

# City of San Diego

**CONTRACTOR'S NAME:** EC Constructors Inc.

**ADDRESS:** 9834 River Street, Lakeside, CA 92040

**TELEPHONE NO.:** 619-440-7181

**FAX NO.:**

**CITY CONTACT:** Rosa Riego, Senior Contract Specialist, Email: [RRiego@sandiego.gov](mailto:RRiego@sandiego.gov)

Phone No. (619) 533-3426

T. Huang / M. Jirjis Nakasha / M. L. Wenceslao

## PROPOSAL DOCUMENTS



**FOR**

## **BOTANICAL BUILDING IMPROVEMENTS**

RFQ NO.: **K-20-1932-DB2-3**

RFP NO.: **K-21-1932-DB2-3-A**

SAP NO. (WBS/IO/CC): **S-20005**

CLIENT DEPARTMENT: **1714**

COUNCIL DISTRICT: **3**

PROJECT TYPE: **BT**

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

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

**PROPOSALS DUE:**


**12:00 NOON  
APRIL 14, 2021**

**CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS**

<http://www.sandiego.gov/cip/bidopps/index.shtml>

DEPUTY CITY ENGINEER

The engineering Specifications and Special Provisions contained herein have been prepared by or under the direction of the following Registered Engineer:

Edgar Lozano   
\_\_\_\_\_  
For City Engineer

3/16/2021  
\_\_\_\_\_  
Date

Seal:



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## REQUEST FOR PROPOSAL

### 1. INTRODUCTION AND PROJECT OVERVIEW

#### 1.1. SOLICITATION

- 1.1.1.** This is the City of San Diego's (City) second step in the two-step solicitation process to acquire Design-Build services for the **Botanical Building Improvements** Design-Build project.
- 1.1.2.** This RFP is being issued to the selected firms for this selection process exclusively. These firms are:
1. Barnhart-Reese
  2. EC Constructor
  3. SOLPAC dba Soltek
- 1.1.3.** This RFP describes the Project, the required Scope of Work and Services, the Design-Builder selection process, the minimum information that shall be included in the Proposal for this Project, and the terms and conditions governing the Work. Failure to submit all requested information in accordance with the requirements of this Request for Proposal (RFP) may be cause for disqualification.
- 1.1.4.** 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.
- 1.1.5.** 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.
- 1.1.6.** 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.
- 1.1.7.** 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).
- 1.1.8.** 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. It is the responsibility of the Design-Build entity to obtain the required legal advice necessary to resolve such matters.

2. **SUMMARY OF WORK:** This is the City solicitation process to acquire Design-Build services for a Design-Build project to **Botanical Building Improvements**. For additional information refer to Attachment A.
3. **COMPETITION:** This RFP is being issued only to the shortlisted contractors pursuant to RFQ **K-20-1932-DB2-3-A**.
4. **PROPOSAL DUE DATE AND TIME ARE: APRIL 14, 2021 at 12:00 NOON.**
5. **ESTIMATED PROJECT COST:** The City's estimated cost for this project is **\$12,500,000**.
6. **LICENSE REQUIREMENT:** To be eligible for award of this contract, Prime contractor must possess the following licensing classification: **B**
7. **CONTRACT PERIOD:** The Project, including the Plant Establishment Period, shall be completed within **396 Working Days** from the Notice to Proceed (NTP).
8. **PREVAILING WAGE RATES APPLY TO THIS CONTRACT:** Refer to Attachment D.
9. **PHASED FUNDING:** For Phased Funding Conditions, see Attachment B.
10. **MANDATORY ONLINE PRE-PROPOSAL MEETING VIA GOTOMEETING:**

Design-Builder are required to attend the Pre-Proposal Meeting.

Pre-Proposal Meeting will be held on: **March 26, 2021 at 1:00PM** at GoToMeeting.

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/471829101>

**You can also dial in using your phone.**

United States: [:+1 \(571\) 317-3112](tel:+15713173112)

**Access Code:** 471-829-101

Please Note: You will need to join the meeting with a computer, tablet or smartphone with the GoToMeetings App in place in order to sign in via the Chat feature as attendance at the meeting will be evidenced by the Chat sign-in. The Chat feature will also be used for attendees to ask any questions.

The purpose of the meeting is to discuss the scope of the Project, submittal requirements, and any Equal Opportunity Contracting program requirements and reporting procedures.

Upon entering the meeting, all attendees must use the chat feature to sign in with the following information: Name of firm, Attendee's name, Phone number, and Email address.

The GoToMeetings will open thirty minutes prior to the start times listed above to allow the attendees the opportunity to sign in by the deadline.

Attendees may not be admitted after the specified start time of the mandatory Pre-Proposal Meeting.

**11. SUBCONTRACTING PARTICIPATION PERCENTAGES:** Subcontracting participation percentages apply to this contract.

**11.1.** 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	<b>6.1%</b>
2.	ELBE participation	<b>8.7%</b>
3.	Total mandatory participation	<b>14.8%</b>

**11.2.** The Proposal will be declared non-responsive if the Proposer fails to meet the following mandatory requirements:

**11.2.1.** Failure to attend the Mandatory Pre-Proposal Meeting may result in the Design-Builder's proposal being deemed non-responsive.

