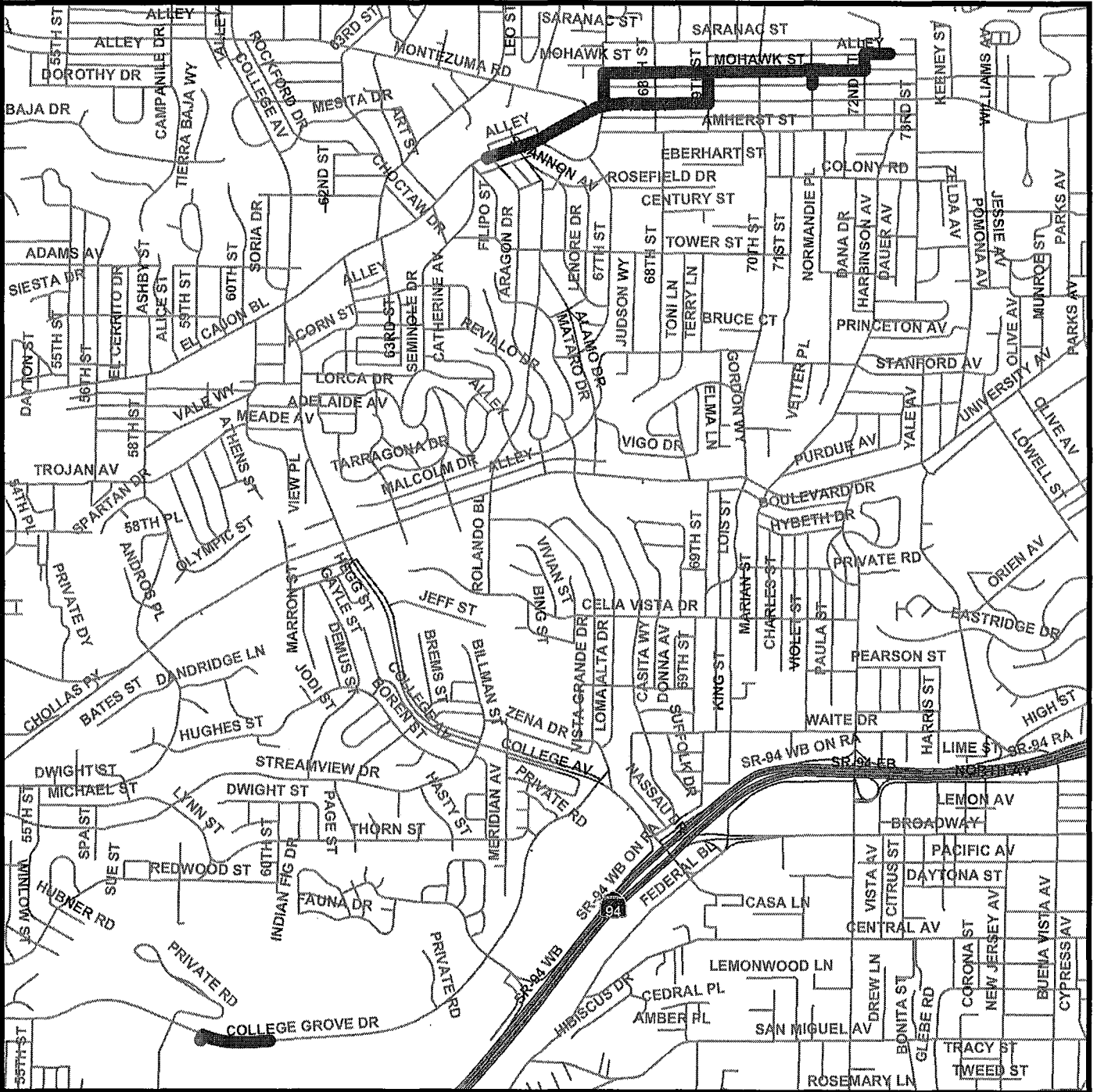
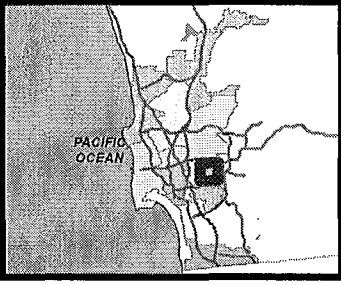
# 69th and Mohawk Pump Station

SENIOR ENGINEER  
 Hossein Azar  
 619-533-4102

PROJECT MANAGER  
 John Stohr  
 619-533-6626

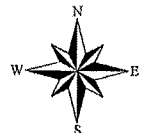
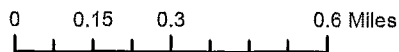


CONSTRUCTION PROJECT  
 INFORMATION LINE  
 (619) 533-4207



## Legend

69th\_&\_Mohawk\_Pump\_Station



COMMUNITY NAME: College Area, Eastern Area

COUNCIL DISTRICT: 4, 9

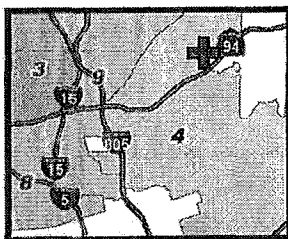
SAP ID: S12011 (W)

Date: August 10, 2015 Request for Proposal (Rev. July 2015)  
 Appendix F - Adjacent Projects



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## PREDESIGN LOCATION MAP

# Chollas Lake Park Playground Improvements



**SENIOR ENGINEER**  
 Neven Antoun  
 619-533-4852  
  
**PROJECT ENGINEER**  
 Hiba Abdulahad  
 619-533-3463

**PROJECT MANAGER**  
 Craig Hoenes  
 619-533-3783  
  
**PREDESIGN DRAFTER**  
 Susan Griebenow  
 619-533-3652

PROJECT IMPLEMENTATION SECTION (PI)  
 CIP PRELIMINARY ENGINEERING & PROGRAM COORDINATION



**Legend**  
**Project Locations**



COMMUNITY NAME: Mid-City: Eastern Area  
 Date: June 06, 2014

COUNCIL DISTRICT: 04

SAP ID: S14002



**APPENDIX G**  
**HYDROSTATIC DISCHARGE FORM**

**Discharges Certification** (Discharge Events  $\geq 325,850$  gpd)

Project comply with the Regional Water Quality Control Board (RWQCB) Order No. R9-2010-0003, General Permit for Discharges of  
to Surface Water and Storm Drains as referenced by  
'board\_decisions/adopted\_orders/2010/R9-2010-0003.pdf), and as follows:

to below **0.1** (mg/l) level; and effluent has been maintained between **6 and 9**

| Date | Amount (gpd) | Description of the Proposed Discharge | Method and Test Result | Is Discharge Within Limits? |    | Comment/Action Taken |
|------|--------------|---------------------------------------|------------------------|-----------------------------|----|----------------------|
|      |              |                                       |                        | YES                         | NO |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |
|      |              |                                       |                        |                             |    |                      |

Signature: \_\_\_\_\_

SAP No.(s): \_\_\_\_\_

\_\_\_\_\_

Project Name: \_\_\_\_\_

I certify that all of the statements and conditions for hydrostatic discharge events are correct.

003, would this be a reportable discharge and must be reported within 24 hours of the event? [Reportable discharge would include violation of maximum gallons per day, any upset which exceeds any



**APPENDIX H**  
**HAZARDOUS LABEL/FORMS**

# INCIDENT/RELEASE ASSESSMENT FORM <sup>1</sup>

## If you have an emergency, Call 911

Handlers of hazardous materials are required to report releases. The following is a tool to be used for assessing if a release is reportable. Additionally, a non-reportable release incident form is provided to document why a release is not reported (see back).

### Questions for Incident Assessment:

- |   | YES                      | NO                       |
|---|--------------------------|--------------------------|
| 1. Was anyone killed or injured, or did they require medical care or admitted to a hospital for observation?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Did anyone, other than employees in the immediate area of the release, evacuate?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Did the release cause off-site damage to public or private property?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Is the release greater than or equal to a reportable quantity (RQ)?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Was there an uncontrolled or unpermitted release to the air?   | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Did an uncontrolled or unpermitted release escape secondary containment, or extend into any sewers, storm water conveyance systems, utility vaults and conduits, wetlands, waterways, public roads, or off site?               | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will control, containment, decontamination, and/or clean up require the assistance of federal, state, county, or municipal response elements?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Was the release or threatened release involving an unknown material or contains an unknown hazardous constituent?  | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Is the incident a threatened release (a condition creating a substantial probability of harm that requires immediate action to prevent, reduce, or mitigate damages to persons, property, or the environment)?                 | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Is there an increased potential for secondary effects including fire, explosion, line rupture, equipment failure, or other outcomes that may endanger or cause exposure to employees, the general public, or the environment? | <input type="checkbox"/> | <input type="checkbox"/> |

If the answer is YES to any of the above questions – report the release to the California Office of Emergency Services at 800-852-7550 and the local CUPA daytime: (619) 338-2284, after hours: (858) 565-5255. Note: other state and federal agencies may require notification depending on the circumstances.

\*Call 911 in an emergency\*

If all answers are NO, complete a Non Reportable Release Incident Form (page 2 of 2) and keep readily available. Documenting why a “no” response was made to each question will serve useful in the event questions are asked in the future, and to justify not reporting to an outside regulatory agency.

If in doubt, report the release.

<sup>1</sup> This document is a guide for accessing when hazardous materials release reporting is required by Chapter 6.95 of the California Health and Safety Code. It does not replace good judgment, Chapter 6.95, or other state or federal release reporting requirements.

# NON REPORTABLE RELEASE INCIDENT FORM

## 1. RELEASE AND RESPONSE DESCRIPTION

Incident # \_\_\_\_\_

|   |                     |  |
|---|---------------------|--|
| Date/Time Discovered  | Date/Time Discharge | Discharge Stopped <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Incident Date / Time:   |                     |  |
| Incident Business / Site Name:  |                     |  |
| Incident Address:   |                     |  |
| Other Locators (Bldg, Room, Oil Field, Lease, Well #, GIS)  |                     |  |
| Please describe the incident and indicate specific causes and area affected. Photos Attached?: <input type="checkbox"/> Yes <input type="checkbox"/> No |                     |  |
|   |                     |  |
|   |                     |  |
|   |                     |  |
|   |                     |  |
|   |                     |  |
| Indicate actions to be taken to prevent similar releases from occurring in the future.  |                     |  |
|   |                     |  |
|   |                     |  |
|   |                     |  |
|   |                     |  |
|   |                     |  |
|   |                     |  |

## 2. ADMINISTRATIVE INFORMATION

|   |        |
|---|--------|
| Supervisor in charge at time of incident: | Phone: |
| Contact Person:                           | Phone: |

## 3. CHEMICAL INFORMATION

|                                 |   |
|---------------------------------|---|
| Chemical                        | Quantity <input type="checkbox"/> GAL <input type="checkbox"/> LBS <input type="checkbox"/> FT <sup>3</sup> |
| Chemical                        | Quantity <input type="checkbox"/> GAL <input type="checkbox"/> LBS <input type="checkbox"/> FT <sup>3</sup> |
| Chemical                        | Quantity <input type="checkbox"/> GAL <input type="checkbox"/> LBS <input type="checkbox"/> FT <sup>3</sup> |
| Clean-Up Procedures & Timeline: |   |
|                                 |   |
|                                 |   |
|                                 |   |
|                                 |   |
|                                 |   |
|                                 |   |
| Completed By:                   | Phone:  |
| Print Name:                     | Title:  |

## EMERGENCY RELEASE FOLLOW - UP NOTICE REPORTING FORM

|   |  |  |  |                 |
|---|--|--|--|-----------------|
| A | BUSINESS NAME  | FACILITY EMERGENCY CONTACT & PHONE NUMBER<br>( ) -   |  |                 |
| B | INCIDENT DATE<br>MO   DAY   YR   | TIME<br>OES NOTIFIED   | (use 24 hr time)   | OES CONTROL NO. |
| C | INCIDENT ADDRESS LOCATION  | CITY / COMMUNITY   | COUNTY   | ZIP             |
| D | CHEMICAL OR TRADE NAME (print or type)   |  | CAS Number   |                 |
| E | CHECK IF CHEMICAL IS LISTED IN 40 CFR 355, APPENDIX A <input type="checkbox"/>   |  | CHECK IF RELEASE REQUIRES NOTIFICATION UNDER 42 U.S.C. Section 9603 (a) <input type="checkbox"/> |                 |
| F | PHYSICAL STATE CONTAINED<br><input type="checkbox"/> SOLID <input type="checkbox"/> LIQUID <input type="checkbox"/> GAS  | PHYSICAL STATE RELEASED<br><input type="checkbox"/> SOLID <input type="checkbox"/> LIQUID <input type="checkbox"/> GAS | QUANTITY RELEASED  |                 |
| G | ENVIRONMENTAL CONTAMINATION<br><input type="checkbox"/> AIR <input type="checkbox"/> WATER <input type="checkbox"/> GROUND <input type="checkbox"/> OTHER  | TIME OF RELEASE  | DURATION OF RELEASE<br>— DAYS — HOURS — MINUTES  |                 |
| H | ACTIONS TAKEN  |  |  |                 |
| I | KNOWN OR ANTICIPATED HEALTH EFFECTS (Use the comments section for addition information)  |  |  |                 |
| J | <input type="checkbox"/> ACUTE OR IMMEDIATE (explain) _____<br><input type="checkbox"/> CHRONIC OR DELAYED (explain) _____<br><input type="checkbox"/> NOTKNOWN (explain) _____  |  |  |                 |
| K | ADVICE REGARDING MEDICAL ATTENTION NECESSARY FOR EXPOSED INDIVIDUALS   |  |  |                 |
| L | COMMENTS (INDICATE SECTION (A - G) AND ITEM WITH COMMENTS OR ADDITIONAL INFORMATION)   |  |  |                 |
| M | CERTIFICATION: I certify under penalty of law that I have personally examined and I am familiar with the information submitted and believe the submitted information is true, accurate, and complete.<br>REPORTING FACILITY REPRESENTATIVE (print or type) _____<br>SIGNATURE OF REPORTING FACILITY REPRESENTATIVE _____ DATE: _____ |  |  |                 |

## **EMERGENCY RELEASE FOLLOW-UP NOTICE REPORTING FORM INSTRUCTIONS**

### **GENERAL INFORMATION:**

Chapter 6.95 of Division 20 of the California Health and Safety Code requires that written emergency release follow-up notices prepared pursuant to 42 U.S.C. § 11004, be submitted using this reporting form. Non-permitted releases of reportable quantities of Extremely Hazardous Substances (listed in 40 CFR 355, appendix A) or of chemicals that require release reporting under section 103(a) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 [42 U.S.C. § 9603(a)] must be reported on the form, as soon as practicable, but no later than 30 days, following a release. The written follow-up report is required in addition to the verbal notification.

### **BASIC INSTRUCTIONS:**

- The form, when filled out, reports follow-up information required by 42 U.S.C § 11004. Ensure that all information requested by the form is provided as completely as possible.
- If the incident involves reportable releases of more than one chemical, prepare one report form for each chemical released.
- If the incident involves a series of separate releases of chemical(s) at different times, the releases should be reported on separate reporting forms.

### **SPECIFIC INSTRUCTIONS:**

**Block A:** Enter the name of the business and the name and phone number of a contact person who can provide detailed facility information concerning the release.

**Block B:** Enter the date of the incident and the time that verbal notification was made to OES. The OES control number is provided to the caller by OES at the time verbal notification is made. Enter this control number in the space provided.

**Block C:** Provide information pertaining to the location where the release occurred. Include the street address, the city or community, the county and the zip code.

**Block D:** Provide information concerning the specific chemical that was released. Include the chemical or trade name and the Chemical Abstract Service (CAS) number. Check all categories that apply. Provide best available information on quantity, time and duration of the release.

**Block E:** Indicate all actions taken to respond to and contain the release as specified in 42 U.S.C. § 11004(c).

**Block F:** Check the categories that apply to the health effects that occurred or could result from the release. Provide an explanation or description of the effects in the space provided. Use Block H for additional comments/information if necessary to meet requirements specified in 42 U.S.C. § 11004(c).

**Block G:** Include information on the type of medical attention required for exposure to the chemical released. Indicate when and how this information was made available to individuals exposed and to medical personnel, if appropriate for the incident, as specified in 42 U.S.C. § 11004(c).

**Block H:** List any additional pertinent information.

**Block I:** Print or type the name of the facility representative submitting the report. Include the official signature and the date that the form was prepared.

### **MAIL THE COMPLETED REPORT TO:**

**State Emergency Response Commission (SERC)  
Attn: Section 304 Reports  
Hazardous Materials Unit  
3650 Schriever Avenue  
Mather, CA 95655**

**NOTE:** Authority cited: Sections 25503, 25503.1 and 25507.1, Health and Safety Code. Reference: Sections 25503(b)(4), 25503.1, 25507.1, 25518 and 25520, Health and Safety Code.

**APPENDIX I**  
**SAMPLE OF PUBLIC NOTICES**



# CONSTRUCTION NOTICE

## PROJECT NAME

### **Trenching on your street is complete.**

#### **What you need to know:**

- Pipe installation on your street is complete and construction crews are now installing new pipeline for this project at another location.
- You may see temporary trench plates or trench caps for some time –even after construction activities have concluded on your street.

#### **Street resurfacing:**

- Your Streets will be resurfaced once the entire pipeline project is complete.
- Concrete streets will not be resurfaced curb to curb; only the trench will be backfilled.
- Street resurfacing may be delayed due to the City's slurry seal moratorium.

#### **Estimated resurfacing completion on your street:**

(Insert Date-Month and Year)

**For questions related to this work**

**Call: (619) 533-4207**

**Email: [engineering@sandiego.gov](mailto:engineering@sandiego.gov)**

**Visit: [sandiego.gov/CIP](http://sandiego.gov/CIP)**



This information is available in alternative formats upon request.



**ATTACHMENT F**

**INTENTIONALLY LEFT BLANK**



# **ATTACHMENT G**

## **PROPOSAL SUBMITTAL REQUIREMENTS AND SELECTION CRITERIA**

**ATTACHMENT G  
PROPOSAL SUBMITTAL REQUIREMENTS AND SELECTION  
CRITERIA**

**PUBLIC WORKS DEPARTMENT**

Proposals submitted in response to this RFP shall be in the following order and shall include:

**1. Addenda to this RFP (PASS/FAIL)**

- 1.1. The Proposer shall acknowledge each addendum issued in connection with this RFP, by listing all issued addenda on an Addenda Acknowledgement sheet to be submitted with the Proposal. Failure to acknowledge all issued addenda shall result in the Proposal being considered **non-responsive** and ineligible for further consideration.
- 1.2. Including copies of addenda with the Proposal shall not constitute acknowledgement of issued addenda.

**2. Proposer Exceptions to this RFP (PASS/FAIL)**

- 2.1. If the Proposer takes exception to any portion of the RFP, the Proposer must identify and explain to the City in writing the basis for the exception. The Proposer must submit any claimed exception a minimum of 10 calendar days prior to the due date for submission of Technical Proposals. Exceptions taken after the submission period for this RFP shall be cause for rejection of the Proposal as being **non-responsive**.

**3. Summary of Proposal and Project Team (5 Points Max)**

- 3.1. Each Proposer must submit a one to two page summary of its Proposal.
- 3.2. Describe the proposed management plan for this Project. Describe the qualifications of key proposed construction and technical personnel, and subcontractors, from applicable fields including the following:
  - 3.2.1. Civil
  - 3.2.2. Architectural
  - 3.2.3. Structural
  - 3.2.4. Mechanical & Plumbing
  - 3.2.5. Electrical
  - 3.2.6. Instrumentation and Controls
  - 3.2.7. Environmental
  - 3.2.8. Geotechnical

- 3.2.9. LEED
- 3.2.10. Landscape
- 3.2.11. Security

**4. Technical Approach and Design Concept (40 Points Max)**

- 4.1. Describe in detail the proposed design concept for this Project. Include detailed descriptions, conceptual design drawings, schematics, a list of major equipment, and any other information deemed necessary to allow the City to make an informed evaluation of the Proposer's technical approach. The completeness and technical merit of the design concept will be evaluated.
- 4.2. The following elements shall be included in this Technical Proposal:
  - 4.2.1. Proposed Design (0-25 points) – describe the proposed design concept outlined in Attachment A of the RFP. The City wants to encourage design and construction creativity within the limits of the project budget, schedule, and concept.
  - 4.2.2. Durability and Ease of Maintenance (0-3 points) – Minimum requirements for functional life expectancy and durability are described in Attachment A of the RFP. Points will be awarded based on the service life proposed by the design builder.
  - 4.2.3. Storm Water Management (0-3 points) – The area adjacent to the project site is an abandoned landfill and percolation is not allowed on site. This project is subject to MS4 permit requirements, and the City wants to encourage creative design. Describe how landscape and storm water management will be addressed, in accordance with requirements set in the RFP.
  - 4.2.4. Aesthetics and Functionality (0-2 points) – Describe the building design, architecture, aesthetics, and functionality in accordance with requirements set in the RFP.
  - 4.2.5. Security (0-2 points) – Security plays an important role at the facility; describe how design and construction of public and secured areas will be harmonized.
  - 4.2.6. Operational Efficiency (0-2 points) – Operational Efficiency is essential for the new facility. Describe how this will be accomplished, as described in the RFP.
  - 4.2.7. Structure (0–1 points) - The square footage requirement is described in Attachment A.
  - 4.2.8. LEED (0-2 points) – Silver is a minimum requirement, therefore 1 point will be awarded if LEED Gold is proposed, and 1 additional point (for a total of 2 points) will be awarded if LEED Platinum is proposed.

5. **Construction Plan (25 Points Max)**

- 5.1. Describe the proposed construction plan for this Project, including the following, at a minimum:
- 5.1.1. Construction approach and methods (0-5 points)
  - 5.1.2. Plan for operation of facility during construction (0-5 points)
  - 5.1.3. Plan for phasing of construction activities (0-5 points)
  - 5.1.4. General plan for functional testing and start-up (0-1 point)
  - 5.1.5. Proposed safety program (0-5 points)
  - 5.1.6. Proposed emergency response plan (0-1 point)
  - 5.1.7. Proposed construction schedule (0-1 point)
  - 5.1.8. Traffic Control Management (0-1 point)
  - 5.1.9. Community Impact (Noise and Pollution) (0-1 point)

6. **Equal Employment and Contracting Opportunity (25 Points Max)**

- 6.1. Failure to submit the required EOCP information will result in Proposal being determined as **non-responsive**.
- 6.2. Subcontractor Documentation
- 6.2.1. The Proposer shall, at a minimum, provide with its Price Proposal a listing of at least 3 of the largest Subcontractors (constructors only) for the Project and all other Subcontractors (design professionals, etc.) that are known at the time it submits its Proposal using form AA05 and AA25. **Note:** Subcontractors include design professionals, as well.
  - 6.2.2. Work which requires Subcontractors that are not listed by Proposer at time of Award shall be let by Proposer in accordance with a competitive bidding process performed solely at Proposer's expense. Proposer shall provide public notice of the availability of the Work to be subcontracted, obtain competitive bids, and provide a fixed date and time on which the subcontracted Work will be awarded. Subcontractors bidding on subcontracts pursuant to this provision shall be afforded the protection of all applicable laws, including Public Contract Code sections 4100 through 4114, inclusive.
  - 6.2.3. The Proposer may select Subcontractors and Suppliers in one of 3 competitive ways i.e., lowest responsible bidder, best value for price and qualifications, or highest qualifications. Prior to construction NTP, the Proposer shall do the following:

- 6.2.3.1. Submit the selection method used to the City in accordance with 2-5.3, "Submittals."
- 6.2.3.2. Pre-qualify Subcontractors and Suppliers, in a manner at least as stringent as the City's pre-qualification standards.
- 6.2.3.3. Review the Subcontractors and Suppliers ultimately chosen to verify that that they have not been debarred and are in good standing as a licensed contractor in California.
- 6.2.4. Open all Subcontract bids and provide to the City one copy without reservation or redaction. All records relevant to the award and performance of Subcontractors and Suppliers shall be public and provided to the City upon request and without redaction. The City may administer bidding itself for Subcontractors and Suppliers, or to direct the bidding procedures to be used by the Proposer.
- 6.2.5. The Proposer may use its corporate-generated subcontractor agreement to retain Subcontractors or Suppliers, provided the subcontractor agreement contains the terms required to be included in Subcontracts by this Contract.
- 6.2.6. The points will be awarded according to the chart below, based upon actual subcontract award amounts, as set forth in the price proposals.

| OUTCOME                                |  | MAXIMUM POSSIBLE POINTS |
|--|--|-------------------------|
| 1                                      | 5% - 9% participation SLBE, ELBE or DVBE | 5                       |
| 2                                      | 10%-14% participation SLBE, ELBE or DVBE | 10                      |
| 3                                      | 15%-19% participation SLBE, ELBE or DVBE | 15                      |
| 4                                      | 20%-24% participation SLBE, ELBE or DVBE | 20                      |
| 5                                      | 25% participation SLBE, ELBE or DVBE     | 25                      |
| In no case the points shall exceed 25. |  |                         |

**7. Presentation and Interview (5 Points Max)**

Evaluation of D-B Team qualifications, experience, proposal and presentation.

Proposals that do not contain the aforementioned components may be rejected as **non-responsive**. The Design-Builder's information and Proposal details provided during presentation will be part of the Proposal evaluation.

**Total Points: 100**

**ATTACHMENT H**

**PROPOSAL FORMS**

# City of San Diego



## CITY CONTACT

Contract Specialist: CLEMENTINA GIORDANO  
Email: [Cgiordano@sanidiego.gov](mailto:Cgiordano@sanidiego.gov)  
Phone No.: (619) 533-3481, Fax No.: 619-533-3633  
P.Ammerlahn /H.McLintock/egz

## REQUEST FOR PROPOSAL (RFP) FOR

### CHOLLAS BUILDING DESIGN - BUILD CONTRACT

|                      |                 |
|----------------------|-----------------|
| RFQ NO.:             | K-15-5193-DB2-3 |
| RFP NO.:             | K-16-1335-DB2-3 |
| SAP NO. (WBS/IO/CC): | S-11025         |
| CLIENT DEPARTMENT:   | 2013            |
| COUNCIL DISTRICT:    | 4               |
| PROJECT TYPE:        | BS              |

#### THIS CONTRACT IS SUBJECT TO THE FOLLOWING:

- PHASED-FUNDING
- THE CITY'S SUBCONTRACTING PARTICIPATION REQUIREMENTS FOR SLBE PROGRAM.
- PREVAILING WAGE RATES: STATE  FEDERAL
- APPRENTICESHIP

#### PROPOSALS DUE:

12:00 NOON  
DECEMBER 9, 2015  
CITY OF SAN DIEGO  
PUBLIC WORKS CONTRACTS  
1010 SECOND AVENUE, 14<sup>TH</sup> FLOOR, MS 614C  
SAN DIEGO, CA 92101  
ATTN: CONTRACT SPECIALIST

**ATTACHMENT H SHALL BE SUBMITTED IN ITS ENTIRETY**

**PROPOSAL FORMS**

**PROPOSAL**

**Design-Builder's General Information**

To the City of San Diego:

Pursuant to the "Request for Proposal", specifications, and requirements on file with the City Clerk, and subject to all provisions of the Charter and Ordinances of the City of San Diego and applicable laws and regulations of the United States and the State of California, the undersigned hereby proposes to furnish to the City of San Diego, complete at the prices stated herein, the items or services hereinafter mentioned. The undersigned further warrants that this proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from proposing; that the proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true; and, further, that the proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof to effectuate a collusive or sham proposal. The undersigned proposer(s) further warrants that proposer(s) has thoroughly examined and understands the entire Contract Documents (plans and specifications) and the Proposal Documents therefore, and that by submitting said Proposal Documents as its proposal, proposer(s) acknowledges and is bound by the entire Contract Documents, including any addenda issued thereto, as such Contract Documents incorporated by reference in the Proposal Documents.

**IF A SOLE OWNER OR SOLE CONTRACTOR SIGN HERE:**

- (1) Name under which business is conducted \_\_\_\_\_
- (2) Signature (Given and surname) of proprietor \_\_\_\_\_
- (3) Place of Business (Street & Number) \_\_\_\_\_
- (4) City and State \_\_\_\_\_ Zip Code \_\_\_\_\_
- (5) Telephone No. \_\_\_\_\_ Facsimile No. \_\_\_\_\_
- (6) Email Address \_\_\_\_\_

**IF A PARTNERSHIP, SIGN HERE:**

- (1) Name under which business is conducted \_\_\_\_\_



**PROPOSAL FORMS**

**PROPOSAL**

**Design-Builder's General Information**

To the City of San Diego:

Pursuant to the "Request for Proposal", specifications, and requirements on file with the City Clerk, and subject to all provisions of the Charter and Ordinances of the City of San Diego and applicable laws and regulations of the United States and the State of California, the undersigned hereby proposes to furnish to the City of San Diego, complete at the prices stated herein, the items or services hereinafter mentioned. The undersigned further warrants that this proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from proposing; that the proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true; and, further, that the proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof to effectuate a collusive or sham proposal. The undersigned proposer(s) further warrants that proposer(s) has thoroughly examined and understands the entire Contract Documents (plans and specifications) and the Proposal Documents therefore, and that by submitting said Proposal Documents as its proposal, proposer(s) acknowledges and is bound by the entire Contract Documents, including any addenda issued thereto, as such Contract Documents incorporated by reference in the Proposal Documents.

**IF A SOLE OWNER OR SOLE CONTRACTOR SIGN HERE:**

- (1) Name under which business is conducted \_\_\_\_\_
- (2) Signature (Given and surname) of proprietor \_\_\_\_\_
- (3) Place of Business (Street & Number) \_\_\_\_\_
- (4) City and State \_\_\_\_\_ Zip Code \_\_\_\_\_
- (5) Telephone No. \_\_\_\_\_ Facsimile No. \_\_\_\_\_
- (6) Email Address \_\_\_\_\_

**IF A PARTNERSHIP, SIGN HERE:**

- (1) Name under which business is conducted RABC-ECC A Joint Venture

**PROPOSAL FORMS**


---

(2) Name of each member of partnership, indicate character of each partner, general or special (limited):

Robert Burch - General Partner (Managing Partner)

Sherri Summers - General Partner

(3) Signature (Note: Signature must be made by a general partner)



Full Name and Character of partner

R. A. Burch - Managing Partner

(4) Place of Business (Street & Number) 9834 River Street

(5) City and State Lakeside, California Zip Code 92040

(6) Telephone No. 760.788.0800 Facsimile No. 760.789.3549

(7) Email Address rburch@raburch.com

**IF A CORPORATION, SIGN HERE:**

(1) Name under which business is conducted \_\_\_\_\_

(2) Signature, with official title of officer authorized to sign for the corporation:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title of Officer)

(Impress Corporate Seal Here)

(3) Incorporated under the laws of the State of \_\_\_\_\_

(4) Place of Business (Street & Number) \_\_\_\_\_

(5) City and State \_\_\_\_\_ Zip Code \_\_\_\_\_

(6) Telephone No. \_\_\_\_\_ Facsimile No. \_\_\_\_\_

(7) Email Address \_\_\_\_\_

PROPOSAL FORMS

**THE FOLLOWING SECTIONS MUST BE FILLED IN BY ALL PROPOSERS:**

In accordance with the "Request for Proposal", the proposer holds a California State Contractor's license for the following classification(s) to perform the work described in these specifications:

LICENSE CLASSIFICATION A - General Engineering B - General Building Contractor

LICENSE NO. 986034 EXPIRES August 17, 2017

DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGISTRATION NUMBER:                     

1000036522

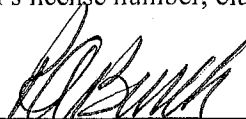
This license classification must also be shown on the front of the proposal envelope. Failure to show license classification on the proposal envelope may cause return of the proposal unopened.

TAX IDENTIFICATION NUMBER (TIN):                     

E-Mail Address: rburch@raburch.com

**THIS PROPOSAL MUST BE NOTARIZED BELOW:**

I certify, under penalty of perjury, that the representations made herein regarding my State Contractor's license number, classification and expiration date are true and correct.

Signature  Title Managing Partner

SUBSCRIBED AND SWORN TO BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

Notary Public in and for the County of \_\_\_\_\_, State of \_\_\_\_\_

\_\_\_\_\_  
(NOTARIAL SEAL)

See Attached

California Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of San Diego }

Subscribed and sworn to (or affirmed) before me this 30<sup>th</sup> day of March,  
Month

2016, by R. A. Burch xx, and  
Name of Signer  
xx proved to  
Name of Signer (if any)

me on the basis of satisfactory evidence to be the person who appeared before me.



[NOTARY SEAL]


Dora L. Beltran  
Signature of Notary Public

PROPOSAL FORMS

NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY PROPOSER AND  
SUBMITTED WITH PROPOSAL UNDER 23 UNITED STATES CODE 112 AND  
PUBLIC CONTRACT CODE 7106

State of California )  
 ) ss.  
County of San Diego )

Robert A. Burch, being first duly sworn, deposes and says that he or she is Managing Partner of the party making the foregoing proposal that the proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from proposing; that the proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true; and further, that the proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, proposal depository, or to any member or agent thereof to effectuate a collusive or sham proposal.

Signed: 

Title: Managing Partner

Subscribed and sworn to before me this    day of   , 20  

    
Notary Public

See Attached (SEAL)



**PROPOSAL FORMS**

**CONTRACTORS CERTIFICATION OF PENDING ACTIONS**

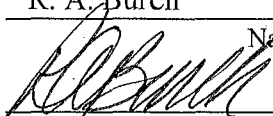
As part of its bid or proposal (Non-Price Proposal in the case of Design-Build contracts), the Bidder shall provide to the City a list of all instances within the past 10 years where a complaint was filed or pending against the Bidder in a legal or administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers, and a description of the status or resolution of that complaint, including any remedial action taken.

CHECK ONE BOX ONLY.

- The undersigned certifies that within the past 10 years the Bidder has NOT been the subject of a complaint or pending action in a legal administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers.
- The undersigned certifies that within the past 10 years the Bidder has been the subject of a complaint or pending action in a legal administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers. A description of the status or resolution of that complaint, including any remedial action taken and the applicable dates is as follows:

| DATE OF CLAIM | LOCATION | DESCRIPTION OF CLAIM | LITIGATION (Y/N) | STATUS | RESOLUTION/REMEDIAL ACTION TAKEN |
|---------------|----------|----------------------|------------------|--------|----------------------------------|
|               |          |                      |                  |        |                                  |
|               |          |                      |                  |        |                                  |
|               |          |                      |                  |        |                                  |
|               |          |                      |                  |        |                                  |
|               |          |                      |                  |        |                                  |
|               |          |                      |                  |        |                                  |
|               |          |                      |                  |        |                                  |
|               |          |                      |                  |        |                                  |

Contractor Name: \_\_\_\_\_

Certified By     R. A. Burch     Title     Managing Partner      
Name  
  
Signature Date     30 Mar 2016    

**USE ADDITIONAL FORMS AS NECESSARY**

**PROPOSAL FORMS**

**EQUAL BENEFITS ORDINANCE  
CERTIFICATION OF COMPLIANCE**



For additional information, contact:  
**CITY OF SAN DIEGO**  
**EQUAL BENEFITS PROGRAM**  
 202 C Street, MS 9A, San Diego, CA 92101  
 Phone (619) 533-3948 Fax (619) 533-3220

**COMPANY INFORMATION**

|  |                                   |
|--|-----------------------------------|
| Company Name: RABC - ECC A Joint Venture               | Contact Name: Robert Burch        |
| Company Address: 9834 River Street, Lakeside, CA 92040 | Contact Phone: 760.788.0800       |
|  | Contact Email: rburch@raburch.com |

**CONTRACT INFORMATION**

|   |             |
|---|-------------|
| Contract Title: Chollas Buidling Design - Build Contract        | Start Date: |
| Contract Number (if no number, state location): K-16-1335-DB2-3 | End Date:   |

**SUMMARY OF EQUAL BENEFITS ORDINANCE REQUIREMENTS**

The Equal Benefits Ordinance [EBO] requires the City to enter into contracts only with contractors who certify they will provide and maintain equal benefits as defined in SDMC §22.4302 for the duration of the contract. To comply:

- Contractor shall offer equal benefits to employees with spouses and employees with domestic partners.
  - Benefits include health, dental, vision insurance; pension/401(k) plans; bereavement, family, parental leave; discounts, child care; travel/relocation expenses; employee assistance programs; credit union membership; or any other benefit.
  - Any benefit not offer an employee with a spouse, is not required to be offered to an employee with a domestic partner.
- Contractor shall post notice of firm's equal benefits policy in the workplace and notify employees at time of hire and during open enrollment periods.
- Contractor shall allow City access to records, when requested, to confirm compliance with EBO requirements.
- Contractor shall submit *EBO Certification of Compliance*, signed under penalty of perjury, prior to award of contract.

NOTE: This summary is provided for convenience. Full text of the EBO and Rules Implementing the EBO are available at [www.sandiego.gov/administration](http://www.sandiego.gov/administration).

**CONTRACTOR EQUAL BENEFITS ORDINANCE CERTIFICATION**

Please indicate your firm's compliance status with the EBO. The City may request supporting documentation.

- I affirm **compliance** with the EBO because my firm (*contractor must select one reason*):
- Provides equal benefits to spouses and domestic partners.
  - Provides no benefits to spouses or domestic partners.
  - Has no employees.
  - Has collective bargaining agreement(s) in place prior to January 1, 2011, that has not been renewed or expired.
- I request the City's approval to pay affected employees a cash equivalent in lieu of equal benefits and verify my firm made a reasonable effort but is not able to provide equal benefits upon contract award. I agree to notify employees of the availability of a cash equivalent for benefits available to spouses but not domestic partners and to continue to make every reasonable effort to extend all available benefits to domestic partners.

It is unlawful for any contractor to knowingly submit any false information to the City regarding equal benefits or cash equivalent associated with the execution, award, amendment, or administration of any contract. [San Diego Municipal Code §22.4307(a)]

Under penalty of perjury under laws of the State of California, I certify the above information is true and correct. I further certify that my firm understands the requirements of the Equal Benefits Ordinance and will provide and maintain equal benefits for the duration of the contract or pay a cash equivalent if authorized by the City.

|                                |           |          |
|--------------------------------|-----------|----------|
| R. A. Burch - Managing Partner |           | 03/30/16 |
| Name/Title of Signatory        | Signature | Date     |

**FOR OFFICIAL CITY USE ONLY**

|               |              |                                   |   |
|---------------|--------------|-----------------------------------|---|
| Receipt Date: | EBO Analyst: | <input type="checkbox"/> Approved | <input type="checkbox"/> Not Approved – Reason: |
|---------------|--------------|-----------------------------------|---|

(Rev 02/15/2011)



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**PROPOSAL FORMS**

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**Design-Build Proposal**

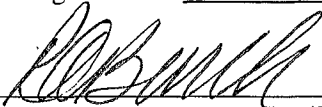
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1. The undersigned The Design-Builder proposes and agrees, if this Proposal is accepted, to enter into an agreement with the City in the form included in the Contract Documents to perform the Work as specified or indicated in said Contract Documents **Chollas Building Design - Build Contract**.
  
2. The Design-Builder accepts all of the terms and conditions of the Contract Documents, including without limitation those in the RFP.
  
3. This Proposal will remain open for the period stated in the RFP unless otherwise required by law. The Design-Builder will enter into an agreement within the time and in the manner required in the RFP and will furnish the insurance certificates, Payment Bond, and Performance Bond required by the Contract Documents.
  
4. The Design-Builder has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules, and regulations), and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as The Design-Builder deems necessary.

To all the foregoing, and including all Proposal schedule(s) and information required of the Design-Builder contained in this Proposal Form, said The Design-Builder further agrees to complete the Work and Services required under the Contract Documents within the Contract Time stipulated in said Contract Documents, and to accept in full payment therefore the Contract Price based on the Total Proposal Price(s) named in the aforementioned Proposal schedule(s).

Dated: 30 March 2016

The Design-Builder: RABC - ECC A Joint Venture

By:   
(Signature)

Title: Managing Partner

**PROPOSAL FORMS**

**PRICE PROPOSAL FORMS**

The Design-Builder agrees to the design and construction of **Chollas Building Design - Build Contract**, for the City of San Diego, in accordance with these contract documents for the lump sum price listed below. The Design-Builder guarantees the proposed prices for a period of 120 Days (90 Days for federally funded contracts and contracts valued at \$500,000 or less) from the date Proposals are due until the award of the **Chollas Building Design – Build Contract**. The duration of the price guarantee shall be extended by the number of Days required for the City to obtain all items necessary to fulfill all conditions precedent e.g., bond and insurance.

| Item No.   | NAICS CODE        | Description  | Quantity     | D* | Unit            | Unit Price    | Extension            |
|--|-------------------|--|--------------|----|-----------------|---------------|----------------------|
| <b>PROPOSAL</b>  |                   |  |              |    |                 |               |                      |
| 1  | 524126            | Bonds (Payment and Performance)                          | 1            |    | LS              |               | \$ 316,027           |
| 2  | 541330            | Engineering and Design Services                          | 1            | D  | LS              |               | \$2,351,885          |
| 3  | 236220            | Field Construction                                       | 1            |    | LS              |               | \$ 24,803,870        |
| 4  | 541370            | Survey Services  | 1            |    | LS              |               | \$ 65,151            |
| 5  |                   | Exclusive Community Liaison Services                     | 1            |    | LS              |               | \$ 57,500            |
| 6  | 541330            | Storm Water Pollution Prevention                         | 1            |    | LS              |               | \$ 116,564           |
| 7  | 236220            | Furnishings - Type I                                     | 1            |    | AL              |               | \$500,000.00         |
| 8  | 237990            | Permits - Type I   | 1            |    | AL              |               | \$100,000.00         |
| 9  | 236220            | Utility Fees - Type I                                    | 1            |    | AL              |               | \$175,000.00         |
| <del>10</del>  | <del>238990</del> | <del>Disposal of Class I Regulated Waste Material</del>  | <del>1</del> |    | <del>TONS</del> | <del>\$</del> | <del>\$</del>        |
| <del>11</del>  | <del>238990</del> | <del>Disposal of Class II Regulated Waste Material</del> | <del>1</del> |    | <del>TONS</del> | <del>\$</del> | <del>\$</del>        |
| <del>12</del>  | <del>238990</del> | <del>Disposal of Universal Waste Material</del>          | <del>1</del> |    | <del>EA</del>   | <del>\$</del> | <del>\$</del>        |
| 13   |                   | City Contingency – Type II                               | 1            |    | AL              |               | \$1,100,000.00       |
| <b>TOTAL FOR PROPOSAL (ITEMS NO 1 THROUGH 13) INCLUSIVE:</b> |                   |  |              |    |                 |               | <b>\$ 29,585,997</b> |

\* Design Element (For City Use)

**PROPOSAL FORMS**

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Total Price For Design-Build Proposal, (Proposal, Items 1 through 13, inclusive) amount written in words:

Twenty-Nine Million Five Hundred Eighty Five Thousand Nine Hundred Ninety Seven Dollars and No Cents

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The Bidder is to acknowledge within the bid the receipt of any addenda that were issued. If an addendum was issued by the City and not acknowledged by the Bidder, the bid may be deemed non-responsive. The following addenda have been received and are hereby acknowledged: Addendums, 1, 2, 3, 4, 5, 6, 7, 8

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Design-Builder: RABC-ECC A Joint Venture

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Title: Managing Partner

Signature: 

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The names of all persons interested in the foregoing proposal as principals are as follows:

Robert Burch - Managing Partner

Sherri Summers - Partner

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IMPORTANT NOTICE: If Design-Builder or other interested person is a corporation, state secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing firm; if Design-Builder or other interested person is an individual, state first and last names in full.

NOTES:

- A. The Contract Price to be used in the selection process as described in Section 6 of the RFP will be determined as checked below by the City based on:
  - The City shall determine the Contract Price based on the Proposal alone.
  
- B. Prices and notations shall be in ink or typewritten. All corrections (which have been initiated by the Design-Builder using erasures, strike out, line out, or "white-out") shall be typed or written in with ink adjacent thereto, and shall be initialed in ink by the person signing the Proposal.

**PROPOSAL FORMS**

**DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY**

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

| NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR   | CONSTRUCTOR OR DESIGNER | SUBCONTRACTOR LICENSE NUMBER | TYPE OF WORK       | DOLLAR VALUE OF SUBCONTRACT | MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR, SDVOSB | WHERE CERTIFIED ② | CHECK IF JOINT VENTURE PARTNERSHIP |
|---|-------------------------|------------------------------|--------------------|-----------------------------|--|-------------------|------------------------------------|
| Name: <u>Advanced Construction Technologies</u><br>Address: <u>77 Brennen</u><br>City: <u>Irvine</u> State: <u>CA</u><br>Zip: <u>92618</u> Phone: <u>949.502.5355</u><br>Email: _____       | Constructor             | 797379                       | Methane Removal    | \$665,665                   |  |                   |                                    |
| Name: <del>Williams &amp; Sons</del><br>Address: <del>8531 A Winter Gardens</del><br>City: <u>Lakeside</u> State: <u>CA</u><br>Zip: <u>92040</u> Phone: <u>619.443.1751</u><br>Email: _____ | <del>Constructor</del>  | <del>443777</del>            | <del>Masonry</del> |                             |  |                   |                                    |

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

- |   |        |  |         |
|---|--------|--|---------|
| Certified Minority Business Enterprise        | MBE    | Certified Woman Business Enterprise            | WBE     |
| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

- |  |        |  |          |
|--|--------|--|----------|
| City of San Diego                                    | CITY   | State of California Department of Transportation       | CALTRANS |
| California Public Utilities Commission               | CPUC   | San Diego Regional Minority Supplier Diversity Council | SRMSDC   |
| State of California's Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
| State of California                                  | CA     | U.S. Small Business Administration                     | SBA      |

**The Design-Builder will not receive any subcontracting participation percentages if the Design Builder fails to submit the required proof of certification.**

**PROPOSAL FORMS**

**DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY**

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

| NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR   | CONSTRUCTOR OR DESIGNER | SUBCONTRACTOR LICENSE NUMBER | TYPE OF WORK      | DOLLAR VALUE OF SUBCONTRACT | MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB | WHERE CERTIFIED ② | CHECK IF JOINT VENTURE PARTNERSHIP |
|---|-------------------------|------------------------------|-------------------|-----------------------------|---|-------------------|------------------------------------|
| Name: <u>Haxton Masonry Inc.</u><br>Address: <u>P.O. Box 5025</u><br>City: <u>Yuma</u> State: <u>AZ</u><br>Zip: <u>85366</u> Phone: <u>928.344.6174</u><br>Email: _____       | Constructor             | 777133                       | Masonry           | \$1,541,680                 |   |                   |                                    |
| Name: <u>Quality Rebar Inc.</u><br>Address: <u>P.O. Box 501877</u><br>City: <u>San Diego</u> State: <u>CA</u><br>Zip: <u>92150</u> Phone: <u>858.679.3934</u><br>Email: _____ | Constructor             | 818593                       | Reinforcing Steel | \$221,957                   | WoSB  | SBA               |                                    |

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

|   |        |  |         |
|---|--------|--|---------|
| Certified Minority Business Enterprise        | MBE    | Certified Woman Business Enterprise            | WBE     |
| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

|  |        |  |          |
|--|--------|--|----------|
| City of San Diego                                    | CITY   | State of California Department of Transportation       | CALTRANS |
| California Public Utilities Commission               | CPUC   | San Diego Regional Minority Supplier Diversity Council | SRMSDC   |
| State of California's Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
| State of California                                  | CA     | U.S. Small Business Administration                     | SBA      |

**The Design-Builder will not receive any subcontracting participation percentages if the Design Builder fails to submit the required proof of certification.**

**PROPOSAL FORMS**

**DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY**

In accordance with the requirements of the “Subletting and Subcontracting Fair Practices Act”, Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Design-Builder’s total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

| NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR   | CONSTRUCTOR OR DESIGNER | SUBCONTRACTOR LICENSE NUMBER | TYPE OF WORK                            | DOLLAR VALUE OF SUBCONTRACT | MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB | WHERE CERTIFIED | CHECK IF JOINT VENTURE PARTNERSHIP |
|---|-------------------------|------------------------------|---|-----------------------------|---|-----------------|------------------------------------|
| Name: <u>RJC Architects</u><br>Address: <u>320 Laurel Street</u><br>City: <u>San Diego</u> State: <u>CA</u><br>Zip: <u>92101</u> Phone: <u>619.239.9292</u><br>Email: <u>jrobbins@rjcarchitects.com</u>                 | Designer                | AIA #30046868                | Architect of Record<br>Landscape Design | \$1,400,000                 |   |                 |                                    |
| Name: <u>Wildman &amp; Morris</u><br>Address: <u>405 Maple St, Suite B102</u><br>City: <u>Ramona</u> State: <u>CA</u><br>Zip: <u>92065</u> Phone: <u>760.789.3305</u><br>Email: <u>robert.miller@wildman-morris.com</u> | Designer                | S2321                        | Structural Engineer                     | \$202,000                   | SDVOSB  | SBA             |                                    |

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

|   |        |  |         |
|---|--------|--|---------|
| Certified Minority Business Enterprise        | MBE    | Certified Woman Business Enterprise            | WBE     |
| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

|  |        |  |          |
|--|--------|--|----------|
| City of San Diego                                    | CITY   | State of California Department of Transportation       | CALTRANS |
| California Public Utilities Commission               | CPUC   | San Diego Regional Minority Supplier Diversity Council | SRMSDC   |
| State of California’s Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
| State of California                                  | CA     | U.S. Small Business Administration                     | SBA      |

**The Design-Builder will not receive any subcontracting participation percentages if the Design Builder fails to submit the required proof of certification.**

**PROPOSAL FORMS**

**DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY**

In accordance with the requirements of the “Subletting and Subcontracting Fair Practices Act”, Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Design-Builder’s total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

| NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR   | CONSTRUCTOR OR DESIGNER | SUBCONTRACTOR LICENSE NUMBER | TYPE OF WORK                  | DOLLAR VALUE OF SUBCONTRACT | MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB | WHERE CERTIFIED | CHECK IF JOINT VENTURE PARTNERSHIP |
|---|-------------------------|------------------------------|-------------------------------|-----------------------------|---|-----------------|------------------------------------|
| Name: <u>Elen Consulting</u><br>Address: <u>9150 Chesapeake Dr, Ste 220</u><br>City: <u>San Diego</u> State: <u>CA</u><br>Zip: <u>92123</u> Phone: <u>619.550.1085</u><br>Email: <u>DNathanson@elenconsulting.com</u> | Designer                | E19108                       | Electrical Engineers          | \$ 128,000                  |   |                 |                                    |
| Name: <u>MA Engineering</u><br>Address: <u>5160 Carrol Canyon Rd Ste 220</u><br>City: <u>San Diego</u> State: <u>CA</u><br>Zip: <u>92121</u> Phone: <u>858.200.0030</u><br>Email: <u>makavan@ma-engr.com</u>          | Designer                | M27119                       | Mechanical Plumbing Engineers | \$ 196,500                  |   |                 |                                    |

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

|   |        |  |         |
|---|--------|--|---------|
| Certified Minority Business Enterprise        | MBE    | Certified Woman Business Enterprise            | WBE     |
| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

|  |        |  |          |
|--|--------|--|----------|
| City of San Diego                                    | CITY   | State of California Department of Transportation       | CALTRANS |
| California Public Utilities Commission               | CPUC   | San Diego Regional Minority Supplier Diversity Council | SRMSDC   |
| State of California’s Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
| State of California                                  | CA     | U.S. Small Business Administration                     | SBA      |

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**PROPOSAL FORMS**

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| NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR  | CONSTRUCTOR OR DESIGNER | SUBCONTRACTOR LICENSE NUMBER | TYPE OF WORK                    | DOLLAR VALUE OF SUBCONTRACT | MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB | WHERE CERTIFIED ② | CHECK IF JOINT VENTURE PARTNERSHIP |
|--|-------------------------|------------------------------|---------------------------------|-----------------------------|---|-------------------|------------------------------------|
| Name: Jensen Hughes<br>Address: 3750 Convoy St, Suite 220<br>City: San Diego State: CA<br>Zip: 92111 Phone: 619,488.9810<br>Email: kthommes@jensenhughes.com                 | Designer                |                              | Fire Protection Engineers       | \$ 13,000                   |   |                   |                                    |
| Name: Michael Baker International<br>Address: 5050 Avenida Encinas, Ste 260<br>City: Carlsbad State: CA<br>Zip: 92008 Phone: 858.810.1412<br>Email: jrhaughey@mbakerintl.com | Designer                | 51546                        | Civil and Environment Engineers | \$ 148,300                  |   |                   |                                    |

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|   |        |  |         |
|---|--------|--|---------|
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| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

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|--|-------------------------|------------------------------|---------------------------------------|-----------------------------|--|-------------------|------------------------------------|
| Name: <u>Group Delta</u><br>Address: <u>9245 Activity Rd, #103</u><br>City: <u>San Diego</u> State: <u>CA</u><br>Zip: <u>92126</u> Phone: <u>858.536.1000</u><br>Email: <u>robs@groupdelta.com</u> | Designer                | 2298                         | Geotechnical                          | \$45,000                    |  |                   |                                    |
| Name: <u>Burch Construction Co. Inc.</u><br>Address: <u>P.O. Box 395</u><br>City: <u>Ramona</u> State: <u>CA</u><br>Zip: <u>92065</u> Phone: <u>760.788.3549</u><br>Email: _____                   | Constructor             | 431673                       | ACC Ceiling<br>Drywall<br>Metal Studs | \$1,421800                  | WoSB   | SBA               |                                    |

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| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

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| State of California's Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
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|---|-------------------------|------------------------------|-----------------------------|-----------------------------|--|-----------------|------------------------------------|
| Name: JDS Plumbing & Mechanical<br>Address: 2824 Felicia Way<br>City: Vista State: CA<br>Zip: 92084 Phone: 760.447.7967<br>Email:   | Constructor             | 895798                       | Site Utilities and Wet HVAC | \$1,597,050                 | SLBE   | City            |                                    |
| Name: Team C Construction<br>Address: 1272 Greenfield Drive<br>City: El Cajon State: CA<br>Zip: 92021 Phone: 619.579.6572<br>Email: | Constructor             | 668564                       | Concrete                    | \$1,038,000                 |  |                 |                                    |

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|   |        |  |         |
|---|--------|--|---------|
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| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

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|---|-------------------------|------------------------------|--------------|-----------------------------|---|-------------------|------------------------------------|
| Name: Christian Brothers Flooring<br>Address: 12086 Woodside Avenue<br>City: Lakeside State: CA<br>Zip: 92040 Phone: 619.443.9500<br>Email: | Constructor             | 939936                       | Tile         | \$185,693                   | WOSB & SBE  | SBA               |                                    |
| Name: Service Electrical Systems<br>Address: 157 Palm Avenue<br>City: Imperial Beach State: CA<br>Zip: 81832 Phone: 858.748.8478<br>Email:  | Constructor             | 917219                       | Eelctrical   | \$3,919,704                 | DVBE/SLBE<br>SDVOSB   | CITY              |                                    |

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|   |        |  |         |
|---|--------|--|---------|
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| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

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|--|-------------------------|------------------------------|--------------|-----------------------------|---|-------------------|------------------------------------|
| Name: <u>RBE</u><br>Address: <u>10765 Woodside Avenue, Ste E</u><br>City: <u>Santee</u> State: <u>CA</u><br>Zip: <u>92071</u> Phone: <u>619.440.5858</u><br>Email: _____ | Constructor             | 591196                       | Painting     | \$184,274                   | OBE   | SBA               |                                    |
| Name: <u>Mech One Inc.</u><br>Address: <u>P.O. Box 301864</u><br>City: <u>Escondido</u> State: <u>CA</u><br>Zip: <u>92030</u> Phone: <u>760.260.8121</u><br>Email: _____ | Constructor             | 591196                       | HVAC<br>Dry  | \$1,056,000                 | ELBE  | CITY              |                                    |

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| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
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|--|--------|--|----------|
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|---|-------------------------|------------------------------|-----------------|-----------------------------|---|-------------------|------------------------------------|
| Name: Schindler Elevator Corporation<br>Address: 9810 Summers Ridge Rd, #140<br>City: San Diego State: CA<br>Zip: 92121 Phone: 858.812.2336<br>Email: | Constructor             | 375733                       | Elevator        | \$ 98,664                   |   |                   |                                    |
| Name: Millennium Fire Protection Corp<br>Address: 2950 San Luis Rey Rd<br>City: Oceanside State: CA<br>Zip: 92058 Phone: 760.722.2722<br>Email:       | Constructor             | 869040                       | Fire Protection | \$194,825                   |   |                   |                                    |

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|--|-------------------------|------------------------------|------------------|-----------------------------|---|-------------------|------------------------------------|
| Name: Pro Spectra<br>Address: 13250 Gregg Street<br>City: Poway State: CA<br>Zip: 92064 Phone: 858.642.7429<br>Email:            | Constructor             | 740392                       | Flooring         | \$159,375                   |   |                   |                                    |
| Name: Commercial Openings<br>Address: 9711 Cactus Street<br>City: Lakeside State: CA<br>Zip: 92040 Phone: 619.258.1703<br>Email: | Constructor             | 878161                       | Doors & Hardware | \$385,187                   | WoSB  |                   |                                    |

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|---|-------------------------|------------------------------|--------------|-----------------------------|---|-------------------|------------------------------------|
| Name: <u>Spring Valley Insulation</u><br>Address: <u>3151 Bancroft Drive</u><br>City: <u>Spring Valley</u> State: <u>CA</u><br>Zip: <u>92040</u> Phone: <u>619.258.1703</u><br>Email: _____ | Constructor             | 202032                       | Insulation   | \$ 70,348                   |   |                   |                                    |
| Name: <u>Sylvester Roofing Company</u><br>Address: <u>306 West El Norte Pkwy "N"</u><br>City: <u>Escondido</u> State: <u>CA</u><br>Zip: _____ Phone: <u>760.743.0048</u><br>Email: _____    | Constructor             | 516696                       | Roofing      | \$491,887                   | MBE   | SBA               |                                    |

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

|   |        |  |         |
|---|--------|--|---------|
| Certified Minority Business Enterprise        | MBE    | Certified Woman Business Enterprise            | WBE     |
| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

|  |        |  |          |
|--|--------|--|----------|
| City of San Diego                                    | CITY   | State of California Department of Transportation       | CALTRANS |
| California Public Utilities Commission               | CPUC   | San Diego Regional Minority Supplier Diversity Council | SRMSDC   |
| State of California's Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
| State of California                                  | CA     | U.S. Small Business Administration                     | SBA      |

**The Design-Builder will not receive any subcontracting participation percentages if the Design Builder fails to submit the required proof of certification.**

**PROPOSAL FORMS**

**DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY**

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

| NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR   | CONSTRUCTOR OR DESIGNER | SUBCONTRACTOR LICENSE NUMBER | TYPE OF WORK     | DOLLAR VALUE OF SUBCONTRACT | MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB | WHERE CERTIFIED ② | CHECK IF JOINT VENTURE PARTNERSHIP |
|---|-------------------------|------------------------------|------------------|-----------------------------|---|-------------------|------------------------------------|
| Name: <u>Spooners Woodworks</u><br>Address: <u>12460 Kirham Ct</u><br>City: <u>Pway</u> State: <u>CA</u><br>Zip: <u>92064</u> Phone: <u>858.748.2823</u><br>Email: _____            | Constructor             | 672108                       | Cabinets         | \$121,000                   |   |                   |                                    |
| Name: <u>Richardson Steel Inc</u><br>Address: <u>9102 Harness St</u><br>City: <u>Spring Valley</u> State: <u>CA</u><br>Zip: <u>91977</u> Phone: <u>619.697.5892</u><br>Email: _____ | Constructor             | 756989                       | Structural Steel | \$ 961,710                  |   |                   |                                    |

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

|   |        |  |         |
|---|--------|--|---------|
| Certified Minority Business Enterprise        | MBE    | Certified Woman Business Enterprise            | WBE     |
| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

|  |        |  |          |
|--|--------|--|----------|
| City of San Diego                                    | CITY   | State of California Department of Transportation       | CALTRANS |
| California Public Utilities Commission               | CPUC   | San Diego Regional Minority Supplier Diversity Council | SRMSDC   |
| State of California's Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
| State of California                                  | CA     | U.S. Small Business Administration                     | SBA      |

**The Design-Builder will not receive any subcontracting participation percentages if the Design Builder fails to submit the required proof of certification.**



**PROPOSAL FORMS**

**DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY**

In accordance with the requirements of the “Subletting and Subcontracting Fair Practices Act”, Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Design-Builder’s total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

| NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR   | CONSTRUCTOR OR DESIGNER | SUBCONTRACTOR LICENSE NUMBER | TYPE OF WORK | DOLLAR VALUE OF SUBCONTRACT | MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB | WHERE CERTIFIED | CHECK IF JOINT VENTURE PARTNERSHIP |
|---|-------------------------|------------------------------|--------------|-----------------------------|---|-----------------|------------------------------------|
| Name: <u>Cats Excavating Inc.</u><br>Address: <u>1944 54th Street</u><br>City: <u>San Diego</u> State: <u>CA</u><br>Zip: <u>92105</u> Phone: <u>619.843.7086</u><br>Email: _____  | Constructor             | 790422                       | Demolition   | \$347,185                   | SLBE  | City            |                                    |
| Name: <u>Seal Right Paving</u><br>Address: <u>9053 Olive Drive</u><br>City: <u>Spring Valley</u> State: <u>CA</u><br>Zip: <u>91977</u> Phone: <u>619.465.7411</u><br>Email: _____ | Constructor             | 364113                       | Paving       | \$128,250                   | MBE/DBE   | SBA             |                                    |

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|   |        |  |         |
|---|--------|--|---------|
| Certified Minority Business Enterprise        | MBE    | Certified Woman Business Enterprise            | WBE     |
| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

|  |        |  |          |
|--|--------|--|----------|
| City of San Diego                                    | CITY   | State of California Department of Transportation       | CALTRANS |
| California Public Utilities Commission               | CPUC   | San Diego Regional Minority Supplier Diversity Council | SRMSDC   |
| State of California’s Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
| State of California                                  | CA     | U.S. Small Business Administration                     | SBA      |

**The Design-Builder will not receive any subcontracting participation percentages if the Design Builder fails to submit the required proof of certification.**

**PROPOSAL FORMS**

**DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY**

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

| NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR  | CONSTRUCTOR OR DESIGNER | SUBCONTRACTOR LICENSE NUMBER | TYPE OF WORK | DOLLAR VALUE OF SUBCONTRACT | MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB | WHERE CERTIFIED ② | CHECK IF JOINT VENTURE PARTNERSHIP |
|--|-------------------------|------------------------------|--------------|-----------------------------|---|-------------------|------------------------------------|
| Name: <u>Anning Johnson</u><br>Address: <u>13250 Temple Avenue</u><br>City: <u>Industry</u> State: <u>CA</u><br>Zip: <u>91746</u> Phone: <u>626.369.7131</u><br>Email: _____             | Constructor             | 652825                       | Metal Deck   | \$210,900                   |   |                   |                                    |
| Name: <u>Hurrican &amp; Poway Fence Co Inc.</u><br>Address: <u>P.O. Box 1636</u><br>City: <u>Ramona</u> State: <u>CA</u><br>Zip: <u>92065</u> Phone: <u>760.789.4142</u><br>Email: _____ | Constructor             | 891123                       | Fencing      | \$365,814                   | WoSB, DBE<br>SLBE   | CITY<br>SBA       |                                    |

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

|   |        |  |         |
|---|--------|--|---------|
| Certified Minority Business Enterprise        | MBE    | Certified Woman Business Enterprise            | WBE     |
| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

|  |        |  |          |
|--|--------|--|----------|
| City of San Diego                                    | CITY   | State of California Department of Transportation       | CALTRANS |
| California Public Utilities Commission               | CPUC   | San Diego Regional Minority Supplier Diversity Council | SRMSDC   |
| State of California's Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
| State of California                                  | CA     | U.S. Small Business Administration                     | SBA      |

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**PROPOSAL FORMS**

**DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY**

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| NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR   | CONSTRUCTOR OR DESIGNER | SUBCONTRACTOR LICENSE NUMBER | TYPE OF WORK | DOLLAR VALUE OF SUBCONTRACT | MBE, WBE, DBE, DVBE, OBE, ELBE, SEBE, SDB, WoSB, HUBZone, OR SDVOSB | WHERE CERTIFIED ② | CHECK IF JOINT VENTURE PARTNERSHIP |
|---|-------------------------|------------------------------|--------------|-----------------------------|---|-------------------|------------------------------------|
| Name: F. J. Willert Contracting Co Inc.<br>Address: 1869 Nirvana Ave<br>City: Chula Vista State: CA<br>Zip: 91911 Phone: 619.421.1980<br>Email: | Constructor             | 402473                       | Earthwork    | \$145,000                   |   |                   |                                    |
| Name: R & M Plumbing Contractor<br>Address: 8625 Diamondback Drive<br>City: Santee State: CA<br>Zip: 92071 Phone: 619.504.6520<br>Email:        | Constructor             | 956104                       | Plumbing     | \$938,000                   | ELBE  | CITY              |                                    |

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|   |        |  |         |
|---|--------|--|---------|
| Certified Minority Business Enterprise        | MBE    | Certified Woman Business Enterprise            | WBE     |
| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

|  |        |  |          |
|--|--------|--|----------|
| City of San Diego                                    | CITY   | State of California Department of Transportation       | CALTRANS |
| California Public Utilities Commission               | CPUC   | San Diego Regional Minority Supplier Diversity Council | SRMSDC   |
| State of California's Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
| State of California                                  | CA     | U.S. Small Business Administration                     | SBA      |

**The Design-Builder will not receive any subcontracting participation percentages if the Design Builder fails to submit the required proof of certification.**

**PROPOSAL FORMS**

**DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY**

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| NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR   | CONSTRUCTOR OR DESIGNER | SUBCONTRACTOR LICENSE NUMBER | TYPE OF WORK | DOLLAR VALUE OF SUBCONTRACT | MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB | WHERE CERTIFIED ② | CHECK IF JOINT VENTURE PARTNERSHIP |
|---|-------------------------|------------------------------|--------------|-----------------------------|---|-------------------|------------------------------------|
| Name: <u>Performance Automation Solutions</u><br>Address: <u>10633 Roselle St, Ste G</u><br>City: <u>San Diego</u> State: <u>CA</u><br>Zip: <u>92121</u> Phone: <u>858.391.6400</u><br>Email: _____ | Constructor             | 946532                       | Controls     | \$247,700                   | WoSB<br>OBE<br>SLBE   | CITY<br>SBA       |                                    |
| Name: _____<br>Address: _____<br>City: _____ State: _____<br>Zip: _____ Phone: _____<br>Email: _____  |                         |                              |              |                             |   |                   |                                    |

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

- |   |        |  |         |
|---|--------|--|---------|
| Certified Minority Business Enterprise        | MBE    | Certified Woman Business Enterprise            | WBE     |
| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

- |  |        |  |          |
|--|--------|--|----------|
| City of San Diego                                    | CITY   | State of California Department of Transportation       | CALTRANS |
| California Public Utilities Commission               | CPUC   | San Diego Regional Minority Supplier Diversity Council | SRMSDC   |
| State of California's Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
| State of California                                  | CA     | U.S. Small Business Administration                     | SBA      |

**The Design-Builder will not receive any subcontracting participation percentages if the Design Builder fails to submit the required proof of certification.**

**PROPOSAL FORMS**

**DESIGN-BUILD NAMED EQUIPMENT/MATERIAL SUPPLIER LIST TO BE INCLUDED IN THE PRICE PROPOSAL ONLY**

For credit calculations for City-funded contracts, see Chapter 11 in The WHITEBOOK. For non-City funded contracts, refer to the Funding Agency Provisions. If no indication of the supplier, manufacturer, or non-supplier is provided, listed firm will receive no credit for purpose of calculating the Subcontractor Participation Percentages.

| NAME, ADDRESS AND TELEPHONE NUMBER OF VENDOR/SUPPLIER  | MATERIALS OR SUPPLIES | DOLLAR VALUE OF MATERIAL OR SUPPLIES | SUPPLIER (Yes/No) | MANUFACTURER (Yes/No) | MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB | WHERE CERTIFIED |
|--|-----------------------|--------------------------------------|-------------------|-----------------------|---|-----------------|
| Name: <u>Deisgn Space</u><br>Address: <u>25212 Marguarite Pkwy #200</u><br>City: <u>Mission Viejo</u> State: <u>CA</u><br>Zip: <u>92692</u> Phone: <u>760.500.4918</u><br>Email: _____ | Temporary Trailers    | \$328,104                            | Yes               | No                    |   |                 |
| Name: _____<br>Address: _____<br>City: _____ State: _____<br>Zip: _____ Phone: _____<br>Email: _____   |                       |                                      |                   |                       |   |                 |

① As appropriate, Design-Builder shall identify Vendor/Supplier as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

|   |        |  |         |
|---|--------|--|---------|
| Certified Minority Business Enterprise        | MBE    | Certified Woman Business Enterprise            | WBE     |
| Certified Disadvantaged Business Enterprise   | DBE    | Certified Disabled Veteran Business Enterprise | DVBE    |
| Other Business Enterprise                     | OBE    | Certified Emerging Local Business Enterprise   | ELBE    |
| Certified Small Local Business Enterprise     | SLBE   | Small Disadvantaged Business                   | SDB     |
| Woman-Owned Small Business                    | WoSB   | HUBZone Business                               | HUBZone |
| Service-Disabled Veteran Owned Small Business | SDVOSB |  |         |

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|  |        |  |          |
|--|--------|--|----------|
| City of San Diego                                    | CITY   | State of California Department of Transportation       | CALTRANS |
| California Public Utilities Commission               | CPUC   | San Diego Regional Minority Supplier Diversity Council | SRMSDC   |
| State of California's Department of General Services | CADoGS | City of Los Angeles                                    | LA       |
| State of California                                  | CA     | U.S. Small Business Administration                     | SBA      |

**The Design-Builder will not receive any subcontracting participation percentages if the Design-Builder fails to submit the required proof of certification.**

**PHASED FUNDING SCHEDULE AGREEMENT  
PROPOSAL**

**Check one:**

- First Phased Funding Schedule Agreement
- Final Phased Funding Schedule Agreement

**NOTE: THIS IS A SAMPLE PHASED FUNDING SCHEDULE AGREEMENT FORM.** Particulars left blank in this sample, the total number of phases, and the amounts assigned to each phase will be filled with funding specific information as the result of the Pre-Award Schedule, and subsequent Schedules, required by these Bid Documents and approved by the City.

**RFP NUMBER:** K-16-1335-DB2-3

**CONTRACT OR TASK TITLE:** Chollas Building Design-Build Contract

**CONTRACTOR:** RABC-ECC A JOINT VENTURE

| Funding Phase | Phase Description | Phase Start | Phase Finish | Not-to-Exceed Amount |
|---------------|-------------------|-------------|--------------|----------------------|
|               | FY 15 - 16        | 07/01/15    | 06/30/16     | \$ 509,585           |
|               | FY 16 - 17        | 07/01/16    | 06/30/17     | \$15,523,074         |
|               | FY 17 - 18        | 07/01/17    | 06/30/18     | \$12,825,050         |
|               | FY 18 - 19        | 07/01/18    | 06/30/19     | \$ 728,288           |
| Total         |                   |             |              | \$29,585,997         |

Notes:

- (1) City Supplement 9-3.6, "PHASED FUNDING COMPENSATION" applies.
- (2) The total of all funding phases shall be equal to the TOTAL BID PRICE as shown on BID SCHEDULE 1 - PRICES.
- (3) This PHASED FUNDING SCHEDULE AGREEMENT will be incorporated into the CONTRACT and shall only be revised by a written modification to the CONTRACT.

CITY OF SAN DIEGO

CONTRACTOR

By: \_\_\_\_\_

By: RABC-ECC A Joint Venture

Name: \_\_\_\_\_

Name: *R.A. Burch*

Project Manager

R. A. Burch

Department Name: \_\_\_\_\_

Title: General Partner

Date: \_\_\_\_\_

Date: March 30, 2016

**-END OF PHASED FUNDING SCHEDULE AGREEMENT-**

# ATTACHMENT I

## DESIGN-BUILD AGREEMENT

## DESIGN-BUILD AGREEMENT

This Design-Build agreement [Contract] is made and entered into this \_\_\_ day of \_\_\_\_\_, 2015, by and between The City of San Diego [City], a municipal corporation, and **R.A. Burch/ECC JV** [Design-Builder], for the purpose of designing and constructing the **Chollas Building Design - Build Contract** (Project) in the amount of **Twenty Nine Million Five Hundred Eighty-Five Thousand Nine Hundred Ninety-Seven Dollars and .00/100 (\$29,585,997.00)**. The City and Design-Builder are referred to herein as the “Parties”.

### RECITALS

- A. The City desires to construct the Project located in the City of San Diego, California.
- B. The City desires to contract with a single entity for design and construction of the Project, as set forth in this Agreement.
- C. The City has issued a Request for Proposals [RFP] for **RFP NO. K-16-1335-DB2-3** pursuant to which the City solicited Proposals from design-build teams to design, rehabilitate, and build the Project.
- D. In accordance with City's RFP, Design-Builder submitted a Proposal for the Project and is prepared to enter into this Agreement.
- E. The City has selected the Design-Builder to perform, either directly or pursuant to Subcontracts, hereinafter defined, the design, engineering, and construction services set forth in this Agreement and the Contract Documents, hereinafter defined.
- F. The Design-Builder is ready, willing, and able to perform the services required in accordance with the terms and conditions of this Agreement.
- G. Execution of this Agreement by the Design-Builder is a representation that the Design-Builder has visited the Site, become familiar with the local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

In consideration of the above recitals and the mutual covenants and conditions set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby set forth their mutual covenants and understandings as follows.

### AGREEMENT

- A. Recitals and Attachments. The above referenced recitals are true and correct and are incorporated into this Agreement by this reference. All attachments referenced in this Agreement section are incorporated into the Contract by this reference.
- B. Contract Performance. The Design-Builder shall design and construct the Project in a good and workmanlike manner to the satisfaction of the City, lien free and in compliance with the Contract Documents and within the time specified, in return for timely payment by the City in accordance with the Contract.
- C. Attachments. All attachments e.g., Reference Standards in the RFP, Supplementary Special Provisions (SSP), the attached Faithful Performance and Payment Bonds, Agreement and Supplemental Agreements, and the attached Proposal included in the Proposal documents by the Contractor are incorporated into the Contract by this reference.




D. Contract Documents. This Contract incorporates the 2012 Edition of the Standard Specifications for Public Works Construction [The GREENBOOK], including amendments set forth in the 2012 edition of the San Diego Specifications for Public Works Construction [The WHITEBOOK]. The Contract Documents shall include the items mentioned in section 2-5.2 of The WHITEBOOK and shall follow that order of precedence.


**IN WITNESS WHEREOF**, this Agreement is signed by the City of San Diego, acting by and through its Mayor or designee, pursuant to **Municipal Code 22.3102** authorizing such execution.

**THE CITY OF SAN DIEGO**

**APPROVED AS TO FORM**

Jan I. Goldsmith, City Attorney

By  \_\_\_\_\_

By  \_\_\_\_\_

Print Name: James Nagelvoort, Director  
Public Works Department

Print Name: Christine Leone  
Deputy City Attorney

Date: 12/3/16

Date: 12/8/16

**CONTRACTOR**

By  \_\_\_\_\_

Print Name: ROBERT A. BURCH

Title: JV PARTNER - RABC - ECC

Date: JUNE 1, 2016

City of San Diego License No.: \_\_\_\_\_

State Contractor's License No.: 986034

**CONTRACT FORMS ATTACHMENTS**  
**PERFORMANCE BOND AND LABOR AND MATERIAL MEN'S BOND**

---

**FAITHFUL PERFORMANCE BOND AND LABOR AND MATERIAL MEN'S BOND:**

RABC - ECC A Joint Venture, a ~~corporation~~, as principal, and Travelers Casualty and Surety Company of America AND Hartford Fire Insurance Company, a corporations authorized to do business in the State of California, as Surety, hereby obligate themselves, their successor and assigns, jointly and severally, to The City of San Diego a municipal corporation in the sum of Twenty-Nine Million Five Hundred Eighty-Five Thousand Nine Hundred Ninety-Seven and No/100ths Dollars (\$29,585,997.00) for the faithful performance of the annexed contract, and in the sum of Twenty-Nine Million Five Hundred Eighty-Five Thousand Nine Hundred Ninety-Seven and No/100ths Dollars (\$29,585,997.00)----- for the benefit of laborers and materialmen designated below.

**Conditions:**

If the Principal shall faithfully perform the annexed contract **Chollas Building Design - Build Contract**, RFP Number K-16-1335-DB2-3, San Diego, California then the obligation herein with respect to a faithful performance shall be void; otherwise it shall remain in full force.

If the Principal shall promptly pay all persons, firms and corporations furnishing materials for or performing labor in the execution of this contract, and shall pay all amounts due under the California Unemployment Insurance Act then the obligation herein with respect to laborers and materialmen shall be void; otherwise it shall remain in full force.

The obligation herein with respect to laborers and materialmen shall inure to the benefit of all persons, firms and corporations entitled to file claims under the provisions of Article 2. Claimants, (iii) public works of improvement commencing with Civil Code Section 9100 of the Civil Code of the State of California.

Changes in the terms of the annexed contract or specifications accompanying same or referred to therein shall not affect the Surety's obligation on this bond, and the Surety hereby waives notice of same.

**PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND (Cont.)**

The Surety shall pay reasonable attorney's fees should suit be brought to enforce the provisions of this bond.

Dated May 24, 2016

Approved as to Form

RABC - ECC A Joint Venture  
Principal  
By [Signature]  
R. A. Burch - Partner  
Printed Name of Person Signing for Principal

Jan I. Goldsmith, City Attorney

By [Signature]  
Deputy City Attorney

Travelers Casualty and Surety Company of America  
Surety  
By [Signature]  
Brooke Lafrenz, Attorney-in-fact  
21688 Gateway Center Drive  
Local Address of Surety  
Diamond Bar, CA 91765  
Local Address (City, State) of Surety  
909-612-3667  
Local Telephone No. of Surety

Approved:

By [Signature]  
Mayor or Designee

Hartford Fire Insurance Company  
Surety  
By [Signature]  
Brooke Lafrenz, Attorney-in-fact  
One Pointe Drive, 6th Floor  
Local Address of Surety  
Brea, CA 92821-2333  
Local Address (City, State) of Surety  
(714) 674-1307  
Local Telephone No. of Surety

Premium \$230,751.00

Travelers Casualty and Surety Company of America  
Hartford Fire Insurance Company

Bond No. 106366742  
Bond No. 72BCSHI9935

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

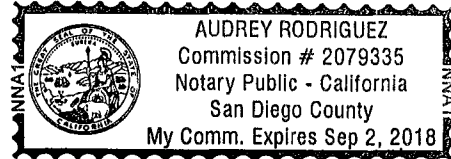
On 24 May 2016 before me, Audrey Rodriguez, Notary Public,  
(Here insert name and title of the officer)

personally appeared Brooke Lafrenz,  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Audrey Rodriguez*  
 Notary Public Signature (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_

(Title or description of attached document)

\_\_\_\_\_

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- \_\_\_\_\_ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 222570

Certificate No. 006034521

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Brooke Lafrenz, Larry D. Cogdill, Michael W. Thomas, Gladys Rogers, and Audrey Rodriguez

of the City of Del Mar, State of California, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 28th day of August, 2014.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
Robert L. Raney, Senior Vice President

On this the 28th day of August, 2014, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal. My Commission expires the 30th day of June, 2016.



[Signature]
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 24TH day of MAY, 20 16.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

*Kevin E. Hughes*  
Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at [www.travelersbond.com](http://www.travelersbond.com). Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On 24 May 2016 before me, Audrey Rodriguez, Notary Public,  
(Here insert name and title of the officer)

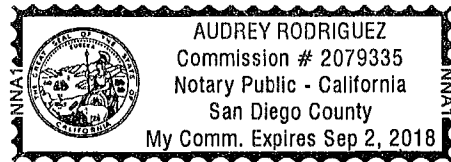
personally appeared Brooke Lafrenz,  
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Audrey Rodriguez  
 Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_

(Title or description of attached document)

\_\_\_\_\_

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

\_\_\_\_\_ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

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  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

# POWER OF ATTORNEY

Direct Inquiries/Claims to:

**THE HARTFORD**

**BOND, T-4**

P.O. BOX 2103, 690 ASYLUM AVENUE  
HARTFORD, CONNECTICUT 06115

call: 888-266-3488 or fax: 860-757-5835

Agency Code: 72-250576

KNOW ALL PERSONS BY THESE PRESENTS THAT:

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of unlimited:

*Linda Matsis, Marc Bishara, Eileen Parnes, Jeannene Searce, Brooke Lafrenz, Larry D. Cogdill, Michael W. Thomas, Gladys Rogers*  
of  
*Woodland Hills, CA*

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on January 22, 2004 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*Scott Sadowsky*

Scott Sadowsky, Assistant Secretary

*M. Ross Fisher*

M. Ross Fisher, Assistant Vice President

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss. Hartford

On this 3<sup>rd</sup> day of March, 2008, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

*Scott E. Paseka*

Scott E. Paseka  
Notary Public

My Commission Expires October 31, 2012

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of 24 May 2016

Signed and sealed at the City of Hartford.



*Gary W. Stumper*

Gary W. Stumper, Assistant Vice President



# CONTRACTOR CERTIFICATION

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## DRUG-FREE WORKPLACE

PROJECT TITLE: Chollas Building Design - Build Contract

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-17 regarding Drug-Free Workplace as outlined in RFP, "Drug-Free Workplace", of the project specifications, and that;

RABC - ECC A JOINT VENTURE

(Name under which business is conducted)

has in place a drug-free workplace program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the subcontractor's agreement to abide by the provisions of subdivisions a) through c) of the policy as outlined.

Signed

ROBERTA BURCH

Printed Name

ROBERTA BURCH

Title

JV PARTNER, RABC-ECC JV

**CONTRACTOR ADA CERTIFICATION**

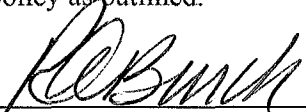
**AMERICAN WITH DISABILITIES ACT (ADA) COMPLIANCE  
CERTIFICATION**

**PROJECT TITLE:** Chollas Building Design - Build Contract

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-4 regarding the American With Disabilities Act (ADA) outlined in the RFP, "American With Disabilities Act", of the project specifications, and that;

RABC-ECC A JOINT VENTURE  
(Name under which business is conducted)

has in place a workplace program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the subcontractor's agreement to abide by the provisions of the policy as outlined.

Signed 

Printed Name ROBERT A. BURCH

Title JV PARTNER, RABC-ECC JV

# CONTRACTOR STANDARDS CERTIFICATION

## CONTRACTOR STANDARDS – PLEDGE OF COMPLIANCE

PROJECT TITLE: Chollas Building Design - Build Contract

I declare under penalty of perjury that I am authorized to make this certification on behalf of RABC-ECC A JOINT VENTURE as Contractor, that I am familiar with the requirements of City of San Diego Municipal Code § 22.3004 regarding Contractor Standards as outlined in RFP ("Contractor Standards"), of the project specifications, and that Contractor has complied with those requirements.

I further certify that each of the Contractor's subcontractors whose subcontracts are greater than \$50,000 in value has completed a Pledge of Compliance attesting under penalty of perjury of having complied with City of San Diego Municipal Code § 22.3004.

Dated this 1<sup>ST</sup> Day of JUNE, 2016.

Signed Robert A. Burch

Printed Name ROBERT A. BURCH

Title JV PARTNER, RABC-ECC JV

2

**AFFIDAVIT OF DISPOSAL**

**WHEREAS**, on the \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_\_, the undersigned entered into and executed a contract with the City of San Diego, a municipal corporation, for:

**Chollas Building Design - Build Contract**

(Name of Project)

as particularly described in said contract and identified as RFP No. **K-16-1335-DB2-3**; SAP (IO/CC/WBS) No. **S-11025**; and **WHEREAS**, the specification of said contract requires the Contractor to affirm that "all brush, trash, debris, and surplus materials resulting from this project have been disposed of in a legal manner"; and **WHEREAS**, said contract has been completed and all surplus materials disposed of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOW, THEREFORE**, in consideration of the final payment by the City of San Diego to said Contractor under the terms of said contract, the undersigned Contractor, does hereby affirm that all surplus materials as described in said contract have been disposed of at the following location(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and that they have been disposed of according to all applicable laws and regulations.

Dated this \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_ Contractor

by

**ATTEST:**

State of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_\_, before the undersigned, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared \_\_\_\_\_ known to me to be the \_\_\_\_\_

Contractor named in the foregoing Release, and whose name is subscribed thereto, and acknowledged to me that said Contractor executed the said Release.

Notary Public in and for said County and State

# City of San Diego

CITY CONTACT: CLEMENTINA GIORDANO, Contract Specialist, Email: Cgiordano@sandiego.gov  
Phone No. (619) 533-3481, Fax No. (619) 533-3633

## ADDENDUM "1"

## REQUEST FOR PROPOSAL (RFP)



FOR

**CHOLLAS BUILDING DESIGN - BUILD CONTRACT**

|                      |                 |
|----------------------|-----------------|
| RFQ NO.:             | K-15-5193-DB2-3 |
| RFP NO.:             | K-16-1335-DB2-3 |
| SAP NO. (WBS/IO/CC): | S-11025         |
| CLIENT DEPARTMENT:   | 2013            |
| COUNCIL DISTRICT:    | 4               |
| PROJECT TYPE:        | BS              |

---

### PROPOSAL DUE:

**12:00 NOON  
JANUARY 4, 2016  
CITY OF SAN DIEGO  
PUBLIC WORKS CONTRACTS  
1010 SECOND AVENUE, 14<sup>th</sup> FLOOR, MS 614C  
SAN DIEGO, CA 92101**

**A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

THE SUBMITTAL DATE FOR THIS PROJECT HAS BEEN **EXTENDED AS STATED ON THE COVER PAGE.**

**B. CHANGES TO THE REQUEST FOR PROPOSALS**

1. To Item 6, Selection and Award Schedule, page 6, Sub-item 6.2., "6.2.2., Proposal Due Date Through 6.2.6., Limited Notice to Proceed ", **DELETE** in their entirety and **SUBSTITUTE** with the following:

|        |                            |                   |
|--------|----------------------------|-------------------|
| 6.2.2. | Proposal Due Date          | January 4, 2016   |
| 6.2.3. | Presentations              | January 7, 2016   |
| 6.2.4. | Opening Price Proposals    | January 21, 2016  |
| 6.2.5. | Selection and Notification | February 11, 2016 |
| 6.2.6. | Limited Notice to Proceed  | February 25, 2016 |

James Nagelvoort, Director  
Public Works Department

Dated: *November 24, 2015*  
San Diego, California

JN/HM/egz

# City of San Diego

CITY CONTACT: CLEMENTINA GIORDANO, Email: CGiordano@sandiego.gov  
Phone No. (619) 533-3481, Fax No. (619) 533-3633

## ADDENDUM "2"

 - Bidding FOR



### CHOLLAS BUILDING DESIGN - BUILD CONTRACT

|                      |                 |
|----------------------|-----------------|
| RFQ NO.:             | K-15-5193-DB2-3 |
| RFP NO.:             | K-16-1335-DB2-3 |
| SAP NO. (WBS/IO/CC): | S-11025         |
| CLIENT DEPARTMENT:   | 2013            |
| COUNCIL DISTRICT:    | 4               |
| PROJECT TYPE:        | BS              |

### PROPOSAL DUE:

12:00 PM  
JANUARY 4, 2016  
CITY OF SAN DIEGO  
PUBLIC WORKS CONTRACTS  
1010 SECOND AVENUE, 14<sup>th</sup> FLOOR, MS 614C  
SAN DIEGO, CA 92101

**A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

**B. BIDDER'S QUESTIONS**

- Q1. Our team of A/E's and subcontractors are requesting permission to visit the site and look through the existing facility. Are you planning to have a site visit prior to Bid Date for key subcontractors to evaluate project site and buildings?
- A1. Yes, site visit will be December 10<sup>th</sup> at 9am. We'll meet at the front of the current Chollas Water Operations Facility – 2797 Caminito Chollas, San Diego, CA 92105
- Q2. Have you identified a laydown area for the Construction Office Trailer and Subcontractor equipment and construction material storage?
- A2. Staging areas will be the responsibility of the design-builder.
- Q3. It's stated in the RFP page 26 Health & Safety Plan - This plan will be provided by the Design-Builder, But in the on the first page of the drawings under Landfill Construction Note, note # 9, it states " the City shall provide a Health and Safety Plan. Please clarify which we are to follow or what takes take precedence?
- A3. The City has provided a preliminary Community Health and Safety Plan, but the design-builder will need to provide one they will follow during design and construction.
- Q4. Can you please provide us with the CAD files of the Conceptual drawings prior to Bid Date?
- A4. The conceptual drawings are for reference only. After award, Platt/Whitelaw will provide the reference material as needed to the design-builder
- Q5. Now that the proposal due date has changed, does our time frame for asking or sending in questions also move?
- A5. The time for asking and sending in questions has also moved. See RFP page 7, section 8.1.2.
- Q6. In the process of trenching for installation of new utilities, if we encounter contaminated soil can we use that same soil for backfill or are we to backfill with new soil?
- A6. Use new soil.



**C. CHANGES TO THE REQUEST FOR PROPOSAL**

1. To Section 8, Pre-Proposal Activities, Page 8, **DELETE** “Sub-item 8.3. Revision to the RFP” in its entirety and **SUBSTITUTE** with the following:

**8.3. Pre-Proposal Site Visit**

**8.3.1.** The prospective Design-Builders are **encouraged** to visit the Work Site with the Engineering. The purpose of the Site Visit is to acquaint Design-Builders with the Site conditions. A Pre-Proposal Site Visit is Scheduled as follows:

**Time: 9:00 AM**  
**Date: DECEMBER 10, 2015**  
**Location: Chollas Water Operations Facility**  
**2797 Caminito Chollas, San Diego, CA 92105**

**8.3.2.** To request a sign language or oral interpreter for this visit, call the Public Works Contracts at (619) 533-3450 at least 5 Working Days prior to the meeting to ensure availability.

**8.4. Revision to the RFP**

Revisions to the RFP in the form of an Addendum shall be emailed to all short-listed firms. The changes to the Proposal through Addendum are made effective as though originally issued with the Proposal. The Design-Builders shall acknowledge the receipt of Addenda at the time of Proposal submission.

James Nagelvoort, Director  
Public Works Department

Dated: *December 7, 2015*  
San Diego, California

JN/HM/egz

# City of San Diego

CITY CONTACT: CLEMENTINA GIORDANO, Email: CGiordano@sandiego.gov  
Phone No. (619) 533-3481, Fax No. (619) 533-3633

## ADDENDUM "3"

## REQUEST FOR PROPOSAL (RFP)



## FOR

## CHOLLAS BUILDING DESIGN - BUILD CONTRACT

|                      |                 |
|----------------------|-----------------|
| RFQ NO.:             | K-15-5193-DB2-3 |
| RFP NO.:             | K-16-1335-DB2-3 |
| SAP NO. (WBS/IO/CC): | S-11025         |
| CLIENT DEPARTMENT:   | 2013            |
| COUNCIL DISTRICT:    | 4               |
| PROJECT TYPE:        | BS              |

### PROPOSAL DUE:

**12:00 NOON  
FEBRUARY 4, 2016  
CITY OF SAN DIEGO  
PUBLIC WORKS CONTRACTS  
1010 SECOND AVENUE, 14<sup>th</sup> FLOOR, MS 614C  
SAN DIEGO, CA 92101**

**A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

THE SUBMITTAL DATE FOR THIS PROJECT HAS BEEN **EXTENDED AS STATED ON THE COVER PAGE.**

**B. ADDENDUM**

1. To Addendum 1, Item 1, Selection and Award Schedule, page 2, Sub-item 6.2., "6.2.2., Proposal Due Date Through 6.2.6., Limited Notice to Proceed", **DELETE** in their entirety and **SUBSTITUTE** with the following:

|       |                            |                   |
|-------|----------------------------|-------------------|
| 6.2.2 | Proposal Due Date          | February 4, 2016  |
| 6.2.3 | Presentation               | February 8, 2016  |
| 6.2.4 | Opening Price Proposal     | February 22, 2016 |
| 6.2.5 | Selection and Notification | March 11, 2016    |
| 6.2.6 | Limited Notice to Proceed  | March 25, 2016    |

James Nagelvoort, Director  
Public Works Department

Dated: *December 21, 2015*  
San Diego, California

JN/HM/egz

# City of San Diego

CITY CONTACT: CLEMENTINA GIORDANO, Contract Specialist, Email: Cgiordano@sandiego.gov  
Phone No. (619) 533-3481, Fax No. (619) 533-3633

## ADDENDUM "4"

## REQUEST FOR PROPOSAL (RFP)



FOR

### CHOLLAS BUILDING DESIGN – BUILD CONTRACT

RFQ NO.: \_\_\_\_\_ K-15-5193-DB2-3  
RFP NO.: \_\_\_\_\_ K-16-1335-DB2-3  
SAP NO. (WBS/IO/CC): \_\_\_\_\_ S-11025  
CLIENT DEPARTMENT: \_\_\_\_\_ 2013  
COUNCIL DISTRICT: \_\_\_\_\_ 4  
PROJECT TYPE: \_\_\_\_\_ BS

#### PROPOSAL DUE:

12:00 NOON  
FEBRUARY 17, 2016  
CITY OF SAN DIEGO  
PUBLIC WORKS CONTRACTS  
1010 SECOND AVENUE, 14<sup>th</sup> FLOOR, MS 614C  
SAN DIEGO, CA 92101

**A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

THE SUBMITTAL DATE FOR THIS PROJECT HAS BEEN **EXTENDED AS STATED ON THE COVER PAGE.**

**B. BIDDER'S QUESTIONS**

**Questions pertaining to Scope or Specifications**

Q1. Please provide demand loads for the existing building that are to remain. We need this information to size the new transformer HT1.

A1. Annual Max kW is 516.44 kW

Q2. Please confirm that 72-hours fuel supply is required for each new generator G1 and G2?

A2. 72-hours fuel generator is required for G2 the critical systems (SCADA/SOC/DOC) and 72 -hours fuel generator for the Generator G1.

Q3. Please confirm the number of conduits required in communication duct banks. RFP paragraph 2.10.9 (E)(2) seems to call for dedicated 4" conduit for each cable type plus (2) 4" spare?

A3. A Provide four 4" conduits from the street into building A, then two 4" conduits from building A to building B then building 4, and, separately, two 4" conduits from building A into building 4 as shown in the attached sketch for each cable type.

All the fiber cables must be Corning 144 Single Mode.

Q4. Who will move the trailers?

A4. The contractor will be responsible for moving the trailers.

Q5. Which of the trailers are being relocated during project?

A5. All the trailers will be moved. At the completion of the project, no trailers should be at Chollas Water. Whether they are scrapped or reused as part of the interim phase depends on the contractor's design of the interim phase.

Q6. Does the SCADA need to stay on site and running?

A6. Yes.

**C. CLARIFICATIONS**

1. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 2, Scope of Work, Sub-item 2.10., General Performance Requirements, Sub-number 2.10.8., Electrical, page 75:

H. Standby Generators and Automatic Transfer Switches:

The existing back-up power systems are located in the Water Operations Main Building at the west end of the project boundary and in the Department Operation Center (DOC) trailer near the middle of the southern project boundary.

The SCADA command room is not in a trailer but is inside the main building. The City's Water Systems Operations (WSO) will relocate the SCADA system to an offsite location before demolition starts. The SCADA system needs to stay operational during the interim phase.

The Department Operations Center (security) also needs to stay operational during the interim phase. This Center is contained inside a trailer that is expected to be moved as part of the Design/Builder's scope.

The contractor will be responsible for moving the trailers.

**D. CHANGES TO THE REQUEST FOR PROPOSALS**

1. To Section 4, Contract Time, page 6, Sub-item 4.1., **DELETE** in its entirety and **SUBSTITUTE** with the following:

**4.1.** The Project shall be completed **750 Working Days** from the NTP.

2. To Section 6, Selection and Award Schedule, Subsection 6.2., page 6, Sub-items 6.2.2., Proposal Due Date, through 6.2.6., Limited Notice to Proceed, **DELETE** in their entirety and **SUBSTITUTE** with the following:

|               |                            |                   |
|---------------|----------------------------|-------------------|
| <b>6.2.2.</b> | Proposal Due Date          | February 17, 2016 |
| <b>6.2.3.</b> | Presentations              | February 22, 2016 |
| <b>6.2.4.</b> | Opening Price Proposals    | March 1, 2016     |
| <b>6.2.5.</b> | Selection and Notification | March 22, 2016    |
| <b>6.2.6.</b> | Limited Notice to Proceed  | April 6, 2016     |

3. To Section 10, Changes to the Scope of Work, page 8, **ADD** the following:

**10.2.** Approved Information System. Design Builder shall utilize, with City approval, any industry standard web-based project management information system that has capabilities and access equivalent to the Prolog Construction Project Management system. This system shall be utilized through both the design and construction phases of the project and the protocols for utilizing the system (including permissions control and document control) shall be established prior to system implementation. These establishment of these protocols shall be based on logistical, contractual and legal requirements, and shall be coordinated with City.

- 10.2.1. Training. The Design Builder shall provide training for City staff assigned to the Project.
  - 10.2.2. Software. The Design Builder shall furnish this computerized office platform with fully licensed software. Software shall be compatible with City software standards and should include, but not be limited to, word processing, scheduling, budgeting, e-mailing, AutoCad® (latest version), Imaging software from Adobe®, and an internet browser.
  - 10.2.3. Backup Files. Software shall include capability and function to store, backup and maintain the electronic documents generated. Design Builder shall provide the City with electronic backup for all files at the conclusion of the Project.
  - 10.2.4. E-mail. The Design Builder will endeavor to maintain and utilize electronic mail for correspondence and maintain correspondence records in the electronic approved information system.
4. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 2, Scope of Work, Sub-item 13, Submittal Requirements, Sub-number 13.4., Submittal Requirements, item 13.4.1., General, page 10, sub-item 13.4.1.3., **ADD** the following:
- 13.4.1.3.1. Provide a cost loaded schedule broken down into activities and relationships to the extent required to effectively manage the work. It shall be based on the lump sum provided and clearly show how the below phases are interrelated and incorporated into the schedule. (The phase funded schedule may be used to create the multi-phase funding plan for the project):
    - 1. Design
    - 2. Demolition, Site work and site utilities
    - 3. Building construction/landscape site completion (In schedule clearly indicate the work associated with Administration Building A versus Shops Building B)
    - 4. FF&E
5. To Item 13, Submittal Requirements, Sub-item 13.4., Submittal Requirements, page 10, Sub-number 13.4.1., General, **ADD** the following:
- 13.4.1.8. The Design Builder shall utilize the formation of a partnering relationship. Upon approval of the contract, the Design Builder's shall provide the scheduling of a partnering workshop, selecting the partnering facilitator and workshop, selecting the partnering facilitator and workshop site, and other administrative details. The establishment of a partnering relationship will not change or modify the terms and conditions of the Contract, it will not relieve either party of the Legal Requirements of the Contract and will not subject the Design Builder to design responsibilities other than those assumed under the Contract as a design/builder. The goals of partnering shall include:

- 13.4.1.8.1. The Design Builder, the City, Design Professional and the Subcontractors actively working together as partners.
- 13.4.1.8.2. Avoidance of destructive confrontation and litigation among the parties.
- 13.4.1.8.3. Mutual understanding on how the Work is to be conducted.
- 13.4.1.8.4. Establishment of mutual key results to facilitate Project success.
- 13.4.1.8.5. Establishment of an atmosphere of team work, trust, and open communication.

6. To Item 14, Selection Criteria, page 12, Sub-item 14.2., Final Selection (Weighted Criteria), **DELETE** in its entirety and **SUBSTITUTE** with the following;

**14.2. Final Selection (Adjusted Low Proposal)**

- 14.2.1. The ranking of each Design-Builder during the Technical Proposal review and the interviews will serve as a divisor of the Price Proposal submitted thereby determining weighted price.
- 14.2.2. Selection will be based on “Adjusted Low Proposal”. Following review of the Technical Proposals and the oral presentations/interviews, the resulting qualitative evaluation scores will be totaled on a scale of 0 to 100 (less possible EOC points), and will be converted to a decimal (e.g., score of 85 is written as 0.85). The price will be divided by the score (expressed as a decimal) to yield the “Adjusted Low Proposal”. The lowest adjusted proposal will be recommended for Contract award. The adjustment to the Price Proposal is for selection purposes only. The Price Proposal as submitted is the actual Contract Price. Design-Builders will be notified in writing of the City’s final decision.
- 14.2.3. The following example summarizes and illustrates the process:

| Design-Builder   | Qualitative Score (100 Maximum) | Price Proposal | Adjusted Price * |
|--|---------------------------------|----------------|------------------|
| A  | 0.85                            | \$1,000,000.00 | \$1,176,471      |
| B  | 0.95                            | \$1,300,000.00 | \$1,368,421      |
| C  | 0.65                            | \$900,000.00   | \$1,384,615      |
| * The adjustment to the Proposal is for selection only. Firm “A” has Adjusted Lowest Proposal. The Price Proposal is the actual Contract amount. |                                 |                |                  |



7. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 1, Project Description, page 24, Sub-item 1.1., Paragraph 4, **DELETE** in its entirety and **SUBSTITUTE** with the following:

The proposed project will move material from trailers and offices before demolition, demolish all of the permanent structures, remove all temporary trailers, and provide two new structures to properly house the staff and equipment providing the critical City functions at this facility. The entire project constitutes 5.04 acres of the 10-acre Water Operations Facility site. The entire Chollas City Operations Yard is approximately 50 acres, and additional adjacent former landfill acreage is dedicated to athletic fields.

8. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 2, Scope of Work, page 28, Sub-item 2.3., Sub-number 2.3.3., **ADD** the following:

**2.3.3.1.** As required, the cost of all utilities during construction shall be paid by Design/Builder and incorporated into lump sum provided. However utility fees required by utility providers to bring in permanent service to facility shall be part of the permit allowance bid item.

9. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 2, Scope of Work, Sub-item 2.3., page 28, **REVISE** as follows:

To Sub-number 2.3.8., **ADD** the following:

A Commissioning agent must be incorporated into the design-build team for all required commissioning.

To Sub-number 2.3.20., **DELETE** in its entirety and **SUBSTITUTE** with the following:

**2.3.20.** Integration of public art. One representative from the Architect Team will need to be part of the art selection panel. The panel selection usually last 2 working days.

10. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 2, Scope of Work, page 29, Sub-item 2.5., Design Deliverables, **ADD** the following:

**2.5.3.** Design-Builder shall also provide CADD/Revit drawing files at each submittal project stage. In addition, this City may request applicable calculations completed for engineering design elements as part of the submittal.

11. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 2, Scope of Work, Sub-item 2.6., Performance Requirements and Standards, page 29, Sub-item 2.6.1., item C, **DELETE** in its entirety and **SUBSTITUTE** with the following:

C. Accessibility: the completed temporary and permanent buildings and facilities shall comply with the requirements of the Americans with Disabilities Act (ADA) including path of travel requirements, State Title 24 access requirements

and all applicable City Access Memos published by the City's Access Law Technical Group (see link below).

<http://www.sandiego.gov/publicworks/edocref/index.shtml>

Temporary buildings or facilities covered by these requirements include, but are not limited to, reviewing stands, temporary classrooms, bleacher areas, stages, platforms and daises, fixed furniture systems, wall systems, and exhibit areas, temporary banking facilities, and temporary health screening facilities. Structures and equipment directly associated with the actual processes of construction are not required to be accessible.

12. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 2, Scope of Work, page 30, Sub-item 2.9., **ADD** the following:

**2.9.1.**

1. The selected design-builder shall register the Project with SDGE's Savings By Design® Program by contacting Owner's Savings By Design Account Executive within 30 business days following award of the Project in order to allow Owner to qualify for potential incentives under the Program.
2. The Savings by Design Account Executive and the selected design-builder shall maintain a collaborative relationship during the design phase and the execution of the project in order to evaluate and incorporate recommended energy efficiency measures into the final design.
3. Compliance with this requirement and installation of the agreed-upon equipment in accordance with the terms of the program will be verified by an on-site inspection upon completion of construction.
4. For more information regarding Savings By Design, visit <http://www.savingsbydesign.com> and review the Savings by Design Program Handbook.

13. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 2, Scope of Work, Sub-item 2.10., General Performance Requirements, Sub-number 2.10.2., Civil, page 34, item D, Utilities, sub-item 3, **DELETE** in its entirety and **SUBSTITUTE** with the following:

3. The Design-Builder shall coordinate work with all utility providers, the City Project Manager and City staff for relocation, removal, or connection of all utilities.

14. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 2, Scope of Work, Sub-item 2.10, General Performance Requirements, Sub-number 2.10.2., Civil, item E, Storm Water Management, pages 38 through 39, sub-item 4, **ADD** the following:

- 4.1. The final draft of the 2013 Municipal Separate Storm Sewer System (MS4) permit has been uploaded to the project FTP site.

15. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 2, Scope of Work, Sub-item 2.10, General Performance Requirements, Sub-number 2.10.8., Electrical, item I, Fire Alarm, page 76, sub-item 11, **DELETE** in its entirety and **SUBSTITUTE** with the following:
11. Provide a Fire Alarm system preferably manufactured by Edwards, Notifier, Gamewell/FCI or Simplex Grinnell.
16. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Item 2, Scope of Work, Sub-item 2.10, General Performance Requirements, Sub-number 2.10.8., Electrical, item J, Card Access/Intrusion Detection System, page 76, sub-item 1, **ADD** the following:
- 1.1. Existing access control system software is "CCure 9000" by Tyco.
  - 1.2. The card readers used are Software House contactless smart card, proximity, multi-technology flex readers for 125khz proxy cards and 13.56 mhz serial number which support flashing new firmware.
  - 1.3. Access control panels and power supplies are i-Star Edges or Pros, w/enclosure and 24/48v power supply depending upon the application. The contractors additionally need to ensure the door hardware they propose are compatible with electronic access control and that the doors are mortised to accept electric latches, electric transfer switches, and the panic bars are all compatible.
17. To Attachment G, Proposal Submittal Requirements and Selection Criteria, Item 4, Technical Approach and Design Concept (40 Points Max), page 203, **REVISE** as follows:
- To Item 4, Technical Approach and Design Concept (40 Points Max), **DELETE** in its entirety and **SUBSTITUTE** with the following:
- 4. Technical Approach and Design Concept (47 Points Max).**
- To Sub-item 4.2.1, **DELETE** in its entirety and **SUBSTITUTE** with the following:
- 4.2.1. Proposed Design (0-24 points) – describe the proposed design concept outlined in Attachment A of the RFP. The City wants to encourage design and construction creativity within the limits of the project budget, schedule, and concept.
- To Item 4, Technical Approach and Design Concept (47 Points Max), page 203, **ADD** the following:
- 4.2.9 Cost Savings Potential (Total 8 points) - Provide a list of cost Savings items that can be provided altering the basic requirements of the project and specify savings in cost and/or reduction in schedule associated with each item.
- These value engineering (VE) elements proposed should neither reduce the total net area of the facility's space (office space, usable functional space and muster areas) nor reduce the functionality of the facility. It should not reduce the overall expected energy efficiency of the buildings from the current design nor eliminate the requirements to meet LEED silver certification

Describe generally anticipated cost savings that could result from such changes and potential restrictions to proceeding with each alternative. Lastly if material change is proposed, any aesthetic changes should be address in proposal.

Potential VE items could include (but not limited to):

- Change in material specified that does not affect the service life (Possible examples include use of different building envelope or construction material, foundation type or framing material)
- Change in layout and/or features of facility that reduces construction cost

(NOTE: these VE items will be used as part of the selection criteria; however, the cost or time saving associated with these VE items should not be applied to the based lump as required per section 13.3.1 or to cost loaded schedule submitted as part of Proposal. This VE list may be considered at a later date once the Design/Builder is selected)

18. To Attachment G, Proposal Submittal Requirements and Selection Criteria, page 204, Item 5, Construction Plan (25 Points Max), **DELETE** in its entirety and **SUBSTITUTE** with the following:

**5. Construction Plan (18 Points Max)**

- 5.1. Describe the proposed construction plan for this Project, including the following, at a minimum:
- 5.1.1. Construction approach and methods (0-4 points)
  - 5.1.2. Plan for operation of facility during construction (0-4 points)
  - 5.1.3. Plan for phasing of construction activities (0-3 points)
  - 5.1.4. General plan for functional testing and start-up (0-.5 point)
  - 5.1.5. Proposed safety program (0-4 points)
  - 5.1.6. Proposed emergency response plan (0-.5 point)
  - 5.1.7. Proposed construction schedule (0-1 point)
  - 5.1.8. Traffic Control Management (0-.5 point)
  - 5.1.9. Community Impact (Noise and Pollution) (0-.5 point)

James Nagelvoort, Director  
Public Works Department  
Dated: *January 28, 2016*  
San Diego, California

JN/JB/egz

# City of San Diego

CITY CONTACT: Clementina Giordano - Contract Specialist, Email: CGiordano@sandiego.gov  
Phone No. (619) 533-3481, Fax No. (619) 533-3633

## ADDENDUM "5"

## REQUEST FOR PROPOSAL (RFP)



## FOR

## CHOLLAS BUILDING DESIGN – BUILD CONTRACT

|                      |                 |
|----------------------|-----------------|
| RFQ NO.:             | K-15-5193-DB2-3 |
| RFP NO.:             | K-16-1335-DB2-3 |
| SAP NO. (WBS/IO/CC): | S-11025         |
| CLIENT DEPARTMENT:   | 2013            |
| COUNCIL DISTRICT:    | 4               |
| PROJECT TYPE:        | BS              |

### PROPOSAL DUE:

12:00 NOON  
MARCH 14, 2016  
CITY OF SAN DIEGO  
PUBLIC WORKS CONTRACTS  
1010 SECOND AVENUE, 14<sup>th</sup> FLOOR, MS 614C  
SAN DIEGO, CA 92101

**A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

THE SUBMITTAL DATE FOR THIS PROJECT HAS BEEN **EXTENDED AS STATED ON THE COVER PAGE.**

**B. ADDENDUM**

1. A **mandatory** meeting will be held on Thursday, February 18, 2016, at  
525 B Street, Suite 750  
San Diego, CA. 92101  
7<sup>th</sup> Floor, Wada Conference Room

James Nagelvoort, Director  
Public Works Department

Dated: *February 16, 2016*  
San Diego, California

JN/HMC/Lad

# City of San Diego

CITY CONTACT: Clementina Giordano, Contract Specialist, Email: Cgiordano@sandiego.gov  
Phone No. (619) 533-3481, Fax No. (619) 533-3633

## ADDENDUM "6"

## REQUEST FOR PROPOSAL (RFP)



## FOR

## CHOLLAS BUILDING DESIGN – BUILD CONTRACT

|                      |                 |
|----------------------|-----------------|
| RFQ NO.:             | K-15-5193-DB2-3 |
| RFP NO.:             | K-16-1335-DB2-3 |
| SAP NO. (WBS/IO/CC): | S-11025         |
| CLIENT DEPARTMENT:   | 2013            |
| COUNCIL DISTRICT:    | 4               |
| PROJECT TYPE:        | BS              |

### PROPOSAL DUE:

**12:00 NOON**  
**MARCH 16, 2016**  
**CITY OF SAN DIEGO**  
**PUBLIC WORKS CONTRACTS**  
**1010 SECOND AVENUE, 14<sup>th</sup> FLOOR, MS 614C**  
**SAN DIEGO, CA 92101**

**A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

THE SUBMITTAL DATE FOR THIS PROJECT HAS BEEN **EXTENDED AS STATED ON THE COVER PAGE.**

**B. BIDDER'S QUESTIONS**

**Questions pertaining to Scope or Specifications**

- Q1. Does the city prefer floor mounted or overhead braced toilet partitions?
- A1. This is an element that the Design Builder (D/B) is responsible for, based on the performance criteria, information provided in the RFP and the model building.
- Q2. Are the toilet partitions and urinal screens to be a plastic laminate, baked enamel, stainless steel or solid phenolic material? Please clarify.
- A2. It is the responsibility of the D/d to specify this element based on the performance criteria, information provided and the minimum standard included in the model building defined.
- Q3. Sheet A-002 keynote 8 calls for 9 raised landscape planters. Sheet L-100 notes 10 raised planters. Which quantity is correct? Please clarify.
- A3. The exact number of planters will be determined by the D-B team.
- Q4. Per the RFP Phasing Plan, Phase 1 calls to relocate essential shop functions to the carpentry building and for relocation of selected trailers. Which entity is to perform this work, the DB Contractor or the City of San Diego? Please clarify.
- A4. The phasing plan is only one proposed method to phase the temporary and final relocation of staff/equipment and was only provided as an example of a phasing plan. This is neither to be considered a complete phasing plan nor performance criteria for the relocation. The Designer/Builder has to perform this work and has to provide a final complete phasing plan to relocate all staff, services and equipment defined in Bridging documents.
- Q5. Per the RFP Phasing Plan, Phase 2 calls to install new trailers at the previous shops location. Which entity is to perform this work, the DB Contractor or the City of San Diego? Please clarify.
- A5. The phasing plan is only one proposed method to phase the temporary and final relocation of staff/equipment and was only provided as an example of a phasing plan. This is neither to be considered a complete phasing plan nor performance criteria for the relocation. The Designer/Builder has to perform all the relocation work, including



providing temporary facilities to temporarily relocate staff and services as defined by final phasing plan produced by D/B. In a following addendum, an allowance will be added to the bid proposal list for Temporary furniture and files. This allowance shall be used ONLY for the cost associated with the coordination and temporary relocation of staff. This includes the relocation of existing furniture, as well as new furniture if required, for temporary relocation. All other relocation cost and coordination shall be included in proposal cost provided (with the exception of the cost associated with FF&E allowance).

- Q6. Per the RFP Phasing Plan, Phase 3 calls to demo remaining trailers. How many trailers will be left on site for the contractor to demolish? Attachment A, 1.1 notes 11 temporary trailers are to be demolished. Is this the correct total? Please clarify.
- A6. The phasing plan is only one proposed method to phase the temporary and final relocation of staff/equipment and was only provided as an example of a phasing plan. This is neither to be considered a complete phasing plan nor performance criteria for the relocation. The Designer/Builder has to verify locations and quantity of facilities designed in bridging plans.
- Q7. The Supplementary Special provisions, item 1-2 notes the normal working hours are 8:30 to 3:30. Please confirm if this 7 hours' time frame is for the new construction work. Normally construction work hours are from 7:00 to 3:30. Please confirm the actual on site hours of work.
- A7. Normal construction working hour's construction work hours shall be from 7:00am to 3:30pm. See page SECTION E, CHANGES TO THE REQUEST FOR PROPOSALS, Item 3 of this Addendum.
- Q8. Please confirm if the truck layout sheds, the covered storage and the covered plaza all require fire sprinkler protection?
- A8. It is the D/B's responsibility to provide fire sprinklers in areas required by code.
- Q9. After review of all the soils reports issued for this project and I am requesting the following clarification; Is the exiting soil, and all anticipated footing and trench spoils, along with any soils export, to be considered contaminated materials or just regular soils export? The soils reports note some areas MAY contain contaminated soils, but it very difficult to quantify the amount. Please clarify.
- A9. All soil at this time has to be considered uncontaminated, if contamination is encounter this shall be treated per whitebook protocols and shall be considered an unforeseen condition.
- Q10. Please provide some guidelines on the HVAC system design. We can propose a system that is cheap going in, but high maintenance and low energy efficiency, or a system that is more expensive going in, but low maintenance and higher energy efficiency. Which range of systems would the City prefer?
- A10. Section 2.10.7 A and B are specific on energy performance and acceptable systems. The energy usage needs to meet Title 24 and must obtain the required LEED points. Three acceptable systems are listed in section 2.10.7.B.1. Note: The

BD shall meet the minimum requirements reference in the building maintenance guide located in the FTP link.

Q11. It was mentioned at the site visit on Thursday December 10 that the site storm drain water retention as noted on sheet C1.1 Keynotes 16, 17, 18, 19, 20, 21 and 22 are concept only and it is possible for the general contractors to redesign this whole system prior to the submission of bids, without the clients input. Is this statement correct? It would seem that the issued RFP and plans are the well thought out basis of design that should be proposed on by all bidders. Once the project is awarded and the design development is finalized, the City should have the final say on any value engineering suggestions on the water retention system, not the design build contractor. Please clarify if the water retention system as noted on sheet C1.1 is the system to be incorporated into the general contractors bid submission price.

A11. The report is only for reference and the D/B is fully responsible for meeting the requirements of the new MS4 permits and providing a storm water treatment system that meets this permit. Please see current 2016 Storm Water Standards Manual in the following FTP link:

[ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Builts%20\(for%20reference%20only\)/2016%20Storm%20Water%20Standards%20Manual/](ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Builts%20(for%20reference%20only)/2016%20Storm%20Water%20Standards%20Manual/)

Q12. We have received several inquiries from plumbing subcontractors that really need to see the in place water meter test area to see how the final piping and components are configured. The numerous pictures that we took at the last site visit on 12-10-15 are not really adequate to grasp the actual piping and components need for the final configuration. Would it be possible to have another site visit for just this area, or can subcontractors come to the site, check in and view the area on their own? Please clarify or confirm is another site visit will be added for the water meter test area.

A12. A second walk-through was provided after this specific question was submitted. If a third walk-through is required please contact the City Contact (Clementina) as specified in Contract.

Q13. RFP Attachment A paragraph 2.5.1 identifies the required design deliverables packages at 30%, 60%, 100% and Final. Please provide the City/Facility review period required for each package submission.

A13. 15 working days review period is required for City Review for 30%, 60% and 100%.

Q14. The RFP is not clear as to who pays for the permitting fees. Please advise if the DB contractor is to carry the permitting fees in the bid.

A14. The permitting fees shall be paid by D/B and reimbursed through permit allowance.

Q15. Per the RFP phasing it is stated all shop functions will be temporally relocated to the Carpentry shop. Please clarify if the DB contractor is responsible to disassemble, relocate and set up any part of the existing water meter test bench or provide any temp water service.

- A15. The D/B is responsible for any relocation of existing water meter test bench or provide any temp water service. D/B is required to provide temp water service to test bench. Note: as defined in RFP all temporary utilities shall be the responsibility of the D/B during relocation and construction activities. The City shall take over paying for utilities of any facility (temporary or permanent) once the specific facility is substantially complete to be occupied by City.
- Q16. Tab E of the Water Quality Technical Report calls for two 17'-11" high cisterns collecting storm water runoff from Building B. Sheet A-002 shows 25'-6" to T.O.P. on Building B. The Wahaso narrative in Tab E also says that "...water will enter the top of each cistern". What is the design intent to transport storm water runoff from the roof of Building A to the top of each cistern? Does the contractor need to add piping and pumps? If the Cisterns are oversized for roof runoff can they be reduced?
- A16. The design intent is exactly that, to transfer water from top of roofs into Cisterns. D-B team shall provide a design to meet the intent whether it is with pipes and pumps or revising the roof configuration. The cisterns sizing will be predicated on the final calculations and Water Quality Technical Report prepared by the Design/Build team based on the latest City of San Diego standards currently in place.
- Q17. The RFP includes Attachment B Phased Funding Provisions. Has the City allocated resources for the complete funding of this project?
- A17. It may be necessary to budget funds by fiscal year, which may dictate the phasing of project funds prior to the end of the Fiscal Year. Prior to proceeding with any project phase, the City has to allocate all funds necessary for phase completion.
- Q18. The current time for proposals is noted as 12:00 Noon. Would it be possible to extend the time to 2:00 PM?
- A18. The time in which the proposal is due will be 12:00 noon of March 16, 2016.
- Q19. Supplementary Special Provision 2-3.2 Self Performance notes the self-performance percentage will be waived for contractors when a "B" license is required. Please confirm if this percentage is waived for this project.
- A19. If D/B has a B license, then the self-performance requirement is waived.
- Q20. RFP section 3 Project value, item 3.1 notes the City estimate at \$17,500,000. Does this amount include the City allowances and contingency of \$1,875,000 noted on the Price proposal Form? Given the current cost of construction, \$15,625,000, including the cost for design, is not enough funds for the cost of construction for this project. Please clarify if additional City funding can be provided or if the City will be looking at value engineering to bring the project into budget.
- A20. The initial estimate is for reference only, once the D/B is selected, the City will then allocate all funding necessary.

- Q21. The Chollas WOF Room by Room Finish description seems to be missing the following rooms. Please clarify the room finishes for these rooms.
- a. 507 Quiet Room – Typical
  - b. 2620 Electrical – Typical
  - c. 612 Public Computer Access
  - d. 903 Emergency Storage
  - e. Mail Rom, admin building, 2nd floor.
- A21. D-B shall coordinate final Room Finishes with the City once layout and design has been established and approved. For Bidding purposes match nearest adjacent similar room, use industry standard finishes and equal to finishes on the Model Building as stated in the RFP.
- Q22. Sheet A-002, keynote 11 calls for bike rack shelter. Please clarify the size and material make up of this shelter. Will the bike rack shelter be open on all 4 sides with a cover similar to the truck layout sheds?
- A22. The design and configuration of the bike rack shelter is up to the D-B team and as approved by the City as long as it meets regulations and LEED requirements.
- Q23. Per Attachment A Scope of Work: 2.10.4. A Masonry – will all the block be integral color precision masonry?
- A23. The design is up to the D-B team as long as it meets the requirements of the RFP (Performance and Model Building) and as approved by the City.
- Q24. Per Attachment A Scope of Work: 2.10.4. E.4 & 5 Storefront and Windows- none show on plans, no elevations provided, are windows required?
- A24. Windows are required.
- Q25. Per Attachment A Scope of Work: 2.10.4. F.1.a Polish Concrete- please provide a level of quality spec or provide the minimum grit final floor finish polish requirement?
- A25. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q26. Per Attachment A Scope of Work: 2.10.4. F.1.b Ceramic – notes and alternate for a 2 part epoxy, no alternates are reflected on the Price proposal Form, please clarify.
- A26. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q27. 2.10.4. F.1.c Pavers and Stone – notes an alternate for colored sealed concrete that is not noted on the Price Proposal Form. Is colored seal concrete an acceptable base bid product in lieu of pavers? Please clarify.

- A27. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q28. Per Attachment A Scope of Work: 2.10.4.F.f Access floor – please clarify the size/depth of the access floor in the following rooms; 707 SCADA, 809 Security, 902 Aspect Terminals, 905 Emergency Operations, and 907 DOC A/V to verify the required slab depression for the concrete slab and the access floor required, the access floor can vary from 5” to 24” depths?
- A28. This access floor is mostly for cable runs only, assume 12"-18". The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q29. 2.10.4. F.H.1 Exterior Fixed Sun Control System, where does this occur, no windows noted, no elevations provided, none shown or called out on the plans. Please clarify.
- A29. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q30. 2.10.4. F.I.1 – window coverings, are any required, no windows noted. Will window coverings be required at interior office windows, see rooms 1601, 1602, 1605, etc.?
- A30. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q31. The Room by Room Requirements calls for Acoustical STC requirements at several rooms and locations. Is this STC requirement for the ceiling only or for the complete room assembly, the doors, partitions and ceilings?
- A31. The complete room, however, The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q32. Several rooms call for an STC 60 and STC 65 acoustical rating “to corridor.” Is this rating to apply only to the wall that borders on the corridor? Or do the partition walls between office need to meet this STC rating also? Please clarify.
- A32. The complete room, however, The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q33. Several of the Rooms with STC ratings “to Corridor” have roll up doors in the wall. Will the roll up doors and the man doors need to meet the STC rating?
- A33. It is assumed the roll up doors won't, however, The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.

- Q34. Note 16/A-105 Room 2007 Meter Station calls for wire mesh partitions. Are the partitions full height to the exposed structures above, or is there a height limitation of 8', 10', 12'. The section through the building at this location notes the floor to structure above is about 21'.
- A34. The intent is that the partitioned area needs to be secure. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q35. Keynote 1, sheet A/105 calls out for a 500 LB jib crane. Please clarify the clear hook height. Also, please clarify the span.
- A35. See plans for spans. Assume standard hook height. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q36. Keynote 2, sheet A/105 callout a 1 ton Jib crane. Please clarify the clear hook height. Also, please clarify the clean span distance of the crane.
- A36. See plans for spans. Assume standard hook height. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q37. Keynote 3 and 4, sheet A/105 calls out cranes that are not shown on the plans. Please verify the location of the keynote 3 and 4 cranes.
- A37. Cranes are shown on plans, see Rooms 2203 & 2101.
- Q38. With the current bid date postponement to 1-4-16 will it be possible to schedule an all trades site visit to review the existing site conditions?
- A38. A second walk-through was provided after this specific question was submitted. If a third walk-through is required please contact the City Contact (Clementina) as specified in Contract.
- Q39. Keynote 38/A-002 notes the Storage Area as 14' high. The building section 2/A-302 notes the height at 12'. Which is correct? Please clarify.
- A39. Follow Section - The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q40. Sheet A-002, at the south side of the covered plaza, there is a section of fence and gates noted. Will the fence and the 4 pair gates be chain link material or ornamental fence, similar to the note 31/A-002 fence and gates? Please clarify the height of the fencing.
- A40. Ornamental fence, although, The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.

- Q41. Keynote 38/A-002 notes the Storage Area has metal mesh dividers. Will these mesh dividers be the same or similar to the chain link bays noted in keynote 16/A-0002 for the truck layout sheds? Or is a wire mesh partition required? Please clarify.
- A41. Match truck shed layout, although, The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q42. Please clarify the soffit at the administration building overhang, keynote 7, sheets A-103, A-104 and A-106. Is the current intent to leave the underside soffit exposed? Please clarify.
- A42. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q43. Sheet A-002 Keynote 14 calls for a 3 sided masonry electrical service enclosure with a metal gate. The plans note the gate in fencing. Is the infill fencing around the gate to be chain link or ornamental? Same questions for Keynotes 12, 15 and 30, the front of these enclosures show fence, or should it be solid masonry with only the metal gate?
- A43. Masonry with metal gate - The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q44. The plan sheet L-200 looks like there might be (2) green screens in a 'V' form at the posts- can you confirm this? Sheet A-301 and a-302 elevations only show one screen. Please clarify.
- A44. "V" form, although, The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building. Form
- Q45. The Overhead Door note 6 on page 48 mentions aluminum with integral frame and sill. This is a counter door verbiage and I don't think would apply to these doors. A heavy duty steel service door would usually be used in this application. Also the model 650 is a counter door, and available 20'-0" X 9'-0" Max. Since the doors are 12' high they will not work. Also steel will be much stronger than aluminum. Are we to quote prefinished steel overhead doors, insulated with motor operation? Please clarify
- A45. Yes provide a steel door with motor operation that will work for this condition - The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q46. Please provide a basis of design material for the floor covering. Ceramic tile, acoustic ceiling and paint to establish the minimum level of quality acceptable by the City for this project.

- A46. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q47. Construction keynote 11, sheet C1.1 notes proposed retaining wall / raised walkway per architectural plans. The Architectural plans do not reference these walls. Are these walls to be cast in place concrete or masonry? Please clarify the material preferred for these retaining walls.
- A47. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q48. Will waterproofing be required at the construction keynote 11, sheet C1.1 proposed retaining walls?
- A48. Yes waterproofing will be required.
- Q49. Sheet S-100A General notes, Cold-Formed Metal, note 3, calls for all products to be manufactured by current members of the SSMA. Is Clark Dietrich an acceptable Steel Stud Manufacturer? They are not part of the SSMA, but are a widely recognized and highly regarded Steel Stud Manufacturer. Is the City aware of limitation they are putting on the project by limiting the cold formed metal suppliers to only the SSMA Manufacturers?
- A49. It is acceptable to use Clark Dietrich or any other manufacturer having equal or higher allowable limits with ICC-ES approval.
- Q50. Sheet A-301 notes building sections show the parapet heights above the roof at various heights. Please confirm if the sections are correct or if all the roof parapets must be a minimum of 42" above the roof.
- A50. The intent was that the parapets would provide for the fall protection, however, The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q51. Is a roof fall protection system to be incorporated into this project?
- A51. The design of the project (Phasing, Site, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q52. Grading and drainage plan sheet C1.1 appears to show the new force main leaving vault #1 and daylighting through the pavement at parking space #26 before discharging through the new curb. How is the portion of the force main pipe that is above the pavement to be protected?
- A52. The force main shall be constructed below grade.



- Q53. Grading and drainage plan sheet C1.1 appears to show the new force main leaving vault #2 and daylighting through the pavement south of the new curb at parking space #26. Is this the actual design intent?
- A53. Both force mains shall be routed to a constructed outlet per keynote 20. The outlet shall be a shallow precast box with outlet flowline elevation 425.20, per keynote 20.
- Q54. Neither sheet C1.1 nor the WQTR appear to show or describe an overflow system from vaults #1 and #2. How shall the vaults and pump systems accommodate storm water runoff from rain events larger than the 85th percentile storm?
- A54. The Design/Build team is required to complete a new Water Quality Technical Report (WQTR) based on the latest City of San Diego Standards, which will re-size the vaults. The force main system will also need to be sized accommodate the storm water runoff from larger rain events.
- Q55. Please provide details or a basis of design for the pump systems in vaults #1 and #2 with respect to discharge compliance with hydromodification management requirements.
- A55. The Design Build team shall provide an new WQTR which addresses latest hydromodification requirements within the report. The Design Build team shall also design and provide all detailing for the pump systems based on the outcome of the updated WQTR.
- Q56. Please provide details of the pump systems in vaults #1 and #2 for pricing purposes.
- A56. Design Build team shall size pumps based on WQTR they prepare.
- Q57. Shall the pump in each vault be duplex pumps?
- A57. Pump types shall be chosen by Design / Build team based on WQTR they prepare.
- Q58. Where shall the control panels for the pump systems in vaults #1 and #2 be located and where shall power be supplied from?
- A58. Design Build team shall coordinate PIV and FDC with City Fire Marshal for second FDC and PIV.
- Q59. The new fire water backflow shown on sheet C2.1 serves two buildings but keynote #22 only says to "Install PIV and FDC". Shall two PIV/FDCs be installed? If so, where shall they be located?
- A59. Design Build team shall coordinate PIV and FDC with City Fire Marshal for second FDC and PIV.

- Q60. What type of pavement shall be constructed beneath the truck layout sheds?
- A60. The northern truck layout sheds shall utilize asphalt paving with the same section as the surrounding proposed asphalt.
- Q61. The RFP documents indicate that the planting and irrigation concept developed in the bridging documents will be preserved. Does that mean we cannot make any changes?
- A61. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q62. The landscape drawings referenced the architectural drawings for the 8x8x4' precast concrete planters for trees and raised 5x12' planters with screens for the vines. There are no details shown on the architectural drawings. Also, there are no details to indicate the relationship between the 5x12' planters, structural columns, green screen and building/canopy above. This detail would may be tricky!
- A62. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q63. The irrigation spec's, Item 4, Page 42 of the RFP require us to design the irrigation system utilizing current water conservation standards and per the City water efficient landscape ordinance. In less than 10 days on December 1st, all California cities and counties must revise their current ordinances to comply with the new "modified" Water Efficient Landscape Ordinance which was approved by the CA Department of Water Recourses and the Governor office in August 2015. This is in response to the water emergency crisis that we are currently facing. In my opinion, we will be required to comply with the new ordinance. There is a couple issues that we need to modify on the overall irrigation design to meet the new requirements:
- a. Using MP Rotators on narrow landscape areas is not appropriate and will result in over spaying adjacent walkways.
  - b. Using MP Rotators within all planting areas will not help us meet the required water use calculations to demonstrate that the project meets the new ordinance requirements.
  - c. Even if the City allow us to only comply with the current requirements, the current ordinance does not permit the use of overhead irrigation system within 24 inches of an impermeable surface because of overspray to the adjacent pavement; creation of runoff and waste water. Only below grade subsurface irrigation system are allowed adjacent to pavement areas. This means we have to provide a below grade irrigation system within the 24 inches adjacent to pavement in addition to the MP rotators. That becomes costly and complicated during the irrigation system installation.

A63. It is the Design Builder's responsibility to meet the State's new water efficient landscape regulations and the site irrigation system needs as recommended per guidelines attached in the FTP link. The design would need to change and so revisions to products, details, specs., directive notes to follow.

[ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Builts%20\(for%20reference%20only\)/Design-Build%20Bridging%20Documents%20Irrigation%20System/](ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Builts%20(for%20reference%20only)/Design-Build%20Bridging%20Documents%20Irrigation%20System/)

Q64. RFP section 1.1 states that both bldgs. A and B will consist of CMU walls. Are alternative systems acceptable, e.g. tilt-up concrete panels or structural steel frame supporting a steel stud curtain wall?

A64. Yes, alternative systems are acceptable as long as the alternative has a higher or equal service life and performance of the CMU system. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.

Q65. RFP section 1.1 requires a 50-foot tall screened antenna tower supported by building A. Can this tower be independent of the building, maintaining the required height and screening?

A65. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.

Q66. RFP section 1.1 states that all of the permanent buildings will be structurally engineered to support future PV panels. Is this requirement intended to include the covered storage area and the truck layout sheds?

A66. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.

Q67. It appears that the proposed site plan does not meet the street and remaining yard planting requirements as well as the vehicular use area planting and point requirements indicated on the City landscape regulations. Please advise if we are to proceed with the site plan as shown on the RFP documents or do we need to revise the site plan to meet these code requirements.

A67. Follow the RFP documents for bidding which includes the Environmental Review and PPA submittal, however, D-B Team is responsible to meet all City Regulations during design.

Q68. Should we assume that the winning bidder will get the Bridging documents in CAD format after the project is awarded?

A68. Yes.

- Q69. The planting plan indicates that the 8x8x4' precast concrete planters to be provided with one 24"-box tree with no shrubs or ground cover. Only a 4" layer of cobbles is to be provided. We are aware that city standards require 40 square feet of planting area per tree. However, in our opinion, an 8x8x4' is an oversized, special customer order planter for only one tree. Is it possible to provide a smaller size planter with dimension of 5x5x3.5 feet? The five feet square is a standard size that can be obtained from several precast manufacturers.
- A69. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q70. Can the 5x12' raised planters for vines be deleted and replaced with on-grade raised planter as part of the raised walkway south of the administration building? Can the green screen proposed at the south and west sides of administration building be eliminated to meet the project budget?
- A70. The planters are raised due to the proximity to the landfill, however, The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q71. The irrigation demand and cistern size calculated by WaHaSo in the WQTR is 142,573 gallons/year. The Estimated Total Water Usage calculated by KTU+A on sheet L-102 is 75,963 gallons per year, approximately half the demand calculated by WaHaSo. Should the cistern capacity, including associated filtration, UV disinfection, and pump system be downsized accordingly to meet the water use requirements indicated on the irrigation plan?
- A71. See guidelines provided in answer A63.
- Q72. The irrigation specifications, Item 4, Page 42 of the RFP require us to design the irrigation system utilizing current water conservation standards and per the City water efficient landscape ordinance. On December 1st, all California cities and counties are required to revise their current ordinances to comply with the new "modified" Water Efficient Landscape Ordinance which was approved by the CA Department of Water Resources and the Governor office in August 2015. Are we required to comply with the new ordinance? There are some issues that we need to modify on the overall irrigation design to meet the new requirements:
- a. Using MP Rotators on narrow and irregular landscape areas is not recommended and will result in over spaying adjacent walkways.
  - b. The current and new ordinance does not permit the use of overhead irrigation system within 24 inches of an impermeable surface because of overspray to the adjacent pavement; creation of runoff and waste water. Only below grade subsurface irrigation system are allowed adjacent to pavement areas. This means we have to provide a below grade irrigation system within the 24 inches adjacent to pavement in addition to the MP rotators. That becomes costly and complicated during the irrigation system installation.

- c. We are recommending using a below surface drip irrigation system. It will meet the new and current ordinance, no over spaying or runoff will occur on adjacent surfaces and no need to provide two irrigation systems required by the current and new ordinance.
- A72. See guidelines provided in question 63.
- Q73. May we present alternative to the prescribed 5'x12' raised landscape planters and screens?
- A73. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q74. Is the formal vehicle turn-around south of the Covered Plaza for events use?
- A74. No.
- Q75. Is there latitude to shift locations of the water collection tanks?
- A75. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q76. Is the arcade along the south perimeter of BUILDING A for staff or staff and visitors?
- A76. Visitors and Staff.
- Q77. What is the intent of the 'green screen'?
- A77. Provide landscape buffer and meet regulations
- Q78. The bicycle storage straddles the security fencing. Is that intentional?
- A78. This is a proposed location, the D/B can propose an alternative location based on the functional use and site restrictions
- Q79. Is the Reception Lobby for visitors only, or visitors and staff?
- A79. The Reception Lobby is for both staff and visitors
- Q80. There are no exterior doors located on the south wall of BUILDING A. Is this for security control?
- A80. Yes, however, the design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q81. There are no windows shown throughout the floor plans. Is this intentional for program purposes or not determined in the Bridging Phase?

- A81. Not determined in the Bridging Phase.
- Q82. Are there special technology requirements for the Command Center?
- A82. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q83. Is full height casework locked cabinets or open shelving?
- A83. Combination.
- Q84. There are multiple casework areas in the single story section of BUILDING A. Are they counter or full height? Lockable cabinets or open shelving?
- A84. Heights are called out on the plans. It can be discussed it Public Utilities Dept during design, whether it will be Lockable cabinets or open shelving.
- Q85. Does the definition of 'Framed Full Height Wall' mean to the ceiling, or underside of deck, or to above the ceiling plane?
- A85. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.
- Q86. Is there any fixed casework in the 905/906 space?
- A86. Yes, control center desk per plans.
- Q87. A few office furniture and workstations partitions are dashed, most are not. Is there a difference?
- A87. No difference
- Q88. Is there a required square foot area for photovoltaic arrays? May we redistribute if design allows? Are they future or in scope? If future do we include infrastructure for future placement?
- A88. Area and need for PV's is for the D-B to decide and to meet T-24 and LEED requirements. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) are up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building.

## C. CLARIFICATIONS

**NOTE: Copy and Paste each link into the search area (top square) of the internet.**

1. All building elements must meet all requirements according to the Building Guidelines. The Building Guidelines from the Facility Division can be found in the following FTP link:

[ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Builts%20\(for%20reference%20only\)/Facility%20Maintenance%20specs%20Masterstd%202015/](ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Builts%20(for%20reference%20only)/Facility%20Maintenance%20specs%20Masterstd%202015/)

2. All Storm Water elements must meet all requirements according to the current 2016 Storm Water Standards Manual in the following FTP link:

[ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Builts%20\(for%20reference%20only\)/2016%20Storm%20Water%20Standards%20Manual/](ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Builts%20(for%20reference%20only)/2016%20Storm%20Water%20Standards%20Manual/)

#### **D. ADDENDUM**

1. To Addendum 4, D. Changes to The Request For Proposal, page 3, Item 2, Section 6, Selection and Award Schedule, **DELETE** in their entirety and **SUBSTITUTE** with the following:

|  |                |
|--|----------------|
| <b>6.2.2.</b> Proposal Due Date          | March 16, 2016 |
| <b>6.2.3.</b> Presentations              | April 4, 2016  |
| <b>6.2.4.</b> Opening Price Proposals    | April 11, 2016 |
| <b>6.2.5.</b> Selection and Notification | May 2, 2016    |
| <b>6.2.6.</b> Limited Notice to Proceed  | May 16, 2016   |
2. To Addendum 4, Section D, Changes to The Request For Proposals, pages 8 and 9, **DELETE** Items 17 and 18 in their entirety. The statement in the Advertised Request For Proposal, Attachment G shall remain as is.

#### **E. CHANGES TO THE REQUEST FOR PROPOSALS**

1. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, page 24, Section 1, Project Description, Subsection 1.1., **Building A** (Fifth Paragraph), **ADD** the following:

The three functions (SCADA, SOC, DOC) are considered critical and needs to remain operational in the event of natural disaster. In effect, the facility containing these function and associated infrastructure (Power, Telephone/Data, HVAC, controls etc.) has to be designed as an "Essential facility" as defined under the California Building Code and structural requirements of Minimum Design Loads for Buildings and Other Structures (ASCE 7 -10)

2. To Attachment E, Supplementary Special Provisions, page 98, Item 1-2, Terms and Definitions, page 98, **DELETE** in its entirety and **SUBSTITUTE** with the following:

##### **1-2 TERMS AND DEFINITIONS.**

**Normal Working Hours.** To the City Supplement, **ADD** the following:

The Normal Working Hours are 7:00 AM to 3:30 PM

James Nagelvoort, Director  
Public Works Department

Dated: *February 25, 2016*  
San Diego, California

JN/JB/egz

# City of San Diego

CITY CONTACT: Clementina Giordano, Contract Specialist, Email: Cgiordano@sandiego.gov

Phone No. (619) 533-3481, Fax No. (619) 533-3633

## ADDENDUM "7"

## REQUEST FOR PROPOSAL (RFP)



## FOR

## CHOLLAS BUILDING DESIGN – BUILD CONTRACT

|                      |                        |
|----------------------|------------------------|
| RFQ NO.:             | <u>K-15-5193-DB2-3</u> |
| RFP NO.:             | <u>K-16-1335-DB2-3</u> |
| SAP NO. (WBS/IO/CC): | <u>S-11025</u>         |
| CLIENT DEPARTMENT:   | <u>2013</u>            |
| COUNCIL DISTRICT:    | <u>4</u>               |
| PROJECT TYPE:        | <u>BS</u>              |

### PROPOSAL DUE:

**12:00 NOON  
MARCH 30, 2016  
CITY OF SAN DIEGO  
PUBLIC WORKS CONTRACTS  
1010 SECOND AVENUE, 14<sup>th</sup> FLOOR, MS 614C  
SAN DIEGO, CA 92101**



**A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

THE SUBMITTAL DATE FOR THIS PROJECT HAS BEEN **EXTENDED AS STATED ON THE COVER PAGE.**

**B. BIDDER'S QUESTIONS**

**Questions pertaining to Scope or Specifications**

- Q1. The price proposal form, item 5 is labeled "Exclusive Community Liaison Services." Does this bid item correlate directly with Attachment E Supplementary Special Provisions section 7-16.3? Please clarify.
- A1. Yes, this bid item correlates directly with Attachment E Supplementary Special Provisions section 7-16.3
- Q2. Section 2.10.3 Landscape, item 3 and 5 note precast concrete planters for the site. The size noted on the plans are too large to produce and ship as precast planters. Will the city consider smaller precast planters, or will the planters need to be cast in place on site to adhere to the sizes shown and noted on the RFP plans? Please clarify.
- A2. The design of the planters will be the DB team responsibility, for bidding purposes use a smaller size matching the specified as close as possible.
- Q3. Sheet T-001 Landfill Construction Note 1 calls for a geomembrane between the building slab and sub grade. Is the geomembrane to occur under the cover plaza slab as well? Please clarify.
- A3. Since the slab is contiguous, then yes, it should contain all of the same requirements. Design the building as if it is enclosed. See Title 27 Section 21190(g)(1).
- <http://www.calrecycle.ca.gov/Laws/Regulations/Title27/ch3sb5.htm#21190>
- Q4. It was noticed at the site visit on Thursday December 10 that the existing site trailer set up differs from the set up noted on the plans. Please provide an approximate square foot area of trailer space per phase for the displaced employees, including the approximate number of people, data and power requirements.
- A4. Contractor to perform take-off from current plans of the trailers. Contractor is responsible for temporary relocation of everyone on the FTP document "09 - Occupancy & Needs Matrix".
- Q5. Will a roof top mechanical screen be required to hide the roof top mechanical units? The RFP does not mention roof top mechanical screens. Please clarify.

- A5. The rooftop screen shall be provided for rooftop mechanical units. In this case since this element was not mentioned in the RFP the minimum standards required should meet the defined model building which does have mechanical screens
- Q6. Please clarify the intent and application of Landfill Construction Note #3 on sheet T-001. What permeable layer shall a geotextile filter be designed for?
- A6. The intent is to protect the cover of landfill and prevent landfill gas from coming up into the building. The geotextile filter shall be designed to protect the 12" of aggregate described in Landfill Construction Note 2, sheet T-001. See Title 27 Section 21190(g)(2) through (5). See link to Title 27 Section 21190 in answer A3 above.
- Q7. Please clarify Landfill Construction Note #8 on sheet T-001. Who is the LEA?
- A7. The purpose of Note # 8 is so that the DB provides plans that meet the requirements of Title 27, Post Closure Land Use, including incorporating landfill gas control methods described in Title 27 and the preparation and submittal of a Community Health and Safety Plan (CHSP) to the LEA for review and approval. The LEA contact is Daron Warkentin, 619-533-3694, Solid Waste Inspector. He is to be notified prior to construction start, included in all pre-con meetings, construction update meetings, notified with every design change, notified when trash is encountered, and enforces all Title 27 and Title 14 regulations for solid waste landfills. He ensures the CHSP (required in Landfill Construction Note #9) is in place prior to construction start and followed throughout the project.

<http://www.calrecycle.ca.gov/Laws/Regulations/Title27/ch3sb5.htm#21190>

[ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Built%20\(for%20reference%20only\)/13%20-%20COMMUNITY%20HEALTH%20AND%20SAFETY%20PLAN.pdf](ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Built%20(for%20reference%20only)/13%20-%20COMMUNITY%20HEALTH%20AND%20SAFETY%20PLAN.pdf)

- Q8. Please provide Tree Protection Plan A00.21 as referenced in Keynote 6 on sheet C0.1.
- A8. It is the responsibility of the DB to provide a tree protection plan to protect all trees within the boundary of the site that will not be removed. Keynote 6 refers to specific trees to remain and be protected in place. Also, refer to Landscape Planting Plans L-200 and L-201 for Tree protection. Ignore the reference to "Tree Protection Plan A00.21".
- Q9. Will any contractor parking be provided outside the limits of project work, either across Caminito Chollas in the main lot or in the water operations facility yard? Please clarify.
- A9. There appears to be no space available in the employee parking areas.
- Q10. Per the RFP Item 2.10.6. Plumbing sub section R water meter testing station items 1 & 2 requires a Mars "System 1" dual test bench. What size water service is required to serve the test bench to provide adequate supply to the multiple test stations?

- A10. DB team shall contact the test station manufacturer for the requested information.
- Q11. During the site walk on 12-10-15 it was asked, but not answered who will be responsible for temporarily moving all of the materials, parts and other items from the yard, shops and support structures. Please clarify? Who is responsible to move all of the items to the new permanent yard and shop space? Please provide details of all items to be relocated, set up and moved back for bidding purposes? Please provide details for all temp utilities required to serve the temporary trailers?
- A11. The DB will be responsible for moving all of the employee's items (i.e. files, furniture, etc.) to the permanent locations and/or temporary locations if needed.
- Q12. Who is responsible for moving all of the employees' items (i.e. files, furniture, computers etc. from the buildings and trailers to the temporary locations and back to the permanent locations? Who will be responsible for the system take down and set up of printers, copiers, phones, computers and other specialty technology systems and devices after the move? Please provide the details of all items to be relocated and require set up for the temp locations and in the permanent space for bidding purposes.
- A12. The DB will be responsible for moving all of the employees' items (i.e. files, furniture, computers etc.) to the permanent locations and/or temporary locations if needed. Please see revised FF&E matrix as stated in Section C. Clarifications, item 1 of this addendum. All items that are noted as OFOI, will be installed and furnished by owner in the permanent as well as the temporary building.
- Q13. RFP Package item 6535 Asbestos and Lead Insert language for Specification 07-16-2015 states "The Contractor that is awarded this contract shall not include any costs associated with mitigation of asbestos and lead materials as it will be performed by a separate City contract with work being performed at the beginning of each project". For scheduling purposes please provide the abatement duration allotted for each building?
- A13. Yes, the abatement of any lead and asbestos will be the responsibility of the City. The DB will coordinate with the City's Environmental Department. The abatement duration will be approximately 2 weeks.
- Q14. Tab E of the Water Quality Technical Report calls for two 19'-10" high cisterns collecting storm water runoff from Building A. Sheet A-002 shows 17' to T.O.P. on Building A. The Wahaso narrative in Tab E also says that "...water will enter at the top of each cistern". The roof cannot slope the entire distance to the cisterns. What is the design intent to transport storm water runoff from the roof of Building A to the top of each cistern? Does the contractor need to add piping and pumps? If the Cisterns are oversized for roof runoff can they be reduced?
- A14. The design intent is exactly that, to transfer water from top of roofs into Cisterns. D-B team shall provide a design to meet the intent whether it is with pipes and pumps or revising the roof configuration. The cisterns sizing will be predicated on the final calculations and Water Quality Technical Report prepared by the Design/Build team based on the latest City of San Diego standards currently in place.

- Q15. Please clarify the intent and application of Landfill Construction Note #3 on sheet T-001. What permeable layer shall a geotextile filter be designed for?
- A15. See answer A6.
- Q16. Please clarify Landfill Construction Note #8 on sheet T-001. Who is the LEA?
- A16. See answer A7.
- Q17. Please provide Tree Protection Plan A00.21 as referenced in Keynote 6 on sheet C0.1.
- A17. See answer A8.
- Q18. Will the contractor be reimbursed for all City Permitting fees?
- A18. Bid item #8 includes all City permitting fees.
- Q19. The current RFP includes section 13.4.4. Review of Technical Proposal. Item 13.4.4.2 notes the purpose of the presentation is to allow a panel to ask questions and to seek clarifications about the proposal. Section 13.4.4.2 also states that the technical presentations have no bearing on the potential for award. Is the technical presentation mandatory?
- A19. The presentation is the DBs opportunity to clarify any misconceptions by the interview panel who will be scoring the technical portion. To clarify Section 13.4.4.2, the order of the presentations from the random draw has no bearing on the potential for award. Also, per the RFP, attachment G section 7, Presentation and Interview, it states that 5 points max will be part of the overall score.
- Q20. In what sequence will the technical presentations occur? Will the scoring of the technical proposals be complete by the panel prior to the technical presentations or will the presentations occur prior to the technical proposal scoring?
- A20. No, the proposal will not be scored prior to the presentation. The order of the presentation schedule will be a random draw. However, DB has the option to request a time slot. If two or more DBs select the same time slot, that time slot will be a random draw.
- Q21. RFP Section 14 Selection criteria, item 14.2 notes the final selection (weighed criteria) procedure and formula. This system differs significantly from the Attachment G Proposal Submittal Requirements and Selection Criteria. Item 13.3.4 notes "see Attachment G for criteria from which the proposals will be evaluated." Please clarify which criteria will be used in the selection process.
- A21. Please see Addendum 4 section D. CHANGES TO THE REQUEST FOR PROPOSALS, for changes in selection/scoring criteria.

- Q22. RFP section 2.4 Subcontractor participation, item 2.4.1 notes the ELBE and SLBE mandatory participation percentage at a minimum 13.6%. Attachment G, item 6.2.6 notes the participation for SLBE, ELBE and DVBE subcontractors. Are DVBE subcontractor's part of the mandatory participation percentage? Please clarify if DVBE participation is this project.
- A22. Per section 2.4 only ELBE and SLBE are mandatory. For scoring criteria: points will be awarded for ELBE, SLBE or DVBE participation.
- Q23. Room by room Requirements, Office "D & E" list cubicle furniture. Is the Office "D & E" cubicle furniture as noted part of the FF&E by the owner? Please clarify.
- A23. Please see link for revised document "Chollas WOF - Room by Room Requirements 2015-0707" below:
- <ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/Chollas%20WOF%20-%20Room%20by%20Room%20Requirements%202015-0707.pdf>
- Q24. Is the furniture noted in the Muster Area "N" part of FF&E or part of the contractors bid/scope of work? If the work is part of the contractor's scope, please clarify the note "Components may include shelving, drawers, map racks, data entry stations per WIC standards" that covers a lot of items that are not shown on the bridging documents.
- A24. Yes, furniture is part of contractor's scope. Please reference answer above.
- Q25. Per the room by room requirements of the RFP all data and cabling equipment is OFOI. Is this correct?
- A25. Yes this is correct.
- Q26. Are the Access Control / Intrusion Detection and Surveillance Systems OFOI also?
- A26. No, Access Control / Intrusion Detection and Surveillance Systems to be supplied by the DB.
- Q27. Section 2.10.8. J Card Access/Intrusion Detection System notes to provide card access/intrusion system compatible with existing City of San Diego Card access system. Please provide information regarding existing Card Access System.
- A27. Per Addendum 4, Section D, Item 16, existing access control system software is "CCure 9000" by Tyco.
- Q28. The Edge of Dock Levelers come in several widths and weight capacities. 66", 72", 78", and 84". Also weight capacities vary from 20,000, 25,000, and 30,000 lb. Please provide an acceptable product to establish the level of quality and size for bidding this project.
- A28. Use width and weight of 66" and 20,000 lbs respectively.

- Q29. a. The irrigation demand calculated by WaHaSo in the WQTR is 142,573 gallons/year. The Estimated Total Water Usage calculated by KTU+A on sheet L-102 is 75,963 gallons per year. Is the WaHaSo cistern, filtration, UV disinfection, and pump system still desirable to the City if the demand is only 75,963 gallons per year?
- b. Will the system be redesigned by WaHaSo based on the reduced demand?
- c. Will a new cost estimate be provided by WaHaSo?
- A29. a. The lesser demand does not change the intent to save water, so yes, it is still desirable to the City to provide a system which can reuse the water. The ultimate system is up to the D-B team to propose on.
- b. The D-B team is responsible to coordinate this with the Basis of Design manufacturer or one they want to work with to design the system.
- c. The D-B team will coordinate and determine cost of the system based on the type of system and design they propose.
- Q30. The RFP documents indicate that the planting and irrigation concept developed in the bridging documents will be preserved. Does that mean we cannot make any changes and do not have to meet the landscape requirements indicated above?
- A30. Please see Addendum 6 question 61.
- Q31. Will the Covered Plaza be utilized for events that include public?
- A31. Yes.
- Q32. Describe the two levels of site security enclosure: Please confirm why there is a fencing/gates on the west end of BUILDING A, and additional security fencing/gates at the Covered Plaza.
- A32. The fencing/gates on the west end of building A are to keep general visitors out and secure entry into the facility allowing only staff and cleared meter customers. The second set of gates at the west end of Building B are to provide another level of security only allowing facility staff to enter thru these gates. Meter Customers park along the south fence and enter the meter shop thru a door on the west side of these gates. However, this is all up for review and discussion with the users once the project is awarded.
- Q33. Do most staff park west of Caminito Chollas?
- A33. Most of the staff park in the employee parking lot. It is located on the Northwest corner of the yard.
- Q34. Please confirm the Bike Lane and Sidewalk along College Grove Drive ARE NOT part of the scope.

- A34. Confirmed, however any areas that are disturbed during construction activities shall be returned to original condition.
- Q35. Can the rooftop antenna be located adjacent to the building (if height is maintained) or must it be located on the roof?
- A35. The design of the project (Phasing, Site, Landscaping, Building, Materials, Finishes...) is up to the D-B team as long as it meets the requirements of the RFP and is equal to the Model Building. The antenna can be moved as long as the functionality of the space is not altered.
- Q36. Addendum 4, section D Changes to the Request for Proposals, item 4, 13.4.1.3.1 calls for a cost loaded schedule. Please clarify if a preliminary construction schedule only is required with the proposal. It will be extremely difficult to provide a cost loaded schedule at time of bid based on the lump sum bid, when we are still trying to finalize our bid, by Noon. Please advise if a preliminary construction schedule is adequate at bid time and a cost loaded schedule can be provide by the selected General Contractor within 21 days of project award.
- A36. It is expected that the schedule be a detailed milestone schedule and does not have to contain all construction activities.
- Q37. Please clarify who is responsible for the delivery and installation of the administration building antenna system. The antenna is mentioned by reference in several areas but there isn't a proper description of the scope of work and who is responsible. Is the General Contactor only responsible for coordinating the roof mounted concrete pad to support the antenna structure, with the antenna structure supplied and installed by others? Please clarify.
- A37. The contractor is responsible for delivery and installation. The location of the antenna is up to the DBs design, as long as it meets the performance / requirements as stated in the RFP.
- Q38. During the second walk through the bidders were told that the test bench would be provided by the city and that the bidders would only be responsible for three water connections, two storage tanks and pumps.
- a. Please confirm the required connections and sizes will be an 8", 4", and 1" domestic cold water only.
  - b. Will any drain, power or any other utilities be required at the test bench?
  - c. Please confirm the new storage tanks will be provided by the bidders. If so confirm the required storage capacity i.e. 500 gallons each.
  - d. Confirm desired flow rate and head pressure for pumps for the test bench.
- A38. The DB to provide an operational the meter test bench system, MARS Co. design or equivalent. The DBs provide water connections, storage tanks, and pumps as required.

- a. New connection sizes are not specified. Actual sizes depend on the selected design. The existing connections are 8, 4, and 1. The provided design by MARS does not indicate the supply size needed to operate the Mars Test Bench system.
- b. Yes, all three are needed, drain, power, and other. Actual utilities depend on the selected design.
- c. The DBs provide storage tanks, as required. The provided design by MARS does not specify the tank capacity.
- d. The flow and head pressure were not been specified in the provided drawings. Actual flow and head depends on the selected design. Reference Floyd S Saler Jr's San Diego General Arrangement Conceptual Drawing 2/27/2014, see link below:

[ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Built%20\(for%20reference%20only\)/Meter%20Testing%20System%20Elec%202%2020140217.pdf](ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Built%20(for%20reference%20only)/Meter%20Testing%20System%20Elec%202%2020140217.pdf)

Q39. Will the Owner entertain taking the Access Control System scope directly? It appears that Addendum #4/Paragraph 16 identifies the existing Access Control System as Tyco, which is a proprietary system. An option would be to provide a fixed dollar amount for the Tyco scope in a revised Bid Schedule Line Item. All bidders would then reflect the same published cost from Tyco for that scope of work.

A39. DB shall include Access Control System purchase and installation in their bid.

Q40. Following up on discussion at the Site Visit held 2/3/16, please schedule a follow up site visit so we can view the interior of all the existing MDF/IDF rooms. The Communications SLD's do not appear to match existing site conditions. We need to see how and where the copper and fiber is being distributed to the various Portable buildings and the STA 38 Building that must remain "on line" during construction. Also need to view copper and fiber "counts" servicing the various Portables. Respectfully request that this site visit be held as far in advance of the revised Bid date as possible.

A40. Contractor is only responsible for providing conduit. Owner is providing the wire. Please see all files of copper and fiber diagrams within the folder in the following link:

[ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Built%20\(for%20reference%20only\)/Copper%20and%20Fiber%20As-Built/](ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Built%20(for%20reference%20only)/Copper%20and%20Fiber%20As-Built/)

Q41. Please provide the attached Communication Conduit Sketch that was referenced in Addendum #4 / Answer #3.

A41. See link below:

[ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Built%20\(for%20reference%20only\)/Copper%20and%20Fiber%20As-Built/WOF%20Conduit%20Diagram.pdf](ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Built%20(for%20reference%20only)/Copper%20and%20Fiber%20As-Built/WOF%20Conduit%20Diagram.pdf)



- Q42. Reference Sheet E-100D Notes 2 & 10: Is the Contractor or SDGE responsible for removing these electrical cables? The note says to "coordinate"-please clarify.
- A42. All overhead electrical cables per notes 2 & 10 on load side of meters shall be removed by the contractor. There are only two known meters on individual buildings (SCADA and EMERG. SERV. including span between poles east of SCADA) where overhead conductors are on line side of meters and may be removed by SDG&E.
- Q43. Reference Sheet E-100D Notes 13: Is the Contractor or SDGE responsible for relocating this existing service? The note says to "coordinate"-please clarify.
- A43. Contractor is responsible but must coordinate with SDG&E for the required installation by contractor per SDG&E Standards. As directed by Note 13 refer to sheet E-100 for the new work requirements.
- Q44. On sheet E-100, Keynotes 20 & 23, reference incoming AT&T, City, and Cox OSP cabling (fiber & copper) and coordinating with these different companies/departments. Please provide contact information for proper coordination and bidding purposes.
- A44. Contractor is responsible to contact AT&T and Cox planners during design. These contacts will be provided after the contract is awarded. All necessary information on this issue is on the RFP.
- Q45. Provide copper pair and fiber strand counts for each of the incoming service cables identified on sheet ET-100.
- A45. Contractor is only responsible for providing conduit. Owner is providing the wire.
- Q46. Confirm that the Streets Sta. 38 Bldg. has existing underground fiber coming from Bldg. A. Provide strand count for existing fiber cable.
- A46. Refer to the RFP, section 2.10.9. Telecommunications Infrastructure, "Current Campus Network Configuration". Contractor is only responsible for providing conduit. Owner is providing the wire.
- Q47. Confirm that there are a total of (11) double "Water Trailers" that are to be relocated, which include the SOC and the SOC Surveillance System.
- A47. Confirmed, there are (11) existing double water trailers. For temporary relocation of the double water trailers including the SOC and the DOC Surveillance System, the number of trailers will depend on the DB phasing and construction plan. Ultimately, however, the DB is responsible for relocation of the water trailers.
- Q48. Confirm that the existing Water Trailers have only (1) IDF currently providing network connectivity to all trailers.
- A48. Please refer to the Copper and Fiber As-builts on the ftp site.

- Q49. Confirm that only the OSP fiber is the contractor's responsibility to provide/install, and all UTP (Cat 6) cabling is to be provided and installed by the Owner.
- A49. DB is not responsible for installing OSP fiber, but is responsible for coordinating connections for AT&T and COX connections with City.
- Q50. Confirm that the SCADA system, in its entirety, is to be relocated and kept in operation by WSO per Addendum #4.
- A50. Confirmed per Addendum 4.
- Q51. Confirm that all existing "Security" systems (Intrusion Detection, Access Control, Video Surveillance) are proprietary and manufactured by Tyco/Johnson Controls.
- A51. No, they are not propriety.
- Q52. During the site visit earlier this week it was discovered that there are many existing Paging speakers in several of the buildings. The current bid documents make no mention of maintaining the existing Paging System, nor do they require a new Paging System to be installed in the new buildings. Confirm that no Paging System work is included in the project scope.
- A52. New building and site requires public address/paging.
- Q53. SPRINKLERS IN NON-COMBUSTIBLE ATTICS- Spec section 2.10.5 calls for sprinklers in all concealed spaces. Shall this include the non-combustible attic spaces even if not otherwise required by code?
- A53. Contractor is required to meet Latest Current Code Requirements & any City ordinances/Policy in place.
- Q54. SPRINKLERS UNDER DATA FLOOR- Spec section 2.10.5 calls for sprinklers in all concealed spaces. Shall this include the 12" Data Access Floors even if not otherwise required by code?
- A54. Contractor is required to meet Latest Current Code Requirements & any City ordinances/Policy in place.
- Q55. SPRINKLERS UNDER METER BENCH DRAINAGE FLOOR- Spec section 2.10.5 calls for sprinklers in all concealed spaces. Shall this include the 8" Meter Bench Drainage Floor even if not otherwise required by code?
- A55. Contractor is required to meet Latest Current Code Requirements & any City ordinances/Policy in place.
- Q56. CEILING HEIGHTS AT CLEAN AGENT ROOMS- for the purpose of calculating required volume of Clean Agent, please provide ceiling heights for Server Rm 807 & Critical Historic Records Rm 612. Please verify if a clean agent system is required in Historic Records 612. This is not a typical application for a clean agent

system. The room use appears to clerical and research where humans will be working on a consistent basis

- A56. Cleaning Agent not required in entire area. It is only required in room 612 as defined by the 09 - Occupancy & Needs Matrix. See link below:

[ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Built%20\(for%20reference%20only\)/09%20-%20Occupancy%20%26%20Needs%20Matrix.pdf](ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Built%20(for%20reference%20only)/09%20-%20Occupancy%20%26%20Needs%20Matrix.pdf)

- Q57. WALL TYPES AT CLEAN AGENT ROOMS- for the purpose of calculating required volume of Clean Agent, are the walls at 602 – 609, & 613 full-height or cubicle-height? Please verify if a clean agent system is required in 602-609 & 613. This is not a typical application for a clean agent system. The room use appears to clerical and research where humans will be working on a consistent basis. The volumetric area calculations must include all above ceiling and below floor areas. If this will indeed receive a clean agent system, will the fire sprinkler system in this area be removed or modified to a pre-action release type?

- A57. Cleaning Agent not required in entire area. It is only required in room 612 as defined by the document “09 - Occupancy & Needs Matrix” see answer A56 above.

- Q58. CLEAN AGENT PER M-102- Key Note 5 on M-102 calls out Clean Agent, but no location is shown. Please either clarify location or that none is required.

- A58. None Required.

- Q59. ADA CHAPTER 2: SCOPING REQUIREMENTS, Section 201.3 reads as follows: “201.3 Temporary and Permanent Structures. These requirements shall apply to temporary and permanent buildings and facilities.” The DOJ’s Advisory 201.3 Temporary and Permanent Structures stipulate that: “Temporary buildings or facilities covered by these requirements include, but are not limited to, reviewing stands, temporary classrooms, bleacher areas, stages, platforms and daises, fixed furniture systems, wall systems, and exhibit areas, temporary banking facilities, and temporary health screening facilities. Structures and equipment directly associated with the actual processes of construction are not required to be accessible as permitted in 203.2.” Please confirm that all temporary facilities will have to comply in all respects with the Americans with Disabilities Act, including path of travel requirements.

- A59. Trailers that will be accessed by anyone other than construction personnel (including but not limited to City Staff, Design team staff and/or D/B administrative or engineering staff) shall meet ADA requirements. This excludes any structures and sites directly associated with the actual processes of construction, including but not limited to, scaffolding, bridging, materials hoists, and materials storage.

- Q60. The City has provided a concept phasing plan in the RFP. Each proposing firm is to provide a Construction Plan that includes approach & methods, plan for operation of facility, and plan for phasing of construction activities. This is very

critical to the success of the project for all participants. Since this is part of the competition to provide the best value proposal to the City, it would be beneficial for each firm to be able to sit down with the City and User Representative to obtain some feedback on ideas for the final phasing. The final phasing plan will have a significant impact on overall cost of construction. The City would not have to share ideas from one firm to the other since the approach proposed by each entity will vary depending on their approach to the project and schedule. Please advise if the City would consider allowing each firm the option of meeting with the City and User Representative to review this critical component of the project prior to submission of proposals.

A60. The City cannot meet with each individual DB. All information from the City has to be expressed equally to all potential bidders in order to establish a level playing field.

Q61. Is the Communication Antenna (N.I.C.) and is this also a (OFOI) item?

A61. Antenna is part of scope of DB.

Q62. The RFP in attachment A of page 59, section R.) Water meter testing station, makes mention of the ("Mars Water Meter Testing Benches") that the Contractor is to provide this piece of equipment. But in the in the RFP under "Chollas WOF- FF & E Room Requirement", under Meter Shop -2007 it states that this item is a (OFOI) item, it's also stated in the RFP drawings A-105 Keynote #5, that this WMTB is (N.I.C.). Please clarify which is correct and who is to supply and install the Mars Water Meter Testing Bench?

A62. DB to include Mars Water Meter Testing Benches purchase and installation in their bid.

Q63. The RFP makes mention of Building 4, can you please tell us where Bldg. 4 is located?

A63. Station 38 is building 4, see sheet A-001.

Q64. Was the Budget established for this project based on the total Square Footage stated in the Space Utilization Worksheet of 52, 682 SF or was it established on Square Footage given in the RFP of 62,800 SF?

A64. No, the estimated budget was not determined in this matter. The budget is only an initial estimate and we are aware that it can be beyond this figure.

Q65. Please clarify if the Project Value/Budget of \$17,500,000 includes the cost of the FF & E, Furnishings, Permit Fee, Utility Fee, and City Contingency?

A65. \$17.5 million should not be considered as the budget, this is only an initial estimate to be considered as a reference.

Q66. In the Room/Area Requirements, it states the following for Furniture-Equipment for each room:

- a. All Furniture is OFOI
- b. In other it direct us to FF & E schedule ( work stations)
- c. In another area it just list the furniture ( work stations)

Please clarify how are we supposed to cover the cost of the furnishings?

A66. Please see section D. Addendum, item #1 of this Addendum. See revised FF&E matrix as stated in Section C. Clarifications, item 1, of this Addendum.

Q67. The bid form shows three unit price line items (10, 11 & 12). However, the quantity is only "1". Additionally, I could not locate anything that described what was included in the Unit Price line item.

A67. Please see revised bid list:

[ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Buillts%20\(for%20reference%20only\)/RevisedBidlist.Addedndum7.pdf](ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Buillts%20(for%20reference%20only)/RevisedBidlist.Addedndum7.pdf)

Q68. There are a few items that are indicated at Unit Price but not included in the Bid Form. They are Asphalt Paving Repair, Slurry, and Imported Backfill.

A68. This is a lump sum bid and there should be no unit price. Unless defined in the bid sheet, all work should be included in lump sum price. See answer A67.

Q69. We need clarification regarding the City's expectations related to Unit Price items for the Contract.

A69. This is a lump sum bid and there should be no unit price. Unless defined in the bid sheet, all work should be included in lump sum price. See section E. Changes to the request for proposals, item 3 of this Addendum.

## C. CLARIFICATIONS

1. There is a revised FF&E schedule in the following link:

<ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/Chollas%20WOF%20-%20Room%20by%20Room%20Requirements%202015-0707.pdf>

2. There is a revised bid item list in the following link:

[ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Buillts%20\(for%20reference%20only\)/RevisedBidlist.Addedndum7.pdf](ftp://ftp.sannet.gov/OUT/ECP/AEP/Chollas%20Building/As-Buillts%20(for%20reference%20only)/RevisedBidlist.Addedndum7.pdf)

**D. ADDENDUM**

1. To Addendum 6, page 17, Section D, Item 1, Sub-items 6.2.2., Proposal Due Date through 6.2.6., Limited Notice to Proceed, **DELETE** in their entirety and **SUBSTITUTE** with the following:

|                                   |                |
|-----------------------------------|----------------|
| 6.2.2. Proposal Due Date          | March 30, 2016 |
| 6.2.3. Presentations              | April 4, 2016  |
| 6.2.4. Opening Price Proposals    | April 11, 2016 |
| 6.2.5. Selection and Notification | May 2, 2016    |
| 6.2.6. Limited Notice to Proceed  | May 23, 2016   |

**E. CHANGES TO THE REQUEST FOR PROPOSALS**

1. To Section 13, Submittal Requirements, page 9, Subsection 13.3., Price Proposal Requirements, Sub-item 13.3.1., **DELETE** in its entirety and **SUBSTITUTE** with the following:

This solicitation is for a Lump Sum contract as set forth in the Proposal Form(s), Attachment H.

2. To Attachment A, Project Description, Scope of Work, Performance and Technical Specifications, and Bridging Documents, Section 2, Scope of Work, Subsection 2.10., General Performance Requirements, Item 2.10.4., Architecture, Sub-item I, Furnishings, page 53, Number 2, See FF&E Schedule, FTP Site, **ADD** the following:

Once the Designer/Builder establishes a temporary relocation plan, it is the D/Bs responsibility to perform all the relocation work, including providing temporary facilities to temporarily relocate staff and services as defined by final phasing plan produced by D/B. The allowance in bid item # 7 shall be used for the cost associated with the coordination and temporary relocation of staff, in addition to the FF&E cost of the new permanent building. This includes the relocation of existing furniture, as well as new furniture as required, for temporary relocation.

3. To Attachment E, Supplemental Special Provisions, Section 703, Encountering or Releasing Hazardous Substances, page 123, Subsection 703-20, Payment, **DELETE** in its entirety.

James Nagelvoort, Director  
Public Works Department

Dated: *March 15, 2016*  
San Diego, California

JN/HMc/egz

# City of San Diego

CITY CONTACT: Clementina Giordano, Contract Specialist, Email: Cgiordano@sandiego.gov

Phone No. (619) 533-3481, Fax No. (619) 533-3633

## ADDENDUM "8"

## REQUEST FOR PROPOSAL (RFP)



## FOR

## CHOLLAS BUILDING DESIGN – BUILD CONTRACT

|                      |                 |
|----------------------|-----------------|
| RFQ NO.:             | K-15-5193-DB2-3 |
| RFP NO.:             | K-16-1335-DB2-3 |
| SAP NO. (WBS/IO/CC): | S-11025         |
| CLIENT DEPARTMENT:   | 2013            |
| COUNCIL DISTRICT:    | 4               |
| PROJECT TYPE:        | BS              |

### PROPOSAL DUE:

**12:00 NOON  
MARCH 30, 2016  
CITY OF SAN DIEGO  
PUBLIC WORKS CONTRACTS  
1010 SECOND AVENUE, 14<sup>th</sup> FLOOR, MS 614C  
SAN DIEGO, CA 92101**

**A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

**B. BIDDER'S QUESTIONS**

Q1. In addendum 7 the contractors were provided with the Community Health and Safety Plan which indicated the soil could be contaminated and requires the contractor to have air tests every 30 minutes, several other mitigation requirements as well as contaminated soil and waste removal requirements. Given the tremendous risk and cost associated with contaminated soil, could you quickly clarify if the contractor is to adhere to the Community Health and Safety Plan and include its associated cost in the base bid, or should the contractor follow the answer provided in addendum 6 question and answer 9 and treat any contamination as an unforeseen condition?

A1. Per Addendum 6, answer 9, treat any contamination as an unforeseen condition. Document "13 - COMMUNITY HEALTH AND SAFETY PLAN" in the FTP site is a reference document for information purposes only. Any work for contaminated soils will be treated as extra work.

Q2. Also, per the latest site walk, on March 15th, it was indicated the CIP staff would be removed and relocated but that the area indicated in the RFP was not available. Please clarify if:

1. Contractor is to provide temporary provisions for the CIP staff?
2. What the requirements will be for the temporary facilities?
3. Where should they now be relocated to if the area indicated in the RFP is no longer available?
4. Will the contractor be given additional contract time to perform the additional relocation?

- A2.
1. The document "10 - PHA" is for reference purposes only. The DB shall provide temporary provisions for the CIP staff, depending on their phasing plan.
  2. If temporary facilities are part of the DB phasing plan, the requirements for these will be based on the ability to carry out the current functions of the existing shops. DB is expected to propose a phasing plan that will allow day-to-day operations to continue.
  3. The Carpentry building is full and will not fit the CIP staff. DB to address relocation of CIP staff in their phasing plan, within the boundaries of the site.
  4. Contract time to remain the same as stated in the RFP.



**C. CLARIFICATIONS**

1. All Type II Bid Items will not be accounted towards achieving the mandatory subcontractor participation level. Refer to the 2012 Whitebook, Chapter 10, General Equal Opportunity Contracting Program Requirements, Section F. Subcontracting, Item 3.
2. Document "13 - COMMUNITY HEALTH AND SAFETY PLAN" in the FTP site is a reference document for information purposes only. The requirements for a Community Health and Safety plan is outlined by RFP section 705-2.6.3, Community Health and Safety Plan. It is the responsibility of the DB to develop the new Health and Safety Plan based on the construction and relocation plan.

**2. ADDENDUM**

1. To Addendum 7, page 15, Section D, Item 1, Sub-items 6.2.3., Presentations, through 6.2.6., Limited Notice to Proceed, **DELETE** in their entirety and **SUBSTITUTE** with the following:

|               |                            |                |
|---------------|----------------------------|----------------|
| <b>6.2.3.</b> | Presentations              | April 11, 2016 |
| <b>6.2.4.</b> | Opening Price Proposals    | April 18, 2016 |
| <b>6.2.5.</b> | Selection and Notification | May 4, 2016    |
| <b>6.2.6.</b> | Limited Notice to Proceed  | May 25, 2016   |

James Nagelvoort, Director  
Public Works Department

Dated: *March 24, 2016*  
San Diego, California

JN/HMc/egz



**R.A. BURCH  
CONSTRUCTION**



*RABC-ECC A Joint Venture*  
*P.O. Box 1590, Ramona, CA 92065*  
*P: 760.788.0800 email: [rburch@raburch.com](mailto:rburch@raburch.com)*

City of San Diego  
Public Works Contracts  
1010 Second Avenue, 14<sup>th</sup> Floor, MS 614C  
San Diego, CA 92101  
Attn: Clementina Giordano



**Design-Builder: RABC-ECC A Joint Venture**  
**Project Title: RFQ NO: K-15-5193-DB2-3**  
**Chollas Building Design-Build Contract**  
**Technical Proposal – Package Number 11 of 11**

**CONFIDENTIAL**

This proposal includes data that shall not be disclosed outside the City of San Diego shall not be duplicated, used, or disclosed – in whole or in part—for any purpose other than to evaluate this proposal or quotation. If however, a contract is awarded to this offeror as a result of –or in connection with – the submission of this data, the City of San Diego shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the City's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in this technical proposal.



**R.A.BURCH**  
CONSTRUCTION



**RABC-ECC A Joint Venture**

**Project: RFQ No: K-15-5193-DB2-3**

**Chollas Building Design-Build Contract**

**“TECHNICAL PROPOSAL”**

**PHASE 2**

**1**

Addenda to this RFP

## **Proposal Requirements**

### 1. Addenda to this RFP

RABC-ECC Joint Venture acknowledges each addendum issued in connection with this RFP listed below:

| <u>Addendum</u> | <u>Dated</u>      |
|-----------------|-------------------|
| Addendum 1      | November 24, 2015 |
| Addendum 2      | December 07, 2015 |
| Addendum 3      | December 21, 2015 |
| Addendum 4      | January 28, 2016  |
| Addendum 5      | February 16, 2016 |
| Addendum 6      | February 25, 2016 |
| Addendum 7      | March 15, 2016    |
| Addendum 8      | March 24, 2015    |

# 2

## Exceptions to this RFP

## **Proposal Requirements**

### 2. Proposer Exceptions to this proposal

RABC-ECC Joint Venture has NO exceptions to any portion of the RFP

# 3

## Summary of Proposal and Project Team



### 3. Summary of Proposal and Project Team

To ensure the success of this contract, all of the design and construction team members shall be ***managed as a single cohesive team*** from proposal development to project closeout. This shall be done by involving the key management members of the JV, the Lead Design Firm, and the major sub-contractors in the design and construction process from beginning to end as the Design-Build Team. This integrated team management is achieved by the Corporate Project Manager Andrew Martin, working in close concert with the On-Site Project Manager Kenny Kubiak and Design Project Manager Juan Silva, to maintain effective team communication. Our team shall utilize a collaborative website to communicate schedules and facilitate discussions between design and construction team members. In addition, when required, web meetings shall be used to bring team members together to discuss design issues. With the web meeting tool, ideas can be displayed on the screen and control of the presentation can be shared among participants, involving the entire team including Owner stakeholders. These tools facilitate *instant* and effective communication amongst all team participants.

RABC-ECC has developed a team working relationship with our subcontractors and suppliers that are built on the principles of partnering, mutual trust, and respect. Many of our plumbing, mechanical, electrical, metal stud and drywall, earthwork, masonry, window, carpentry, and steel subcontractors have worked with R. A. Burch Construction for more than eighteen years. These loyal relationships result in our subcontractors servicing our subcontracts on a first priority basis. These subcontractors provide the expertise and financial resources to successfully complete multi-million dollar subcontracts on government projects on time and with a high level of quality. We take great pride in numerous outstanding evaluations and User Satisfaction commendations for our management team.

#### **Our design-build subcontractors will be partnered with their A/E counterparts:**

##### Civil, Environmental

Michael Baker International formally RBF  
Consulting – Jim Haughey

Mechanical & Plumbing, Instrumentation  
and Controls - MA Engineers – Michael  
Akavan

##### Architectural, Landscape, LEED

RJC Architects – James Robbins

##### Electrical

ELEN Consulting – Stephane Beauvais,  
Dmitry Nathanson

##### Structural

Wildman & Morris Architects –  
Robert Miller

##### Geotechnical

Group Delta formally URS Corporation –  
Rob Stroop

Security - TYCO – per city requirements

Our major Subcontractors are listed on Form AA05 submitted with the price proposal and have been pre-qualified to meet all City of San Diego qualifications. The subcontractors and suppliers for this project will be pre-qualified by our team and have recent experience building similar facilities. We have met with these firms to discuss their work force sizes, capabilities, existing back-log and geographic preferences. These subcontractors have committed to supporting the construction effort with value engineering, identifying long lead items, schedule input, LEED

## RABC - ECC Joint Venture

recommendations, and meeting participation. Involving major subcontractors early in the project assures buy-in as “stakeholders,” partners who help the project achieve a successful end result.

Each subcontract ties the subcontractor to the project schedule and through clear, concise instructions. Our Project Engineer is charged with coordinating work in accordance with the schedule. The Engineer and project team will update and track progress against the initial project schedule and then continuously monitor, enhance, revise, and incorporate modifications and submit updates as required to keep all stakeholders updated. We have found that our preconstruction services are optimized by the inclusion of key trade contractors on constructability and budget reviews. Based on our many longstanding relationships with well qualified trade contractors with Public, City and University experience, we have access to a variety of resources with specific knowledge of the various trades. RABC-ECC estimators will work closely with these trade contractors to continually refine the cost estimates to ensure that the final design can be built within the budget limitations. This procedure allows for long-lead items to be identified early in the design. Based on this information, the Project Manager and Superintendent will be able to focus attention on which purchase orders and trade contracts need to be written first so that all materials and equipment arrive at the site on time. This designer/trade contractor coordination ensures a smooth construction schedule and allows the trade contractor to be well informed of the scope of the work so there are no surprises or conflicts in the construction phase.

Our experienced Design-Build Team excel at conceptual cost estimating and constructability reviews and we are very skilled at looking around corners, peeling back layers of the project even when working with early schematic designs and drawings with limited detail. Our Team has been there before and understands what it’s going to take to make a building function. They are able to maximize the use of budgeted funds because they work collaboratively with the architect. The team will make recommendations and analyze the pros and cons of different materials, building systems, and scheduling strategies.

A constructability review of the project plans and specifications will be conducted in conjunction with the entire project team. These reviews involve all contract documents including drawings, specifications, the Request for Proposal, design analysis and cost estimates. The package will be reviewed for construction sequencing in addition to coordination with existing site conditions. The package will be “red-lined” with the team comments; these comments will then be incorporated into the final submittal.

To achieve quality work, our experience has taught us to view quality as a management preventative tool rather than a “policing” post-work control effort. Our effort begins during the subcontractor/supplier contract negotiations, continues through submittal procurement/review, and is at its highest level during the early/initial inspection activities. Quality Assurance and Quality Control will be facilitated through the integrated establishment of Design Quality Control Plan and Construction Quality Control Plan components.

# 4

## Technical Approach and Design Concept

#### 4. TECHNICAL APPROACH AND DESIGN CONCEPT

The Chollas Water Operations Facility improvements consist of an Administration Building (Building A) and a Shops Building (Building B) that are sited to share a covered plaza. The project includes significant site improvements to serve these new facilities, including new utility infrastructure, parking, layout sheds, covered storage, landscape and hardscape improvements, and new utility infrastructure. The new facilities are replacing existing, deteriorated structures on the same site, and the new facilities must be constructed with limited impact on the on-going operations of the San Diego Water Operations facility. Our design and construction approach will maintain continuous, uninterrupted operation of all functions throughout the construction and transition process.

##### **PROPOSED BUILDING DESIGN**

Building A will be a two-story, 30-FT tall office building, approximately 35,000 SF, housing the administration, engineering, and information systems support functions of the department. Building A will be constructed of Concrete Masonry Units (CMU), steel columns and trusses. The exterior openings will include hollow metal doors in hollow metal frames and anodized aluminum storefront and window openings. A 20' antenna structure shall be placed on the roof of this building as described in the RFP.

Building A includes the new SCADA control room, Department Operations Center (DOC), the emergency water system command post, and the Security Operations Center (SOC), providing centralized security surveillance of the City's reservoirs and other critical water production and distribution facilities, in a secure and resilient structure equipped with redundant power and communications systems. We understand these areas to be mission critical.

Building B will be a CMU building approximately 27,800 SF in size. Building B collocates the non-administrative functions of the department under one roof. These functions include the Water Meter, Telemetry, Electrical, Machine and Tool Shops as well as Muster Areas for the various shops. See enclosed perspectives for proposed layout and aesthetics of Building B.

A portion of Building A as shown in the concept design has been reallocated to Building B to better facilitate phasing and existing utilities. This single story portion has been added to the west end of Building B and will be designed to support a future addition of a second floor. The program elements consist of crew support facilities such as muster areas, time-entry terminals, showers, and locker rooms. This modification of the concept plan provides improved access to the locker/shower facilities by the field crews that check in and out of the muster areas. By constructing this area with Building B, it minimizes additional transition spaces and has less of an impact on existing site utilities. This modification is depicted in the schematic plans and design perspectives. This realignment will be further coordinated with the City Staff in the design development phase.

Shops Building B includes a new MARS Meter Test Stand as indicated in the RFP. Our proposal includes the meter test stand configuration as shown on the concept plans. This is important as the verbiage in the RFP indicates a “System1” Duel Test Bench Model 5-1000 which is considerably less costly than the complete system shown on the concept plan and coordinated with MARS and City Water Operations personnel. There is approximately \$680,000 difference between the two per our conversations with MARS.

A covered plaza accommodating staff breaks and lunches and “all hands” muster events will be constructed between Buildings A and B. The plaza concept provides an opportunity for the City to install conservation themed public art that can become part of a continuing program of conservation education outreach.

East of Building B will be a metal framed covered storage area, approximately 3,200 SF in size and 12’ in height, subdivided into ten separately gated storage units defined by metal fencing. Truck Layout Sheds (6,700 SF) will be provided at the north east portion of the site and constructed of pre-engineered parking canopies. The current RFP does not include Photovoltaic Systems. However, our team would suggest that the City consider utilizing a portion of its contingency funds to install PV panels at these sheds and covered storage as the pre-engineered structures are designed to accommodate solar panels. There is value in utilizing these types of structures for PV Systems as the panels provided the cover for the trucks and/or equipment while also generating electrical power to offset utility costs. A portion of the cost would be offset by the saving in not providing the roof system at these areas.

Site improvements will also include customized areas for storing pressurized tanks and BMP materials, enclosures for existing and new electrical and water services, a backup power generator, new refuse/recycling areas, site lighting and security cameras.

In the RABC-ECC Team design concept, site retaining is proposed at the south perimeter of the site such that the grades adjacent to Buildings A & B have a better flow. This design improves ADA access to the various portions of the site and eliminates the need for numerous ramps and stairs that hinder access to shop areas at Building B. This adjustment was also made to minimize excavations in existing soils and minimize export of soils from the site. The only potential export we will have is from site utilities in the native material if it is not suitable for reuse. Furthermore, the grade at the south side of the buildings must be raised to allow for the installation of a gravity sewer line extension to Building B.

Landscaping will consist primarily of raised planters at the west side of Building A as a solar shading device. Greenscreens are integrated with these planters and will allow trained vines to become part of the solar shading system. Trees and other plants are utilized around the site for shading and greenscape. Landscape planting will utilize drought tolerant plants and drip irrigation consistent with the concept plan and criteria provided in the RFP. Design prospective images exhibit the landscape concept. The primary source for irrigation water will be a Grey Water System installed adjacent to locker / shower areas of building. The grey water system will supply year-round water for irrigation as opposed to seasonal water that would be collected in cisterns for roof runoff.

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The concept design is illustrated in the design perspectives included with this narrative.

The following design narrative addresses specific proposed components of the site design for the Chollas Building Design-Build project in the City of San Diego, CA.

### **Demolition**

**Existing Surface Improvements** - As identified in the RFP, the majority of the site will be completely stripped of the existing surface pavements and structures. Demolition efforts will include removal of existing asphalt, light poles, concrete, trees, fencing, and structures. The design team will work closely with RAB-ECC to phase the demolition and minimize disruption of existing operations as described in the RFP.

**Existing Wet Utilities** – Since the entire site will be redesigned and reconstructed, the majority of all wet utility systems will be removed and replaced as part of the design-build. The demolition of wet utilities will be aligned and phased with the demolition of surface improvements, which will be multi-phased to maintain operations of the site.

Demolition of the existing water line from College Grove Drive to the existing facilities south of the site will be closely coordinated to minimize shutdown and/or disruption to operations of those existing facilities. This new water service work will also be coordinated closely with the new electrical system conversion as these elements are located in close proximity to each other. In addition, the relocation of the waterline will be coordinated with the current water line replacement in College Grove Drive.

The RFP indicates that the existing water line along the south of the existing building can be protected in place and reused. This existing water line is AC pipe and therefore should not be re-used in the new construction. Our proposal will replace the water lines within the limits of work completely utilizing a plastic piping system for a complete new system. Furthermore, the RFP indicates looped water mains for fire and domestic water systems which our design will meet.

Demolition of wet utilities will also include removal of sewer manholes and lines, existing backflow preventers and water meters, removal of existing wet well, and removal of existing sewer lift station.

Demolition efforts will also include the protection of the existing gas line along the north side of the existing building. Protection efforts for the gas line may include, but is not limited to, concrete slurry protection coupled with limitations to having additional live loads of heavy construction equipment running over this line. Prior to demolition, potholing for precise horizontal and vertical locations of the existing gas line will be performed. Gas line may be required to be relocated in final design which will be coordinated upon further field investigation and verification.

Demolition efforts will also include removal of dry utilities and vaults that will be removed and/or relocated as discussed in the electrical sections of RFP. All systems will be closely

coordinated to maintain operations until new infrastructure is in place to execute the switchover with minimal downtime.

### **Grading, Drainage, and Paving**

The site remedial grading efforts shall be as acquired by the project geotechnical investigation and supplemental field geotechnical investigations. Grading consist of cut & fill, import of suitable materials to support structures, and over-excavation & re-compaction of existing soils to meet the new grades as shown on the design documents. The existing site effectively drains from north to south collecting to an existing concrete ribbon gutter south of the site. Since the existing underground storm drain system south of the site has been capped and abandoned, the design will discharge via surface flow as in the existing condition.

Due to the adjacent landfill, the grading and paving design will include impermeable membranes where appropriate and/or coupled with pervious pavements. This is further discussed in the Stormwater Management section of this design narrative.

The concept civil plan shows several small retaining walls adjacent to the proposed buildings. Our design provides the same building finished floor elevations for both buildings and relocates the small retaining wall to the southern site boundary. This will reduce the quantity of retaining walls, and effectively, the building finished floors and the vehicular paved grades will be near the same elevations. This will allow for enhanced mobility on the site as well as moving materials and equipment in and out of the shop building. Our design maintains the loading dock at the east end of the Shop Building B. Material and equipment movement in portions of the shop building are conveyed utilizing overhead monorails and jib crane as required by the RFP.

This design modification will make the site more ADA friendly by removing the necessity of the numerous ADA ramps and stairs. It will also reduce the construction and maintenance costs for railings required at the walls. By relocating the retaining walls to the south perimeter with the fence at the top of the wall, site security is enhanced at this perimeter. This site wall also allows a good place to create a head-wall for discharge of storm water run-off from the site storm drainage system to the existing surface swale.

Making these site grading modifications adds green build characteristics to the grading operations by considerably reducing or eliminating the volume of soil exported from the site. Our grading plan results in an import of suitable soils which also minimizes the potential for hitting bad soils on the site. Another benefit of raising and adjusting the grades is that it will enable the design to shift the ribbon gutters shown in the RFP closer to the perimeter of the site. This will add sustainability to the ribbon gutters by moving them out of the main traveled way and away from areas that receive heavy fleet equipment wear and tear. In turn, this will also reduce pavement maintenance by reducing repairs of ribbon gutter and adding pavement longevity to the development.

As required to meet stormwater requirements, paving of the site will include approximately 35,000 SF consisting of a combination of pervious concrete and permeable pavers. We have researched pervious asphalt paving as suggested in the RFP and it does not have sufficient durability to meet the 25 year life required in the RFP for paved surfaces.

Pervious pavements and permeable pavers will be included as functionally indicated in the RFP. Our design will reconfigure the areas of previous payment and permeable pavers to improve traffic flow, driver awareness, and reduce surface improvement maintenance costs. Our design puts all permeable paving systems at the west and south portions of the site. The benefit of these modifications will be to clearly designate areas for traffic flow and ADA parking. Permeable pavers are utilized at Public Parking in front of the building, ADA parking, and the turnaround circle. In the turnaround area, the center of the turnaround will be a different color pervious pavement to help drivers keep to the outer perimeter, which will help avoid unnecessary three-point turns by unaware drivers.

The permeable pavers in the ADA parking areas will also improve awareness and reduce maintenance costs from continuous repainting efforts. By placing the balance of pavers in the public parking areas, the maintenance costs are further reduced by keeping pavers in areas with less heavy fleet equipment traffic and therefore, reducing the need to replace broken pavers. In addition, the pavers are more aesthetic and will create a better sense of place. It will also help visitors differentiate between the public areas and areas of City operations.

Finally, the reconfiguration of pervious pavements will enable the design to reduce maintenance costs by removing the need for one of the modular wetland systems and one of the storm capture systems. This is further discussed in the Stormwater Management section of this narrative.

### **Water**

The water design for the site will include separate systems for domestic water and fire service as indicated in the RFP. Water mains are looped in the site as required in the RFP document. Concept plans provided by the City do not show these systems looped. Water point of connection will be at the existing water line located in College Grove Drive.

From our knowledge of the site, we understand the existing water line in College Grove Drive is currently being designed for replacement. The College Grove Drive water replacement is currently at 90% design. The on-site design of domestic water and fire service will be coordinated with the design team for the College Grove Drive water line replacement. The design of the on-site water system will include a slight shift of the proposed water meter to the east. This will facilitate the proposed fire and irrigation connections, reduce disturbance on College Grove Drive, and minimize the duration of shut down. If an extended shutdown is needed, the existing water line will be high-lined to the satisfaction of the City of San Diego.

The onsite water line design will include a complete replacement of the existing water distribution system. This includes a relocation of the water line supply to existing facilities south of the project site. The design of the domestic water line will also include backflow preventer and meter per City Standards. The design-build team will remove the existing backflow preventer and water meters and turn them over to the City of San Diego.

As indicated in the RFP, the fire prevention water mains will be separate from the domestic water line mains. To ensure redundancy in the fire main, the design will include a looped fire system around the proposed building. This will also facilitate connections to fire hydrants and reduce long segments of dead end fire lines. The fire main design will include a backflow



preventer, Fire Department Connection (FDC), and Post Indicator Valve (PIV) to the satisfaction of the City of San Diego Fire Marshal.

### **Sanitary Sewer**

The sewer point of connection will be at the existing sewer manhole located at the southwest corner of the site. New gravity sewer line will be extended to the east to service Building B. Since the redevelopment of this site is on the upstream and of the existing sewer system, sewer high lines will not be required.

In addition to the sewer manholes and laterals shown in the RFP, the sewer design will also include additional sewer cleanouts to improve access, cleaning, and maintenance of the proposed sewer system.

### **Gas, Electrical, Communications, and Irrigation**

Gas systems will be provided and connected to existing service lines on site, including relocation of existing gas as necessary for the new construction. Electrical and communication systems will be coordinated with the City personnel and serving utility company as required. The drip irrigation system will be provided as discussed in the Landscape narrative.

### **Parking**

POV parking spaces and fleet parking will be provided as called for in the RFP. Parking layout can be seen on design perspectives included.

### **DURABILITY AND EASE OF MAINTENANCE**

The design makes provisions for convenient access for service and replacement of equipment and building system components while minimizing disruption of the building operation.

The new facilities are designed for a structural and general life expectancy of 60 years, with the following exceptions: paved surfaces (25 year service life under normal usage), roof membranes (20 year service life, fully functional), and doors (20 year service life under normal usage).

The design shall consider and include all aspects of City of San Diego Facility Maintenance Master Standards dated 2/13/15. These standards shall be coordinated with City personnel during the design process.

The design and construction of the improvements shall conform to the ideals of *Crime Prevention through Environmental Design* (CPTED). The guidelines of CPTED will be utilized to ensure well planned, located and shaped buildings within the site that enhance supervision and emergency readiness.

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**STORM WATER MANAGEMENT**

The intent of the storm water design is to include storm water treatment and storm water retention in compliance with the new MS4 Permit. To that end, the design build team will include a new Water Quality Technical Report (WQTR) and hydro modification plan to ensure water quality and Low Impact Development (LID) as identified in the RFP and regional permit.

In addition, the storm drain and pavement design will include perforated piping coupled with impermeable membranes to minimize infiltration and avoid seepage into the adjacent landfill. Accordingly, the stormwater design will include a redundant treatment train including, but not limited to, pervious pavements, perforated piping, and bio-retention. In accordance with the current WQTR, the stormwater design will include a sand layer under the previous pavement section and will also include a deepened rock matrix storage area to maximize runoff attenuation and LID characteristics. Permeable paving sections are utilized at the west side of the site with discharge into existing concrete swale and at the south portion of the site with discharge through the face of the retaining wall to existing surface flow to the south.

By increasing the depth of the rock matrix storage volume, the design team will be able to remove the need for one modular wetland system and one storm capture system shown in the concept design. Calculations to support this modification will be included in the updated WQTR. Since stormwater management will be controlled by the revised pavement section, the need for cisterns will not be required for stormwater management. Irrigation water is generated with the greywater system as discussed in the landscape narrative.

The stormwater system shall include one modular wetland system and one storm capture system to treat and collect stormwater runoff on the north side of the site where permeable paving is not utilized. To accommodate the discharge of runoff to existing pavement surface flow to the south, the storm water design will include a storm drain pump and force main from the storm capture system on the north side of the site. The design of the storm drain pump will be sized to ensure that hydro modification characteristics are maintained for the discharge of runoff to the south. In the case of large storms, the design will include overflow and bypass to protect the existing and proposed structures.

**AESTHETICS AND FUNCTIONALITY**

The exterior enclosure of Buildings A and B consists of carefully composed, well-proportioned elevations that utilize a mix of precision and prefaced concrete masonry units, anodized aluminum windows, and solar shading devices to reduce the building's visual bulk and scale. The mixture of textured and earth toned concrete masonry is used to humanize the character of these new facilities in their industrial context. Solar shading is provided at glazed elements of the facility. Solar shading in the horizontal direction is the most beneficial on south elevations when the sun is high in the sky while vertical solar shading is utilized on the west when the sun is low in the western sky. These solar shading elements provide functionality along with enhancing the visual aspects of the structure.

The roof of Building A supports a 20-foot antenna tower, rising to a total height of 50 feet above grade. The antennas, essential for public health and safety, are sheathed in fiber reinforced polymer (FRP) composites panels; the fiberglass composite panels provide a visually attractive shield for the antennas, and are electro-magnetically transparent, making them invisible to cellular signals, radio waves, microwaves and other electromagnetic frequencies.

## **SECURITY**

The design and construction of the improvements shall conform to the ideals of *Crime Prevention through Environmental Design* (CPTED). The guidelines of CPTED will be utilized to ensure well-planned, located and shaped buildings within the site that enhance supervision and emergency readiness. Access control and intrusion system shall be provided for security of the facility while maintaining public access in designated areas.

## **OPERATIONAL EFFICIENCY**

Our proposal provides the City of San Diego with extremely energy-efficient HVAC and Electrical systems.

### *HVAC*

Our team has studied the options for HVAC systems and determined that Rooftop VAV Air Handlers with VAV and package Boilers are the best value when considering cost of construction, energy consumption, and cost of maintenance. We provide a variable air volume (VAV) system with variable frequency drives (VFDs) to modulate the airflow to match the instantaneous load of the building. We also provide a boiler that is 87% efficient and heating hot water pumps that are equipped with VFD. The entire mechanical system is equipped with a state-of-the-art energy management control system. Electrical Power Distribution and Lighting Systems have been designed to optimize energy conservation.

### *Electrical Distribution*

The electrical power distribution system will be designed to minimize energy losses in wiring and distribution equipment by implementing the following:

- All copper wiring for services, feeders and branch circuits
- Low impedance high efficient transformers with copper windings
- Copper busses in all service, distribution and branch circuit panel boards.

### *Exterior Lighting*

- Exterior lighting, including building mounted lighting, will utilize only high efficiency LED source fixtures
- Exterior fixtures will be controlled with photocells and central lighting control panels to eliminate unnecessary lighting during daytime and times when buildings are unoccupied.
- Parking lot fixtures will be controlled with individual photocell control to eliminate unnecessary lighting during daytime.

### *Interior Lighting*

- Using only energy efficient light sources, including high efficiency LED source fixtures.
- Installing sophisticated computerized lighting control systems, including occupancy sensors, time switches and central solid-state astronomical lighting control panel.
- The illumination levels for the various building areas will be designed per the RFP and IES recommendations. Our design utilizes high efficiency LED source fixtures controlled by occupancy sensors and central lighting control panels to achieve these illumination levels while significantly reducing lighting power density.
- The interior lighting system will be designed to provide full control for individual building users. Private offices and admin areas will be provided with occupancy sensors and multi-level switching to reduce energy consumption and facilitate the use of task lighting.

### *Plumbing*

We provide high efficiency hot water heaters with Solar system to provide 40% - 50% recovery. The solar system will prove a more energy efficient hot water system.

## **STRUCTURE**

**Building A** - We have revised the structural grid for Building A to improve the facility's usability. Our revised structural grid eliminates the unresolved conflicts between the RFP's space plan (as shown on A-100 and A-102) and the RFP's structural drawings (S-301 and S-401). The column locations that conflict with the space plan – at H3 on the first floor and at F2, G2, B3 and G3 on the second floor -have been eliminated. Our structural design presents a wider, more open structural grid, which will allow the building to more easily accommodate change over time.

**Building B** - As we did with Building A, we have revised the structural grid for Building B to improve the facility's usability. Our revised structural grid eliminates the unresolved conflicts between the RFP's space plan (as shown on A-100 and A-102) and the RFP's structural drawings (S-301 and S-401). The column locations that conflict with the space plan – at F2, H2 and E3 - have been eliminated. As in Building A, our revised structural design for Building B presents a wider, more open structural grid, which will allow the building to more easily accommodate change over time.

To help optimize the structural system to the floor plan, the spacing of the columns was altered to move columns out of corridors and office areas. This was done in both the office building and the shop building. We also revised the framing system for the second floor of the office building, reducing the framing to a single column line. This line is located directly above one of the first floor column lines. The roof framing uses an offset, double pitch open web joist system to accommodate the single offset column line but a central ridgeline to maintain the conceptual appearance of the building. The overall framing system is a dual system, steel framing and bearing walls for vertical loads and shear walls for lateral loads. The second floor is metal deck with concrete fill and the roof is metal deck for the diaphragms.

**LEED**

We will provide a facility that will achieve Leadership in Energy and Environmental Design (LEED) Silver certification in accordance with the RFP requirements. Our strategy for achieving this certification is summarized on the attached New Construction v4 Project Scorecard/Checklist, which has been annotated to include a brief explanation of how each point will be achieved.

All of the permanent buildings will be oriented and structurally engineered to support future photo-voltaic power panels.

The new facilities will provide a model for water efficiency and water use reduction. Landscaping is limited, and the plant selection and irrigation system will be designed to reduce water consumption by 50% or greater. We will reduce water consumption within the buildings through utilization of dual-flush water closets, waterless urinals, 0.5 GPM sensor operated lavatory faucets and 1.5 GPM shower heads.

We analyzed three alternative HVAC systems in terms of cost, efficiency, long term maintenance requirements, and energy conservation:

1. Water Source Heat Pump Units
2. Rooftop Package, Boiler and VAV system
3. Variable Refrigerant Volume (Daiken, Mitsubishi)

The system selected – a Rooftop package, Boiler and VAV system – in concert with our lighting selection, controls, and exterior enclosure design, will allow us to achieve a 26%. We will provide energy modeling during the design phase to demonstrate proposed energy performance, and we provide the Measurement and Verification called for in the RFP.

We have revised the approach to daylighting in Buildings A and B by relocating skylights to provide greater benefit to the building occupants and to insure that LEED Credit 8.1 Daylight and Views is obtained. We will maintain a large skylight at Building A's main stair but utilize energy efficient commercial Solatube Skylights distributed in the work spaces to bring natural daylight to the core areas of the building.

The RAB-ECC Joint Venture Design-Build Team is confident the completed project will meet or exceed all performance requirements and comply with all codes and regulatory requirements identified in this RFP. The completed facility will comply with the requirements of the Americans with Disabilities Act, State Title 24 access requirements and the applicable City Access Memos referenced in the RFP.



**LEED 2009 BD&C Building Design and Construction**  
 New Construction and Major Renovations for Commercial and Institutional Buildings  
 New Construction

**PROJECT NAME**

LEED-NC v3 Target:  
 3/29/2016

|    |    |   |                                   |
|----|----|---|-----------------------------------|
| 57 | 29 | <b>Project Totals (pre-certification estimates)</b> | <b>Total Possible Points: 110</b> |
|----|----|---|-----------------------------------|

Certified 40 to 49 Silver 50 to 59 Gold 60 to 79 Platinum 80 to 110 points

Construction Credits

| Y  | ? | N |   | Responsibility | Comments   |
|----|---|---|---|----------------|--|
| 12 | 2 |   | <b>Sustainable Sites 26 Points</b>  |                |  |
| Y  |   |   | <b>Prereq 1 Construction Activity Pollution Prevention</b>  |                | Project to include a site specific sediment and erosion control plan (SWPPP)   |
| 1  |   |   | Credit 1 <b>Site Selection</b>  |                | Provide statement declaring the site was not prime farmland, flood plain, parkland, or within 100-ft of wetland or area with threatened species                    |
| 5  |   |   | Credit 2 <b>Development Density &amp; Community Connectivity (5 pts)</b>                          |                | Previously developed site AND in community with min. density of 60,000 s.f./acre. OR within 1/2 mi of residential and 10 basic services                            |
|    |   | N | Credit 3 <b>Brownfield Redevelopment</b>  |                | Develop on contaminated or documented Brownfield site.   |
|    |   | N | Credit 4.1 <b>Alternative Transportation - Public Transportation Access (6 pts)</b>               |                | Provide drawing showing mass transit stops for two or more bus lines located within 1/4 mile of the project.   |
|    | 1 |   | Credit 4.2 <b>Alternative Transportation - Bicycle Storage &amp; Changing Rooms</b>               |                | Bicycle storage within 200 yds. 5% of all bldg users and changing rooms with showers for 0.5% of FTE required.   |
| 3  |   |   | Credit 4.3 <b>Alternative Transportation - Low-Emitting &amp; Fuel-Efficient Vehicles (3 pts)</b> |                | Provide preferred parking or discounted rate for 5% or alternative fuel refilling stations for 3%.   |
|    |   | N | Credit 4.4 <b>Alternative Transportation - Parking Capacity (2 pts)</b>                           |                | Provide 25% fewer spaces than applicable Std. in 2003 ITE "Parking Generation Study" or meet but not exceed zoning reqs. OR no new parking.                        |
|    |   | N | <b>Credit 5.1 Site Development - Protect or Restore Habitat</b>                                   |                | Greenfield: Limit disturbance to within 40 ft. of bldg perim. Exist: restore min. 50% of (e) developed area w/ native or adapted                                   |
|    |   | N | Credit 5.2 <b>Site Development - Maximize Open Space</b>  |                | Exceed local zoning reqs. by 25%. No Zoning: Provide vegetated open space adjacent to the bldg. equal to building footprint  |
| 1  |   |   | Credit 6.1 <b>Stormwater Design - Quantity Control</b>  |                | Post developmnt. discharge not to exceed pre-dev. or Reduce ex. impervious areas and stormwater runoff by 25%.   |
| 1  |   |   | Credit 6.2 <b>Stormwater Design - Quality Control</b>   |                | Reduce impervious cover, promote infiltration capture and filter runoff from 90% of rainfall.  |
|    |   | N | <b>Credit 7.1 Heat Island Effect - NonRoof</b>  |                | Provide open grid paving, high-albedo concrete paving, wide canopy trees and or other shading devices covering 50% of the hardscape areas, Or 50% covered parking. |
| 1  |   |   | Credit 7.2 <b>Heat Island Effect - Roof</b>   |                | Provide 75% of roof with Solar Reflective Index of minimum 78 for low slope or 29 for high slope roofs.  |
|    | 1 |   | Credit 8 <b>Light Pollution Reduction</b>   |                | Shut off non-emergency bldg lights at night & all ext fixtures fully shielded with no up-lighting , 80% of power density.  |

| Y  | ? | N |  | Comments   |
|----|---|---|--|--|
| 10 |   |   | <b>Water Efficiency 10 Points</b>  |  |
| Y  |   |   | <b>Prereq 1 Water Use Reduction - Reduce by 20%</b>                                  | Specify Low-flow water closets and urinals, and low-flow faucet aerators.  |
| 2  |   |   | Credit 1 <b>Water Efficient Landscaping - Reduce by 50% (2 pts)</b>                  | Plant selection and irrigation system design to reduce water consumption by 50% or greater.  |
| 2  |   |   | opt 2 <b>Water Efficient Landscaping - No Potable Water Use or Irrigation (4pts)</b> | Use recycled water, captured rainwater, or no permanent irrigation system  |
| 2  |   |   | Credit 2 <b>Innovative Wastewater Technologies (2 pts)</b>                           | Use rainwater, graywater recycling or composting toilets to reduce sewage conveyance potable water by 50%.   |
| 2  |   |   | Credit 3 <b>Water Use Reduction - Reduce by 30% (2 pts)</b>                          |  |
| 1  |   |   | <b>Water Use Reduction - Reduce by 35% (3 pts)</b>                                   | Specify dual-flush water closets, 0.125 GPF sensor operated or waterless urinals, low-flow sensor operated lavatory faucets and 1.5 GPM shower heads.. |
| 1  |   |   | <b>Water Use Reduction - Reduce by 40% (4 pts)</b>                                   | Specify dual-flush water closets, waterless urinals, 0.5 GPM sensor operated lavatory faucets and 1.5 GPM shower heads..                               |

| Y  | ?  | N |   | Comments   |
|----|----|---|---|--|
| 14 | 18 |   | <b>Energy &amp; A</b>   |  |
| Y  |    |   | <b>Prereq 1 Fundamental Commissioning of the Building Energy Systems</b>                    | Cx of HVAC, lighting controls, DHW and renewable energy systems . CxA with prior experience & independent of Design team but can be employed by design team firm.  |
| Y  |    |   | <b>Prereq 2 Minimum Energy Performance [LPE-Mech]</b>                                       | Project to show 10% improved performance for new buildings, or 5% improved performance for existing buildings over Title 24-2005 Energy Rrequirements.   |
| Y  |    |   | <b>Prereq 3 Fundamental Refrigerant Management</b>  | No CFC-based refrigerants on new construction. CFC phase-out prior to completion for existing systems.   |
| 2  |    |   | Credit 1 <b>Optimize Energy Performance - 14% NC or 10% Renov. better than T-24 (2 pts)</b> | Design to exceed 2005 T-24 by integrated design approach to bldg orientation and solar control, thermal mass, increased insulation and infiltration reduction, high performance glazing, natural ventilation, window shading, daylighting controls, high efficiency lighting, high efficiency HVAC equipment, economizers, VFD pumps, and high efficiency boilers. |
| 2  |    |   | <b>Optimize Energy Performance - 18% NC or 14% Renov. better than T-24 (2 pts)</b>          |  |
| 2  |    |   | <b>Optimize Energy Performance - 22% NC or 18% Renov. better than T-24 (2 pts)</b>          |  |
| 2  |    |   | <b>Optimize Energy Performance - 26% NC or 22% Renov. better than T-24 (2 pts)</b>          |  |
| 2  |    |   | <b>Optimize Energy Performance - 30% NC or 26% Renov. better than T-24 (2 pts)</b>          |  |
| 2  |    |   | <b>Optimize Energy Performance - 34% NC or 30% Renov. better than T-24 (2 pts)</b>          |  |
| 2  |    |   | <b>Optimize Energy Performance - 38% NC or 34% Renov. better than T-24 (2 pts)</b>          |  |
| 2  |    |   | <b>Optimize Energy Performance - 42% NC or 38% Renov. better than T-24 (2 pts)</b>          |  |
| 2  |    |   | <b>Optimize Energy Performance - 46% NC or 42% Renov. better than T-24 (2 pts)</b>          |  |
| 1  |    |   | <b>Optimize Energy Performance - 48% NC or 44% Renov. better than T-24 (1 pts)</b>          |  |
| 1  |    |   | Credit 2 <b>On-Site Renewable Energy - 1% Renewable Energy</b>                              | Include solar collection, wind, geothermal, fuel cell or biomass generation systems.<br>PV system outputs typically 10 - 12.5 w/s.f AC.  |
| 1  |    |   | <b>On-Site Renewable Energy - 3% Renewable Energy</b>                                       |  |
| 1  |    |   | <b>On-Site Renewable Energy - 5% Renewable Energy</b>                                       |  |
| 1  |    |   | <b>On-Site Renewable Energy - 7% Renewable Energy</b>                                       |  |
| 1  |    |   | <b>On-Site Renewable Energy - 9% Renewable Energy</b>                                       |  |
| 1  |    |   | <b>On-Site Renewable Energy - 11% Renewable Energy</b>                                      |  |
| 1  |    |   | <b>On-Site Renewable Energy - 13% Renewable Energy</b>                                      |  |
| 2  |    |   | <b>Credit 3 Enhanced Commissioning (2 pts)</b>  |  |
| 1  |    |   | Credit 4 <b>Enhanced Refrigerant Management (2 pts)</b>                                     | No Refrigerants OR Total weighted refrigerant impact less than or equal to 100 (no CFC, HCFC or Halon allowed)   |
| 3  |    |   | Credit 5 <b>Measurement &amp; Verification (3pts)</b>                                       | Implement M&V Plan for 1 yr post-occ. Cont. metering equip. for lighting, motors, boilers, HVAC and irrigation systems.  |
|    |    | N | Credit 6 <b>Green Power (2 pts)</b>   | Purchase min. 35% of power from Green Tags with a 2-year min. contract.  |

| Y | ? | N | 6 2 Materials & Resources 14 Points |  | Comments   |
|---|---|---|-------------------------------------|--|--|
| Y |   |   | Prereq 1                            | <b>Storage &amp; Collection of Recyclables</b>                                     | Include collection and storage area to serve entire building (82 - 500 s.f. based on bldg size).   |
|   |   | N | Credit 1.1                          | <b>Building Reuse</b> - Maintain Existing Walls, Floors & Roof - Reuse 55% (1 pts) | Maintain the existing bldg structure and envelope (within the LEED boundary). Includes floors, roof decking and structural envelope (excludes windows and door openings). Based on surface area.                 |
|   |   | N |                                     | <b>Building Reuse</b> - Maintain Existing Walls, Floors & Roof - Reuse 75% (2 pts) |  |
|   |   | N |                                     | <b>Building Reuse</b> - Maintain Existing Walls, Floors & Roof - Reuse 95% (3 pts) |  |
|   |   | N | Credit 1.2                          | <b>Building Reuse</b> - Maintain 50% of Interior Non-Structural Elements           | Incorporate (E) int. nonstruct. elements (within the LEED boundary) into the new construction. Incl. non-struct. walls, doors, floor coverings, clgs, casework, int. windows                                     |
| 1 |   |   | Credit 2                            | <b>Construction Waste Management</b> - 50% Recycled or Salvaged (1 pts)            | Contractor to provide and implement a documented construction waste management plan to recycle/salvage C&D waste.  |
|   | 1 |   |                                     | <b>Construction Waste Management</b> - 75% Recycled or Salvaged (2 pts)            |  |
|   |   | N | Credit 3                            | <b>Materials Reuse</b> - Reuse 5% (1pts)   | Use salvaged materials.(based on cost)   |
|   |   | N |                                     | <b>Materials Reuse</b> - Reuse 10% (2 pts)   |  |
| 1 |   |   | Credit 4                            | <b>Recycled Content</b> - 10% of Content (1pts)                                    | Provide recycled content containing materials Divs 03-10, 31 (foundations), 32 (paving, Site imp. & planting) including concrete, recycled block, recycled steel, finishes with recycled content.(based on cost) |
| 1 |   |   |                                     | <b>Recycled Content</b> - 20% of Content (2pts)                                    |  |
| 1 |   |   | Credit 5                            | <b>Regional Materials</b> - 10% of Materials (1pts)                                | Provide Div.03-10, 31 (foundations), 32 (paving, site imp. planting) materials extracted/harvested/recovered AND manufactured within 500 mi. (based on cost)   |
| 1 |   |   |                                     | <b>Regional Materials</b> - 20% of Materials (2pts)                                |  |
|   | 1 |   | Credit 6                            | <b>Rapidly Renewable Materials</b>   | Use agri-based materials, bamboo, cork, cotton or wool insul, linoleum for 2.5% total value of all bldg. materials. Div 3-10   |
| 1 |   |   | Credit 7                            | <b>Certified Wood</b>  |  |

| Y | ? | N | 9 6 Indoor Environmental Quality 15 Points |   | Comments  |
|---|---|---|--|---|---|
| Y |   |   | Prereq 1                                   | <b>Minimum Indoor Air Quality Performance</b>                       | HVAC design meets ventilation requirements per ASHRAE 62.1-2004, Sections 4-7 for indoor air quality.                           |
| Y |   |   | Prereq 2                                   | <b>Environmental Tobacco Smoke (ETS) Control</b>                    | No-smoking policy required for the building and within 25' of building entrys except at designated areas. Signage required.     |
|   | 1 |   | Credit 1                                   | <b>Outdoor Air Delivery Monitoring</b>                              | CO2 monitors in all densely occupied spaces (25 occ / 1000 s.f. or greater - occ load factor 40 or less), tied to central BMS.  |
|   | 1 |   | Credit 2                                   | <b>Increased Ventilation</b>  | 30% above ASRAE 62.1-2007 reqs.   |
| 1 |   |   | Credit 3.1                                 | <b>Construction IAQ Management Plan</b> - During Construction       | Contractor documented construction good housekeeping and materials protection and MERV-8 filters required.                      |
| 1 |   |   | Credit 3.2                                 | <b>Construction IAQ Management Plan</b> - Before Occupancy          | IAQ testing after const/prior to occupancy OR 2 week flush-out prior to occupancy   |
| 1 |   |   | Credit 4.1                                 | <b>Low-Emitting Materials</b> - Adhesives & Sealants                | Provide Low-emitting materials inside bldg envelope. Contractor required to provide documentation for products used.            |
| 1 |   |   | Credit 4.2                                 | <b>Low-Emitting Materials</b> - Paints & Coatings                   | Provide Low-emitting materials inside bldg envelope. Contractor required to provide documentation for products used.            |
| 1 |   |   | Credit 4.3                                 | <b>Low-Emitting Materials</b> - Flooring Systems                    | All carpet to meet CRI Green Label Plus reqs, hard surface to meet FloorScore std. All adhesives to meet EQc4.1 reqs            |
| 1 |   |   | Credit 4.4                                 | <b>Low-Emitting Materials</b> - Composite Wood & Agrifiber Products | Ensure no composite woods, agrifiber, or laminating resins contain ANY added urea-formaldehyde (particle bd, MDO, MDF)          |
| 1 |   |   | Credit 5                                   | <b>Indoor Chemical &amp; Pollutant Source Control [LPE-Mech]</b>    | Requires isolation and separate ventilation of copy areas and 10' long permanent walk-off grilles at all entrys.                |
|   | 1 |   | Credit 6.1                                 | <b>Controllability of Systems</b> - Lighting                        | Requires individual task lighting controls for 90% of occupants and task appropriate controls for multi-occupant spaces.        |
|   | 1 |   | Credit 6.2                                 | <b>Controllability of Systems</b> - Thermal Comfort                 | Provide individual occ. controls for 50% of occupants. may incl. operable windows for occ within 20' or 10' either side opening |
| 1 |   |   | Credit 7.1                                 | <b>Thermal Comfort</b> - Design                                     | Mech Eng to provide psychrometric analysis for each thermal zone showing compliance with ASHRAE 55-2004.                        |
| 1 |   |   | Credit 7.2                                 | <b>Thermal Comfort</b> - Verification                               | Conduct User survey 6-18 mo after occupancy. Corrective action if more than 20% dissatisfied.                                   |
|   | 1 |   | Credit 8.1                                 | <b>Daylight &amp; Views</b> - Daylight                              | Min. 25fc to 75% of regularly occupied areas. Glare control device(s) reqd. for each window.                                    |
|   | 1 |   | Credit 8.2                                 | <b>Daylight &amp; Views</b> - Views                                 | Direct line of sight to exterior to 90% of regularly occupied areas.  |

| Y | ? | N | 3 1 Innovation & Design Process 6 Points |   | Comments  |
|---|---|---|--|---|---|
| 1 |   |   | Credit 1.1                               | <b>Innovation in Design:</b> Sustainability Education                   | Project to include 8 permanent signs of sustainable design features and publish a case study. |
|   |   | N | Credit 1.2                               | <b>Innovation in Design:</b> Exemplary perf. on EAc6 - 100% for 2 years | Purchase 100% of power from Green Tags with a 2-year min. contract.                           |
| 1 |   |   | Credit 1.3                               | <b>Innovation in Design:</b> Green Cleaning Program                     | Owner to implement low environmental impact cleaning policy.                                  |
|   | 1 |   | Credit 1.4                               | <b>Innovation in Design:</b> Recycled H2O Test Bench                    |   |
|   |   |   | Credit 1.5                               | <b>Innovation in Design:</b> Specific Title                             |   |
| 1 |   |   | Credit 2                                 | <b>LEED™ Accredited Professional</b>                                    | Team includes at least one LEED accredited professional.                                      |

| Y | ? | N | 3 Regional Priority Credits 4 Points |   | Comments  |
|---|---|---|--------------------------------------|---|---|
| 1 |   |   | Credit 1.1                           | <b>Regional Priority</b> - WE3 WATER USE REDUCTION                | Regional Priority points earned by meeting selected credits above based on project location<br>LEED Online will assign potential credits based on project zip code. |
| 1 |   |   | Credit 1.2                           | <b>Regional Priority</b> - EA2 RENEWABLE ENERGY                   |   |
| 1 |   |   | Credit 1.3                           | <b>Regional Priority</b> - IEQ8.1 DAYLIGHT                        |   |
|   |   |   | Credit 1.4                           | <b>Regional Priority</b> - Specific Credit determined by zip code |   |



# Chollas Water Operations Facility Improvements

City of San Diego Public Works

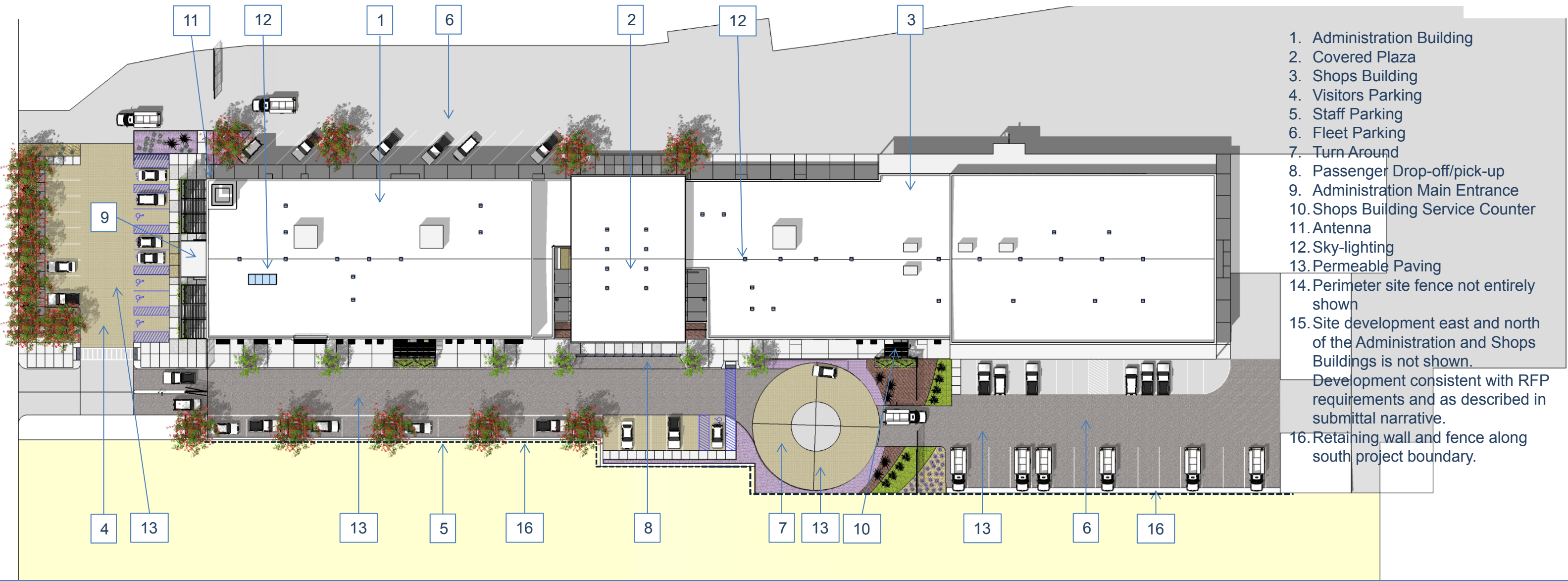
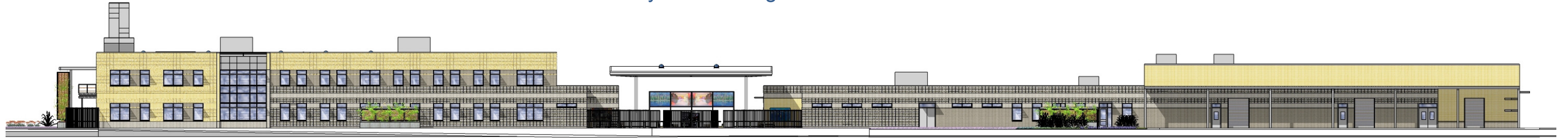






# Chollas Water Operations Facility Improvements

City of San Diego Public Works

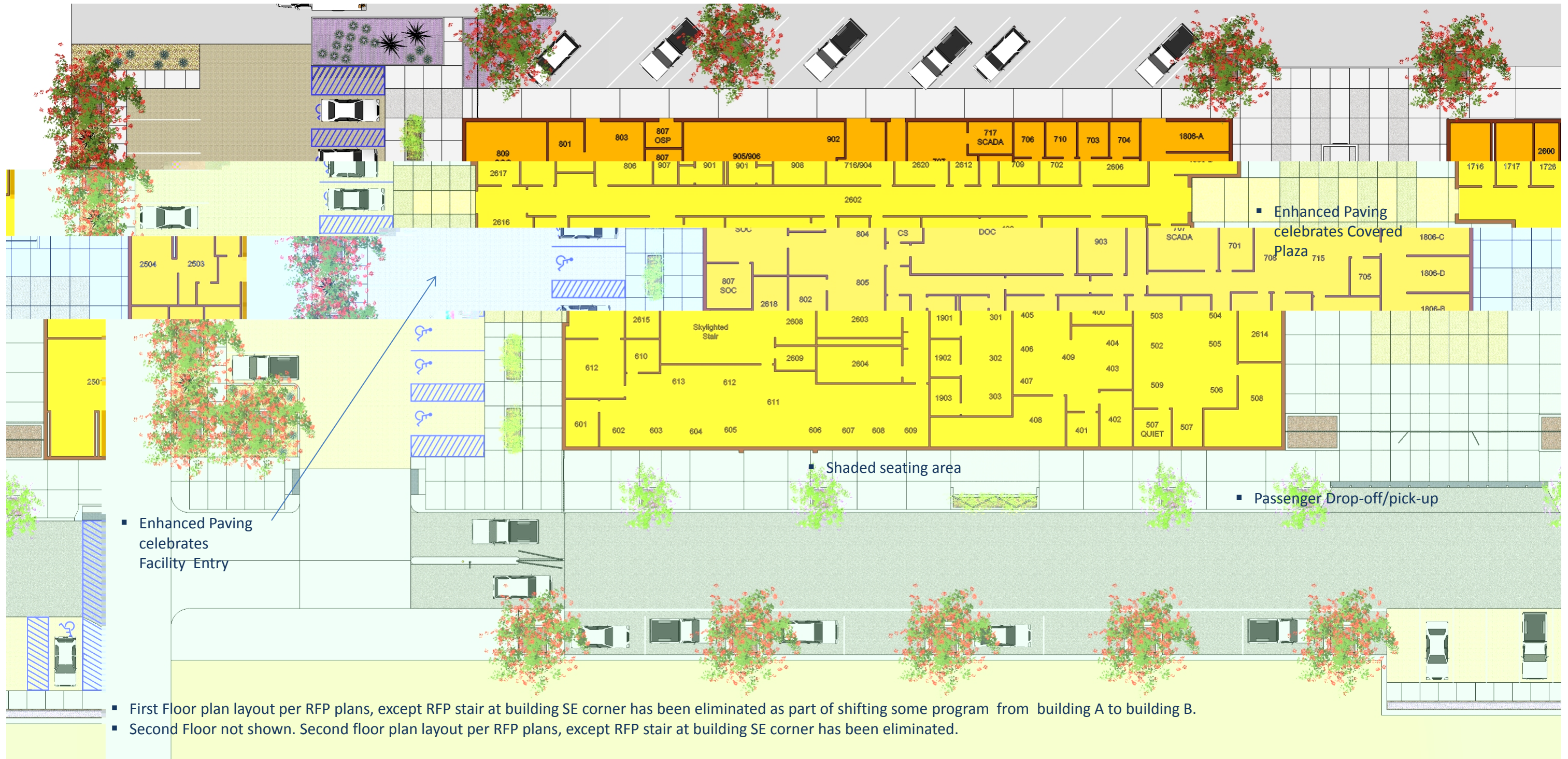


- 1. Administration Building
- 2. Covered Plaza
- 3. Shops Building
- 4. Visitors Parking
- 5. Staff Parking
- 6. Fleet Parking
- 7. Turn-Around
- 8. Passenger Drop-off/pick-up
- 9. Administration Main Entrance
- 10. Shops Building Service Counter
- 11. Antenna
- 12. Sky-lighting
- 13. Permeable Paving
- 14. Perimeter site fence not entirely shown
- 15. Site development east and north of the Administration and Shops Buildings is not shown. Development consistent with RFP requirements and as described in submittal narrative.
- 16. Retaining wall and fence along south project boundary.



# Chollas Water Operations Facility Improvements

## City of San Diego Public Works

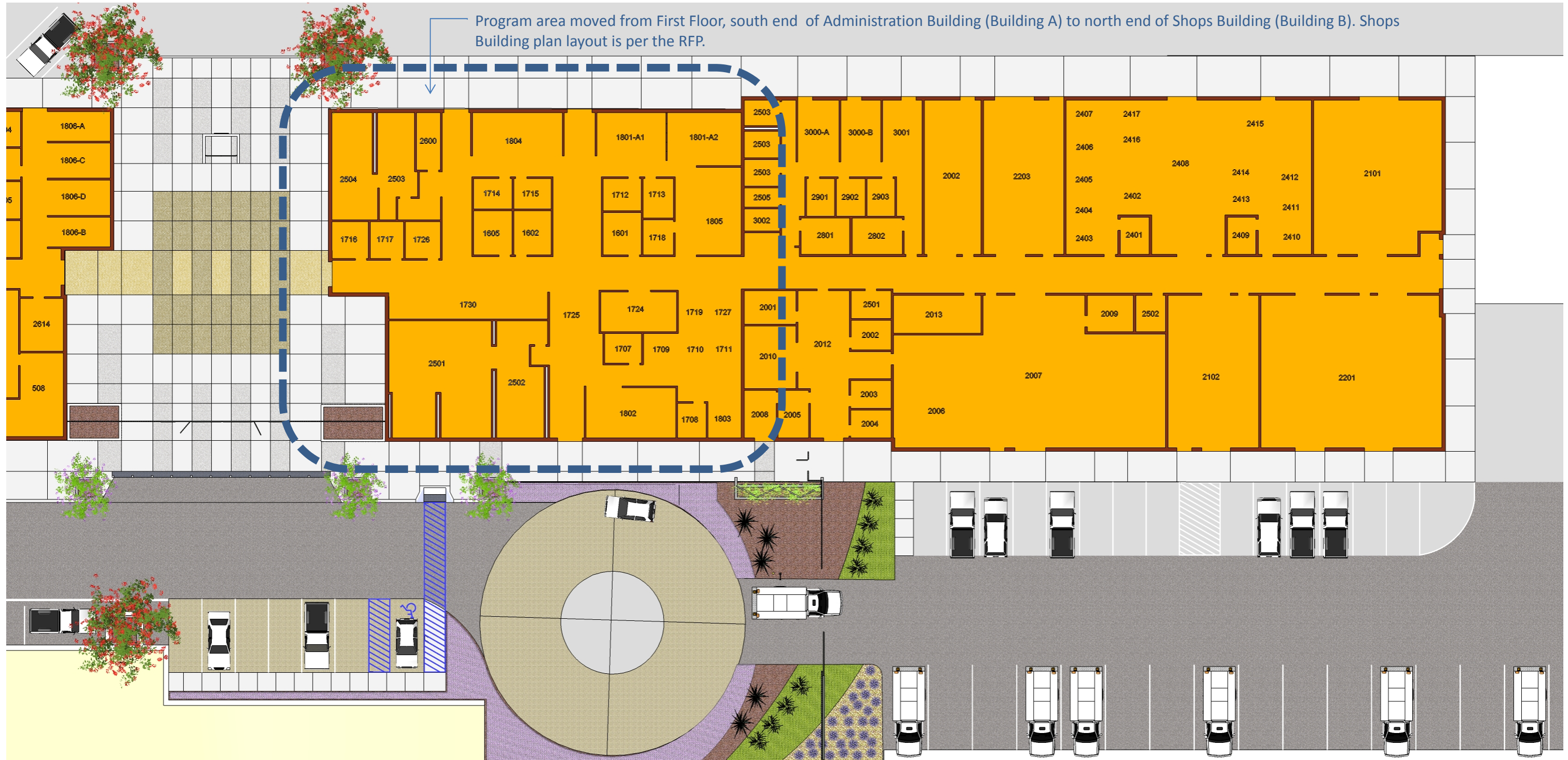




# Chollas Water Operations Facility Improvements

## City of San Diego Public Works

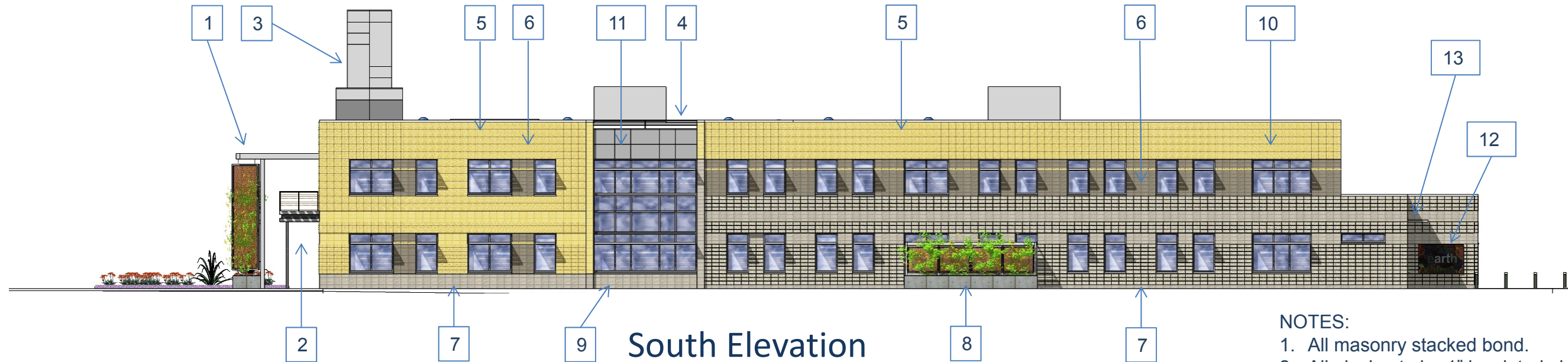
Program area moved from First Floor, south end of Administration Building (Building A) to north end of Shops Building (Building B). Shops Building plan layout is per the RFP.





# Chollas Water Operations Facility Improvements

City of San Diego Public Works



**NOTES:**

1. All masonry stacked bond.
2. All glazing to be 1" insulated glass
3. South facing vision windows fitted with prefinished sunscreen and light shelf at transom height.
4. All window sills: 4" high sill-slope solid cap

**KEYNOTES:**

1. West facing green screens and high canopy
2. Balcony over main entry doors
3. Antenna screen
4. Parapet articulation (low parapet with fall protection railing)
5. Masonry field color 1 (Yellow Gold, split face/smooth face composition).
6. Masonry accent banding: Charcoal and Yellow Gold, split face/smooth face.
7. Masonry field color 2 (Natural, split face/fluted block composition).
8. Shade trellis/green screen at seating area.
9. Storefront glazing
10. Insulated glass window (sunscreens/light shelf -south facing)
11. Prefinished aluminum panel
12. Conservation Themed Artwork by others
13. Door canopies



# Chollas Water Operations Facility Improvements

City of San Diego Public Works



North Elevation



East Elevation

**NOTES:**

1. All masonry stacked bond.
2. All glazing to be 1" insulated glass
3. South facing vision windows fitted with prefinished sunscreen and light shelf at transom height.
4. All window sills: 4" high sill-slope solid cap

**KEYNOTES:**

1. West facing green screens and high canopy
2. Balcony over main entry doors
3. Antenna screen
4. Parapet articulation (low parapet with fall protection railing)
5. Masonry field color 1 (Yellow Gold, split face/smooth face composition).
6. Masonry accent banding: Charcoal and Yellow Gold, split face/smooth face.
7. Masonry field color 2 (Natural, split face/fluted block composition).
8. Shade trellis/green screen at seating area.
9. Storefront glazing
10. Insulated glass window (sunscreens/light shelf -south facing)
11. Prefinished aluminum panel
12. Conservation Themed Artwork by others
13. Door canopies



# Chollas Water Operations Facility Improvements

City of San Diego Public Works

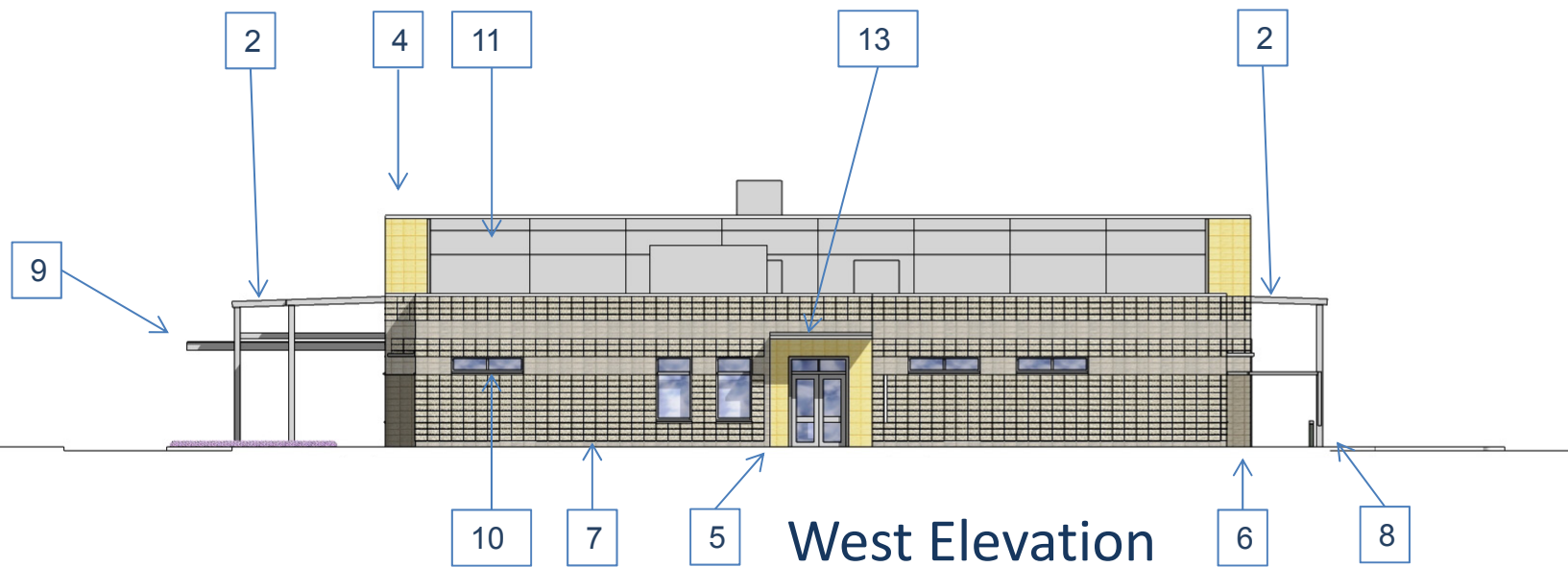


**NOTES:**

1. All masonry stacked bond.
2. All glazing to be 1" insulated glass
3. South facing vision windows fitted with prefinished sunscreen and light shelf at transom height.
4. All window sills: 4" high sill-slope solid cap

**KEYNOTES:**

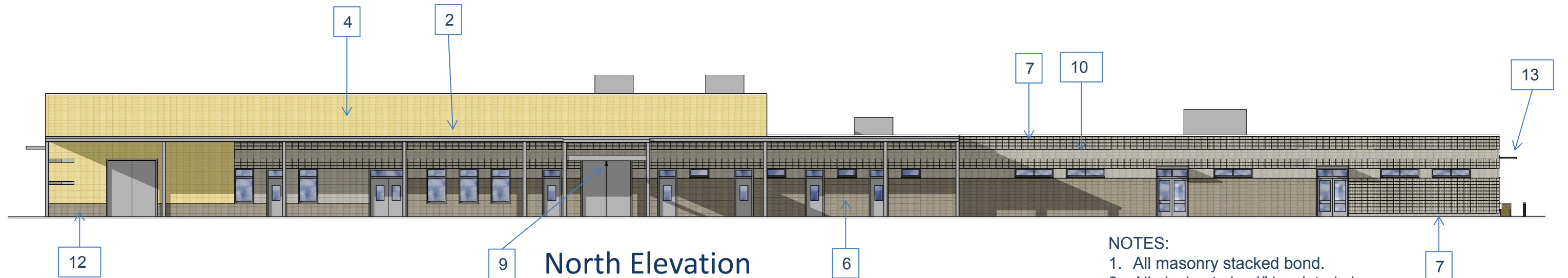
1. Service Counter entrance
2. High rain canopy
3. Not used
4. Masonry field color 1 (Yellow Gold, smooth face)
5. Masonry field color 1 (Yellow Gold, split face/smooth face composition).
6. Masonry accent banding: Charcoal, smooth face.
7. Masonry field color 2 (Natural, split face/fluted block composition).
8. Shade trellis/green screen at seating area.
9. Crane beam
10. Insulated glass window (obscure glazing where appropriate)
11. Prefinished aluminum panel
12. Conservation Themed Artwork by others
13. Door canopies





# Chollas Water Operations Facility Improvements

City of San Diego Public Works



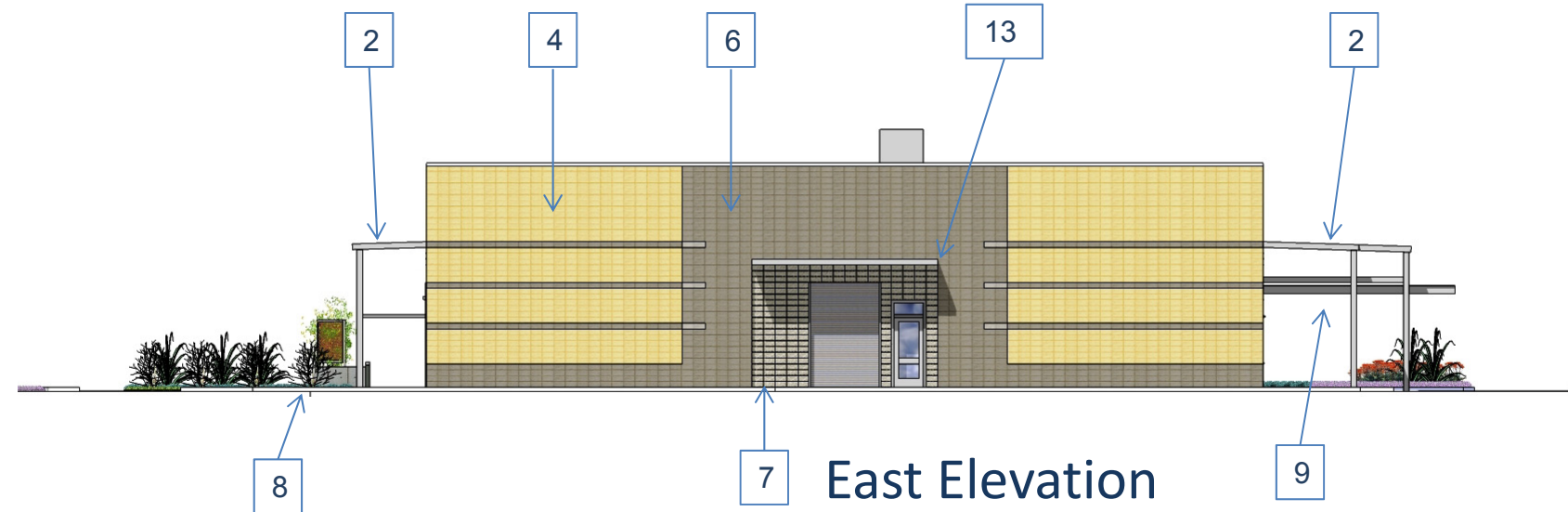
North Elevation

**NOTES:**

1. All masonry stacked bond.
2. All glazing to be 1" insulated glass
3. South facing vision windows fitted with prefinished sunscreen and light shelf at transom height.
4. All window sills: 4" high sill-slope solid cap

**KEYNOTES:**

1. Service Counter entrance
2. High rain canopy
3. Not used
4. Masonry field color 1 (Yellow Gold, smooth face)
5. Masonry field color 1 (Yellow Gold, split face/smooth face composition).
6. Masonry accent banding: Charcoal, smooth face.
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8. Shade trellis/green screen at seating area.
9. Crane beam
10. Insulated glass window (obscure glazing where appropriate)
11. Prefinished aluminum panel
12. Conservation Themed Artwork by others
13. Door canopies



East Elevation



# Chollas Water Operations Facility Improvements

City of San Diego Public Works







# Chollas Water Operations Facility Improvements

City of San Diego Public Works





# Chollas Water Operations Facility Improvements

City of San Diego Public Works





# Chollas Water Operations Facility Improvements

City of San Diego Public Works



# 5

## Construction Plan

## **5. CONSTRUCTION PLAN**

### CONSTRUCTION APPROACH AND METHODS

The RABC-ECC design and construction personnel will execute this project utilizing a team approach. The development of our team starts with the selection of our design partners and major subcontractors in a coordinated effort to respond to the RFP requirements creating our conceptual design approach. We feel it is extremely important to engage major subcontractors in a cooperative effort with our design partners to respond to the RFP, coordinate and facilitate the design, and then construct the projects. Utilizing major subcontractors in the design phase where they have worked with RABC-ECC and the designers to establish budgets provides for efficient and streamlined execution of the design and construction process. Our team will not have to finalize the design and bid out the major elements of work prior to starting construction. Our team will be fully coordinated and prepared to execute the construction upon final design approval and permitting.

Our project superintendent will be involved in the final design coordination from 60% - 100% design. This approach allows the Superintendent to have a full understanding of what is involved in the final design coordination with the City, design team, and major subcontractors for efficient transition into construction.

Additionally, the “submittal” process for major materials and equipment will be completed in conjunction with the design process. Our team will coordinate selection of materials, including review of cut sheets and product data, with the City and Designers during the design process such that the design can be coordinated for the specific products intended to be utilized on the project. This minimizes the need for generic product specifications as we can be proprietary in the selection of materials and equipment. This process also minimizes need for numerous RFIs as construction coordination takes place concurrent with final design, including preparation of shop drawings.

### PLAN FOR OPERATION OF FACILITY DURING CONSTRUCTION

The enclosed Google Earth map is marked up to show how City personnel will need to access the maintenance yard during the construction process. City personnel will need to enter the maintenance yard at the back gate. There is an existing guard shack at this location to maintain security of the facility while gates are open. We have reviewed this path and know that the current Google earth map does not depict the modifications to this area over the last several months but the access to the back gate remains available to water operations personnel.

The attached plan shows a layout of how we intend to provide interim housing to be utilized by City personnel during the construction process. We have reviewed the existing facilities and Occupancy Needs Matrix to determine interim housing requirements to meet City needs. Our staff will coordinate with City staff to set up interim housing in sufficient time to allow for the installation of City provided low voltage data/comm systems to support staff operations. We will

further coordinate the movement of personnel to minimize disruption to on-going operations of the City staff, including relocation of furnishings.

The existing administration building will remain fully operational during the construction of the new Shops Building on the eastern portion of the site. Any utility work required to occur around the existing building, such as the new sewer line to the shops building, will be coordinated with site staff to minimize impacts to on-going operations. During the construction of the shops building, we shall coordinate the installation of City and AT&T fiber optics communication systems, on a permanent or interim basis, to insure continued operation of all systems for the Water Operations as well as existing City facilities to the south that also must remain operational when the existing administration building is removed for the new facility.

Once Shops Building B is constructed, personnel shall relocate from existing meter, corrosion, and weld shops to their permanent locations. Personnel from interim housing that have permanent space in the Shops Building will also relocate. Water department staff will vacate the existing Administration Building and move to temporary space in interim housing until the new Administration Building is constructed. The turnaround south of the shops building makes it easy for traffic flow at the south side of the shops building while there is not access or egress to the west.

#### Sewer, Water & Electric:

Our team will utilize the existing sewer ejection pump and force main for transmission of waste from the Interim Housing complex. We may have to make some adjustments to the existing force main for the new construction which will be coordinated with City staff to insure toilet facilities remain operational while City staff is working. A new gravity sewer line will be required to be installed from the existing sewer manhole to the point of connection of building waste lines to the east. Our team will coordinate this installation and connections to existing manhole in a manner that will not disrupt operations in the existing Administration Building.

The RABC-ECC team will coordinate with City water staff and SDG&E to finalize a plan to install new water service and electrical service as described in the RFP. Our plan is to first install the new water service with a temporary feed to the existing service line providing water to the existing Administration Building and the City complex south of the site. We would then construct the domestic and fire water loop around the new Shops Building and connect to the existing water line to the south for its permanent connection and make a temporary connection to insure service remains to the existing Administration Building. All tie-ins to the existing water line serving operational facilities will be coordinated to insure minimal disruption to City staff.

After installation of the new water service manifolds, we can then remove the old one and construct the new SDG&E service yard which would include reconnection of the existing 4,160V service to the building south of this complex. Our proposed electrical design provides a new medium voltage, 600A rated service switchgear with SDG&E metering and branch feeder breakers. A 200A breaker will feed a new 4.16kv transformer to feed the existing buildings to the south. Our site layout will allow the existing 4160V feed to the south to remain in place and will only require rework and splicing in one location near the electrical service yard. This new service connection will be coordinated with City personnel to minimize outages such that operations in

existing facilities can conduct their daily business. Outages will be completed during off-hours when there is the least amount of disruption. Additionally, we will coordinate the relocation of the electrical service to Streets to get it off the existing Administration Building with minimal disruption to on-going operations, including making final tie-ins during off-hours. This work will occur as early as possible in the construction process.

The RABC-ECC team will coordinate closely with the City personnel and AT&T personnel to facilitate relocation of existing and new data/comm services to keep facilities in operation.

### PLAN FOR PHASING OF CONSTRUCTION ACTIVITIES

The attached plans provide a visual representation of our proposed phasing. In general terms, the following describes our plan to phase the project to maintain City operations:

Phase 1 includes setting up Interim Housing units, relocating personnel in trailers and CIP portion of shops, and then to demolish existing trailers & western portion of existing shop building, and clear the site for construction of new Shops Building. We plan to start this work concurrent with 100% design & review process. The goal is to have the interim housing in place, personnel relocated and the site cleared and ready for construction upon issuance of the building permit by the City. Interim housing includes one (1) each 84x60 modular unit, three (3) each 36x60 modular units, and four (4) each 24x60 modular units.

During Phase 2 (Construction of New Shops Building & Site Improvement), Corrosion Engineering, Production Engineering, and Distribution Engineering would occupy the 84x60 unit; Payroll would occupy a 36x60 unit; CIP would occupy a 36x60 unit; EOC would occupy a 36x60 unit, and the four 24x60 units would be occupied by Emergency, Construction, and Safety. Each 24x60 unit has at least one restroom with the larger units having two restrooms. Additionally, we would provide at least one additional restroom building for use by field personnel during muster periods.

During Phase 3 (Demo of existing and construction of New Admin Building & Site Improvements), the Engineering departments would remain in the 84x60 unit; Payroll would remain in one 36x60 unit; EOC would remain in one 36x60 unit. Personnel from the existing Administration Building, with the exception of Meter Shops which will relocate to the new Shops Building, will be housed in one 36x60 as well as the four (4) 24x60 units. The existing shops buildings will be demolished in this phase as Corrosion and Welding will be moved into their new spaces in the Shops Building. The larger of the Truck Layout Sheds will be constructed in this phase as well.

Phase 4 consists of removal of all interim housing units, construction of the small truck layout shed, and any miscellaneous site work or improvements required to complete the project.

Power is provided to Interim Housing utilizing the overhead electrical service and underground service that currently feeds the trailers on site. We will coordinate with SDG&E to reconfigure and relocate the services and provide temporary overhead power distribution to the modular units. The temporary poles will be tall enough to allow the City to install overhead comm/data

lines as needed to support the systems provided at the interim housing units. Temporary sewer and water lines will be provided and connected to the interim housing units as well.

RABC-ECC proposes to set-up the office trailer north of the existing administration building and west of the new electrical/water services so it can remain there for the duration of the project. Our team will coordinate with City personnel on the best routing for construction traffic. During construction of the new Shops Building, we will either enter the site from the west with a coordinated drive lane adjacent to the existing administration building, or we will follow the City route and enter from the east, through the maintenance yard. This can be resolved in the final planning process. We plan to coordinate with the Little League to have most workers park in their lot and walk to the site. We understand there is no space available in the employee lot or on site. Foremen trucks will be allowed on site on a limited basis to unload tools, equipment, and materials.

#### GENERAL PLAN FOR FUNCTIONAL TESTING AND START-UP

The general plan for functional testing and start-up will be part of the overall Commissioning Plan provided by the Commissioning Agent at project design. The LEED Design Team will follow the general plan for the testing and start-up, the details of which are outlined below:

**Start-Up/Pre-Functional Checklists:** Coordinate start-up plans and documentation formats, including providing RABC-ECC with pre-functional checklists to be completed during the startup process. Manufacturer's start-up checklists and other technical documentation guidelines may be used as the basis for pre-functional checklists.

The Start-Up/Pre-Functional Checklist will help verify that the systems are complete and operational, so that the functional performance testing can be scheduled.

- Prefunctional Checklist - a list of items to inspect and elementary component tests to conduct to verify proper installation of equipment, provided by the Commissioning Agent to the contractor. Prefunctional checklists are primarily static inspections and procedures to prepare the equipment or system for initial operation (e.g., belt tension, oil levels OK, labels affixed, gages in place, sensors calibrated, etc.).
- Some prefunctional checklist items entail simple testing of the function of a component, a piece of equipment or system (such as measuring the voltage imbalance on a three-phase pump motor of a chiller system). The word "prefunctional" refers to before functional testing. Prefunctional checklists augment and are combined with the manufacturer's start-up checklist.

**Functional Performance Test** – This is the test of the dynamic function and operation of equipment and systems using manual (direct observation) or monitoring methods. Functional testing is the dynamic testing of systems (rather than just components) under full operation (e.g., the chiller pump is tested interactively with the chiller functions to see if the pump ramps up and down to maintain the differential pressure setpoint).

- Systems are tested under various modes, such as during low cooling or heating loads, high loads, component failures, unoccupied, varying outside air temperatures, fire alarm, power failure, etc. The systems are run through all the control system's sequences of operation and components are verified to be responding as the sequences state.



- Traditional air or water test and balancing (TAB) is not functional testing, in the commissioning sense of the word. TAB's primary work is setting up the system flows and pressures as specified, while functional testing is verifying that which has already been set up. The Commissioning Agent develops the functional test procedures in a sequential written form, coordinates, oversees and documents the actual testing, which is usually performed by the installing contractor or vendor.
- Functional Performance Tests are performed after prefunctional checklists and startup are complete.

### PROPOSED SAFETY PROGRAM

RABC-ECC's goal is to create a safety culture that believes from the top down that zero accidents is an attainable goal. Although both Joint Venture firms already have an excellent safety record, we are not content with the status quo and believe that it is not enough to meet the minimum requirements of the applicable safety standards. A robust safety culture will continue seeking methods to progressively improve the safety program. Our ultimate objective is to send every worker home to their families each night in the same condition that they arrived at the start of their shift. To that end, our safety program relies on a high level of employee involvement. The on-site Project Manager (PM), Superintendent, and Engineers all complete 40-hour safety training and provide additional safety support during the normal course of their duties. Additionally, a corporate safety officer from one of the firms will make monthly jobsite visits and as needed for the project.

Our Project Managers and Superintendents are active partners with the Safety Manager and keep him informed as to the upcoming work activities so that, as a team they can ensure that productivity and safety are coordinated hand-in-hand. In instances where productivity and safety may conflict, everyone on the team knows that safety takes precedence and the work plan will require adjustment so that the work can be done in a safe manner. Project superintendents conduct weekly safety meetings on all projects and specific meetings for such items as deep excavations, crane utilization, and confined space entry.

In order to ensure open discussion between project managers, superintendents, and subcontractors on the jobsite, the superintendent holds a weekly foreman's meeting. Expectations are communicated in these meetings by using a 3-week look-ahead schedule. Planning ahead, and discussing with all on-site participants any possible safety concerns is a way to eliminate unsafe conditions.

RABC-ECC requires all subcontractors to follow the Project Safety Plan, including the filing of Activity Hazard Analysis for all work activities anticipated for the project. Subcontractor foremen participate in weekly foremen meetings which include discussions on all aspects of safety for all project participants.

Special meetings and coordination shall occur for significant safety issues such as utilizing of cranes or entering confined spaces. All certifications and qualifications of participants shall be reviewed and operation will be closely monitored by all personnel.

Our firms have both successfully implemented our safety program in the execution of projects. Neither firm has ever received an OSHA safety citation or had any major incidents on our projects.

CA Workers' Compensation Experience Modification Rating for the past five (5) years is as follows:

| <u>Firm</u> | <u>2015</u> | <u>2014</u> | <u>2013</u> | <u>2012</u> | <u>2011</u> |
|-------------|-------------|-------------|-------------|-------------|-------------|
| RABC        | 0.64        | 0.64        | 0.64        | 0.68        | 0.68        |
| ECC         | 0.72        | 0.77        | 0.83        | 0.83        | 0.78        |

### PROPOSED EMERGENCY RESPONSE PLAN

RAB-ECC will develop an Emergency Response Plan specifically for the Chollas Building site. The Emergency Response Plan will, at a minimum, address the following:

- Plan will be site specific
- It will consider all stages of the construction project and the ability of emergency services to attend and access the point of emergency
- It will make provision for issues including, but not limited to:
  - plant and vehicle rollover
  - contact with powerlines
  - excavation collapse
  - scaffold/structure collapse
  - sudden incapacity and immobilisation of workers (particularly in locations that are difficult to access)
  - emergency service vehicle access to the site
- It will include details of:
  - nearest medical facilities
  - first aid provisions
- Include procedures for when the relevant emergency services may not respond or be able to deal with the emergency
- Procedures are regularly reviewed and accessible to all workers at the site.

The project office trailer will be well equipped with safety kits, body fluid kits, and other items necessary to respond to an emergency on the project. Additionally, all required postings will be displayed at the office trailer and throughout the site. The postings will include steps to take in the case of an emergency, location of nearest medical facility, and instructions to contact 911.

The site shall always be equipped with a spill kit and additional stormwater protection materials in the event something should occur requiring a prompt response to an issue related to stormwater management during construction operations.

### PROPOSED CONSTRUCTION SCHEDULE

Enclosed is a milestone schedule to demonstrate how we plan to execute the project. A full construction schedule would be developed concurrent with the design process.

The proposed schedule demonstrates that the project can be successfully completed with the 750 work day duration anticipated by the City. The schedule shows design and permitting with construction of new Shops Building to start in late 2016 with a design start date of 25 May 2016. Building B should be ready for occupancy late September, 2107. Transition period for moving personnel into Shops Building and moving personnel from interim housing would occur from late September to late October, 2017. Part of the transition period for the meter shop would be training for the new meter test stand equipment provided by MARS. Demolition of existing admin building and construction of new admin building would take place from late October, 2017 to November 2018. Personnel would then move from interim housing into the new facility allowing Phase 4 to be completed by mid-April, 2018.

The RABC-ECC project personnel would work closely with the City personnel to further develop this schedule in a coordinated manner to complete the project as quickly and efficiently as possible.

#### TRAFFIC CONTROL MANAGEMENT

This project will be conducting construction activities while keeping the facility fully operational. Our prime concern for this project will be directing pedestrian traffic around the construction zone, getting pedestrians where they need to go with signage and walkways, thus ensuring the safety of pedestrians, construction workers, and the general public.

Water department staff will vacate the existing Administration Building and move to temporary space in the interim housing until the new Administration Building is constructed. The turnaround south of the shops building makes it easy for traffic flow at the south side of the shops building while there is not access or egress to the west. RABC-ECC proposes to set-up our office trailer north of the existing administration building and west of the new electrical/water services so it can remain there for the duration of the project. Our team will coordinate with the City personnel on the best routing for construction traffic. During construction of the new Shops Building, we will either enter the site from the west with a coordinated drive lane adjacent to the existing administration building, or we will follow the City route and enter from the east, through the maintenance yard. This can be resolved in the final planning process.

Access to all adjacent streets and driveways of the facility will be maintained to the extent practical through controlled construction scheduling. Sufficient notice will be given to the facility owners by the RAB-ECC Superintendent whenever a driveway or street will be impacted by construction activities. Signage and traffic control will be utilized to maintain smooth operations.

#### COMMUNITY IMPACT (NOISE AND POLLUTION)

We strive to maintain a good relationship with the community for all of our projects. Dust will be kept to a minimum by watering during demolition or earthwork activities. This project will not include piles or stone columns which generate the most noise on construction sites. Construction noise will be general and intermittent, and won't be a community problem.

RABC-ECC has found that the best way to limit the impact on adjacent neighborhoods is to:

- Maintain a clean site, free of trash and debris that might be blown onto adjacent properties.
- During pre-construction, develop a haul route that will minimize traffic through residential and daily business operations.
- Perform work during normal work hours, except when necessary for critical operations, and then proper authorities will be notified.
- Maintain a strict schedule, especially on tight sites to ensure that traffic and deliveries will not cause traffic delays and back-up.

PATH OF TRAVEL  
FOR CITY ACCESS TO YARD

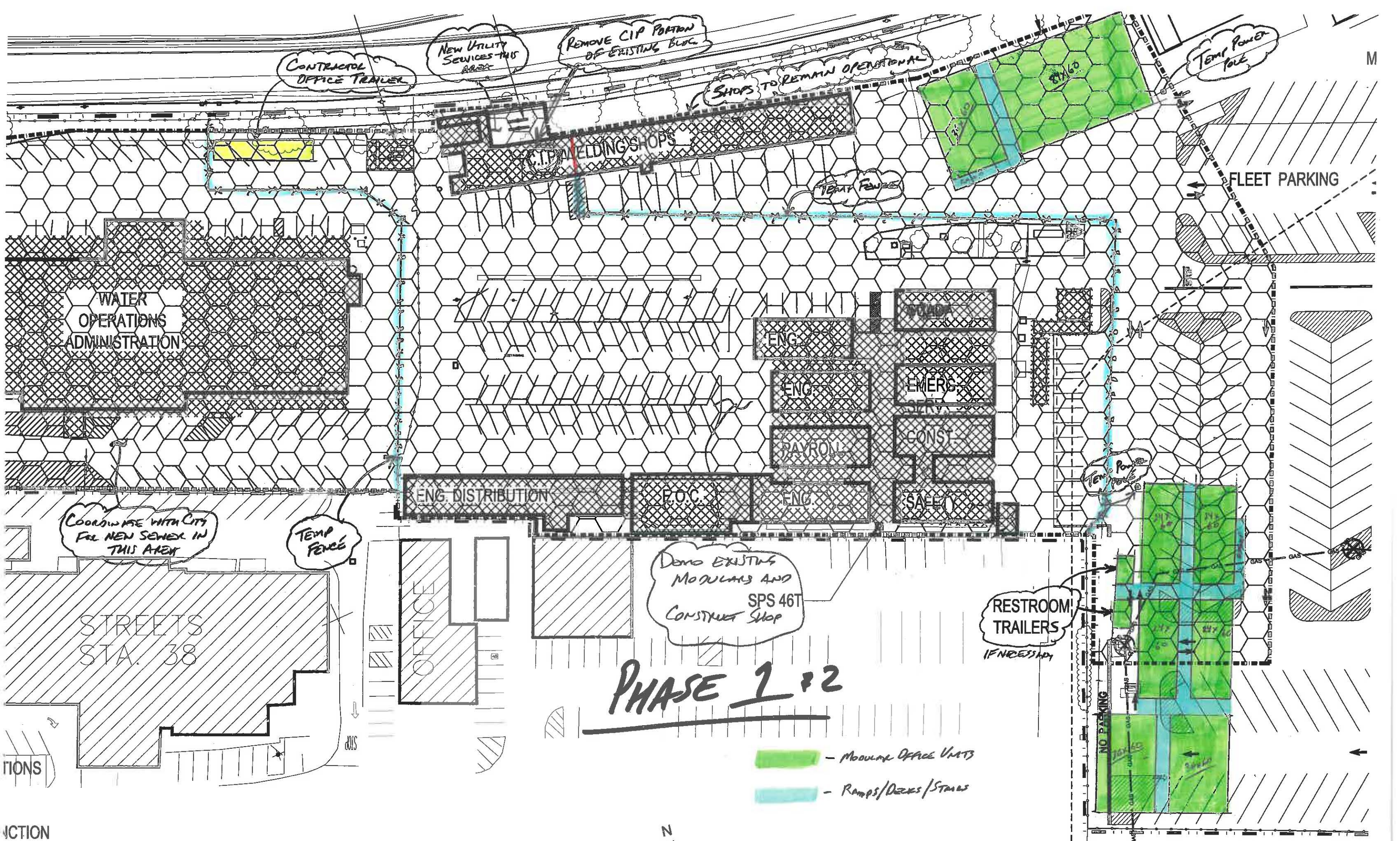


GUARD  
SHACK

Google earth

feet  
meters



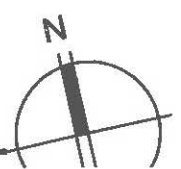


# PHASE 1 & 2

- MODULAR OFFICE UNITS
- RAMP/DECK/STAIRS

0' 50' 100' 200'

400'



1"=50'

CTIONS

CTION

COORDINATE WITH CITY FOR NEW SEWER IN THIS AREA

TEMP FENCE

DEMO EXISTING MODULARS AND CONSTRUCT SHOP SPS 46T

RESTROOM TRAILERS IF NECESSARY

TEMP POWER POLE

TEMP FENCE

TEMP POWER POLE

FLEET PARKING

GAS

GAS

NO PARKING

WATER OPERATIONS ADMINISTRATION

C.I.P. WELDING SHOPS

ENG.

ENG.

PAYROLL

ENG. DISTRIBUTION

E.O.C.

ENG.

SAFETY

CONST.

EMERG.

CONTRACTOR OFFICE TRAILER

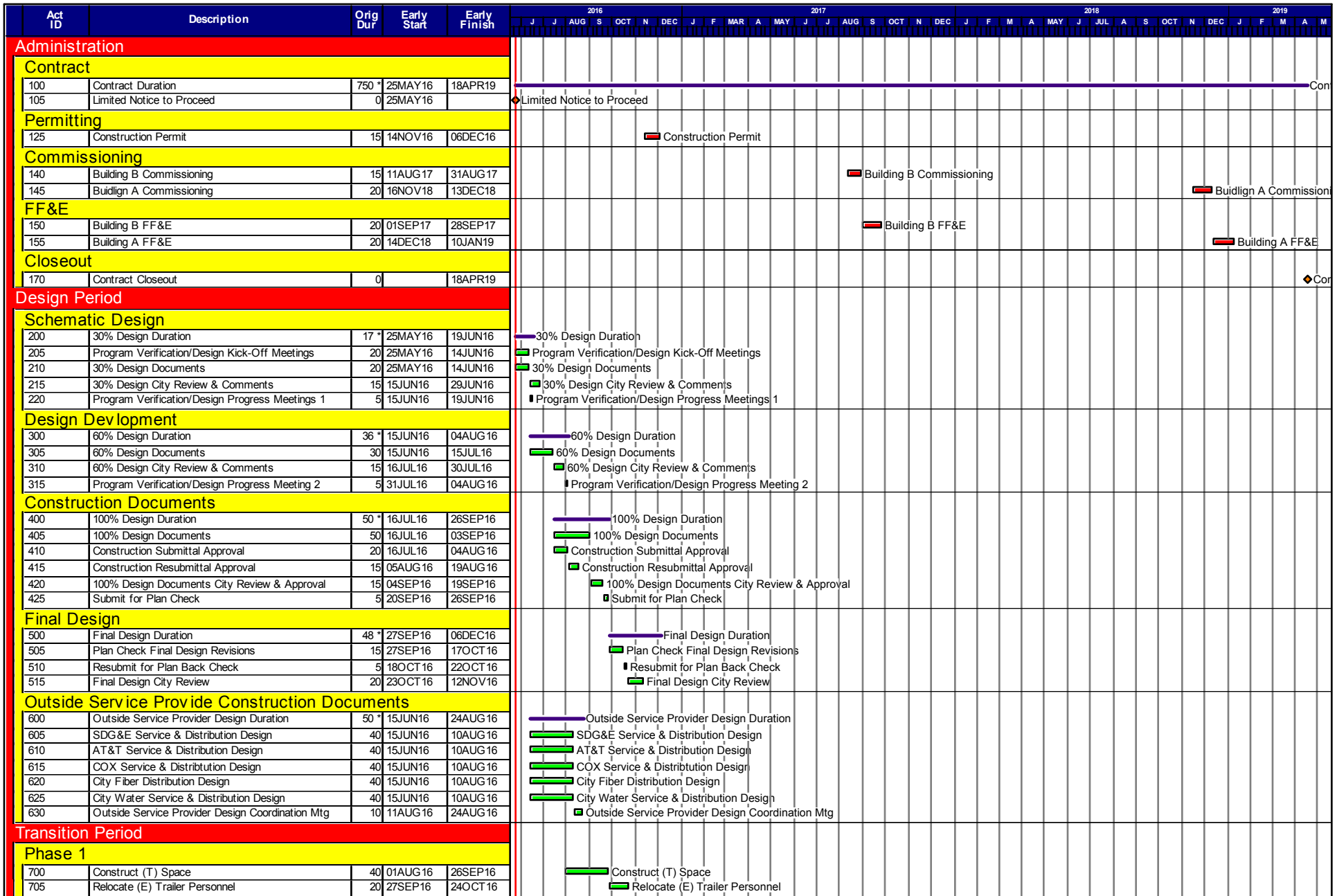
NEW UTILITY SERVICES - THIS AREA

REMOVE CIP PORTION OF EXISTING BLDG.

SHOPS TO REMAIN OPERATIONAL

M



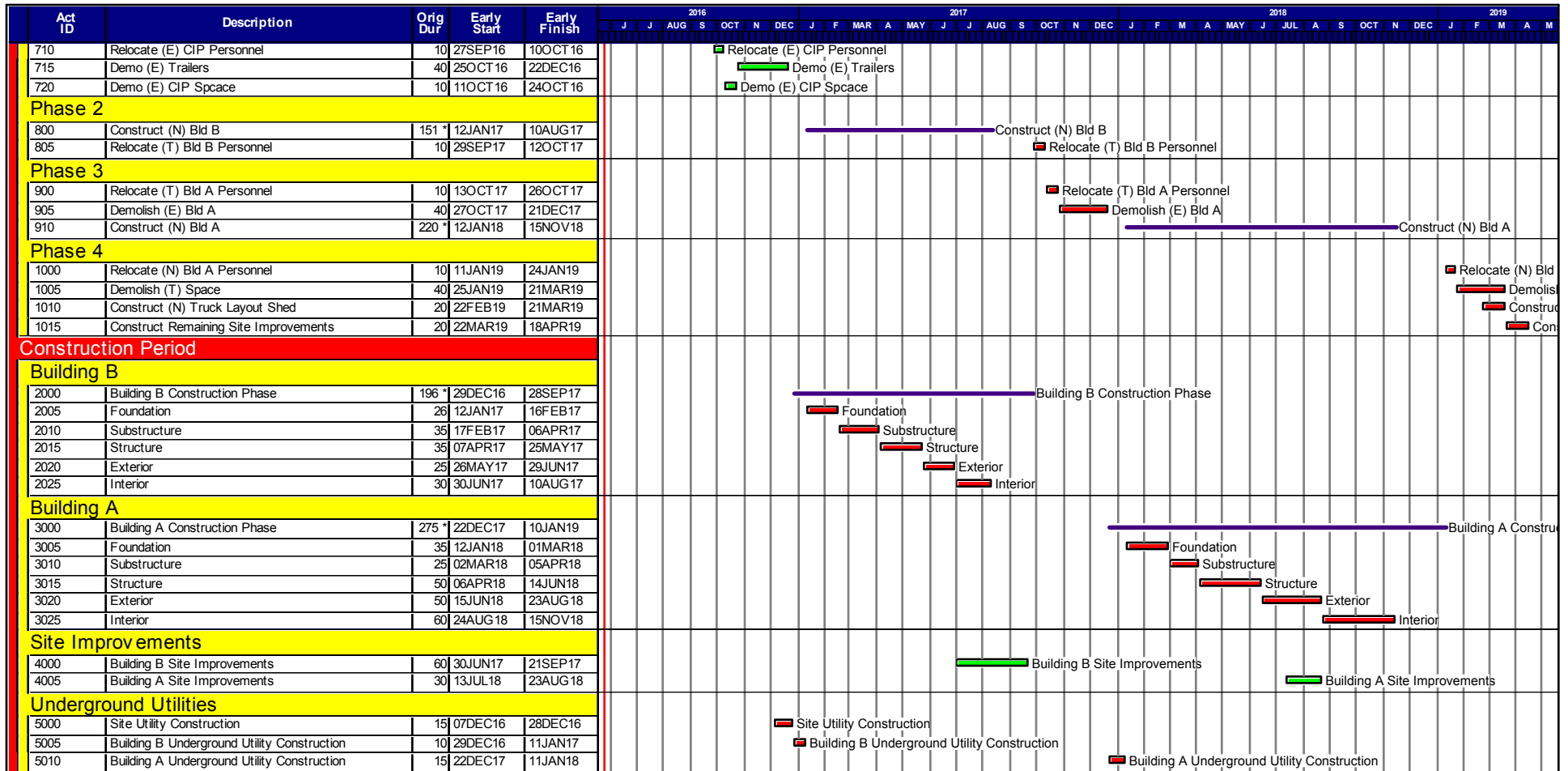


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| Start date                | 25MAY16 |
| Finish date               | 18APR19 |
| Data date                 | 25MAY16 |
| Run date                  | 25MAR16 |
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**RABC-ECC JV  
Chollas WOF Improvements  
Milestone Proposal Schedule**

- █ Early bar
- █ Progress bar
- █ Critical bar
- █ Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point





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**RABC-ECC JV**  
**Chollas WOF Improvements**  
**Milestone Proposal Schedule**

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- Progress bar
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- ◆ Start milestone point
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# 6

## Equal Employment and Contracting Opportunity

## 6. EQUAL EMPLOYMENT AND CONTRACTING OPPORTUNITY

RABC-ECC Joint Venture provided with our Price Proposal, a list of at least 3 of our largest Subcontractors and other Subcontractors, including our Design Professionals using Form AA05 and AA25 per the RFP.

RABC-ECC Joint Venture shall be awarded points according to the chart – Subcontractor Documentation - 6.2.6 - Equal Employment and Contracting Opportunity from the Forms AA05 and AA25 submitted with our Price Proposal.