**11.2.2.** Proposer's inclusion of SLBE-ELBE certified subcontractors at the overall mandatory participation percentage identified in this document;  
OR

**11.2.3.** 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 by 5 PM 3 Working Days after the Proposal Due Date if the overall mandatory participation percentage is not met.

Due to circumstances related to Covid-19, until further notice, all submittals in searchable PDF shall be submitted electronically within the prescribed time identified in the contract documents via a link provided by the Contract Specialist to all bidders.

Upon circumstances returning to normal business as usual, the GFE shall once again be submitted to:

Engineering & Capital Projects Department, Contracts Division  
525 B Street, Suite 750 (7th Floor)  
San Diego, California, 92101  
Attention: Rosa Riego

**12. SELECTION AND AWARD SCHEDULE:**

**12.1.** The City anticipates that the process for selecting a Design-Builder and awarding the contract will be according to the following tentative schedule. Dates are subject to change:

**12.2.** Pre-Proposal Meeting                      **March 26, 2021**

**12.3.** Proposal Due Date                      **April 14, 2021**

**12.4.** Selection and Notification              **June 2021**

**12.5.** Limited Notice to Proceed              **August 2021**

## INSTRUCTIONS TO PROPOSERS AND GENERAL CONDITIONS

### 1. PREQUALIFICATION OF CONTRACTORS AND CALIFORNIA STATE LICENSE:

- 1.1. Contractors submitting a Proposal must be pre-qualified for the total amount proposed, including all alternate items, prior to the date of submittal. Bids from contractors who have not been pre-qualified as applicable and Bids that exceed the maximum dollar amount at which contractors are pre-qualified may be deemed **non-responsive** and ineligible for award.
- 1.2. The completed application must be submitted online no later than 2 weeks prior to the bid opening.
- 1.3. **Joint Venture Bidders Cumulative Maximum Bidding Capacity:** For projects with an engineer's estimate of \$30,000,000 or greater, Joint Ventures submitting bids may be deemed responsive and eligible for award if the cumulative maximum bidding capacity of the individual Joint Venture entities is equal to or greater than the total amount proposed.
  - 1.3.1. Each of the entities of the Joint Venture must have been previously prequalified at a minimum of \$15,000,000.
  - 1.3.2. Bids submitted with a total amount proposed of less than \$30,000,000 are not eligible for Cumulative Maximum Bidding Capacity prequalification. To be eligible for award in this scenario, the Joint Venture itself or at least one of the Joint Venture entities must have been prequalified for the total amount proposed.
  - 1.3.3. Bids submitted by Joint Ventures with a total amount proposed of \$30,000,000 or greater on a project with an engineer's estimate of less than \$30,000,000 are not eligible for Cumulative Maximum Bidding Capacity prequalification.
  - 1.3.4. The Joint Venture designated as the Apparent Low Bidder shall provide evidence of its corporate existence and furnish good and approved bonds in the name of the Joint Venture within 14 Calendar Days of receipt by the Bidder of a form of contract for execution.
- 1.4. Complete information and links to the on-line prequalification application are available at:  
<http://www.sandiego.gov/cip/bidopps/prequalification>
- 1.5. Due to the City's responsibility to protect the confidentiality of the contractors' information, City staff will not be able to provide information regarding contractors' prequalification status over the telephone. Contractors may access real-time information about their prequalification status via their vendor profile on [PlanetBids™](#).



2. **ELECTRONIC FORMAT RECEIPT AND OPENING OF PROPOSALS: Proposals will be received in electronic format (eBids) EXCLUSIVELY** at the City of San Diego’s electronic bidding (eBidding) site, at: <https://www.sandiego.gov/cip/bidopps/> and are due by the date, and time shown on the cover of this solicitation.
- 2.1. **PROPOSERS MUST BE PRE-REGISTERED** with the City’s bidding system and possess a system-assigned Digital ID in order to submit an electronic proposal.
- 2.2. The City’s bidding system will automatically track information submitted to the site including IP addresses, browsers being used and the URLs from which information was submitted. In addition, the City’s bidding system will keep a history of every login instance including the time of login, and other information about the user’s computer configuration such as the operating system, browser type, version, and more. Because of these security features, Contractors who disable their browsers’ cookies will not be able to log in and use the City’s bidding system.
- 2.3. Upon entry of their proposal, the system will ensure that all required fields are entered. **The system will not accept a proposal for which any required information is missing.** This includes all necessary pricing, subcontractor listing(s) and any other essential documentation and supporting materials and forms requested or contained in these solicitation documents.
- 2.4. **PROPOSALS REMAIN SEALED UNTIL DUE DATE AND TIME.** eBids and eProposals are transmitted into the City’s bidding system via hypertext transfer protocol secure (https) mechanism using SSL 128-256 bit security certificates issued from Verisign/Thawte which encrypts data being transferred from client to server. Proposals submitted prior to the Due Date and Time are not available for review by anyone other than the submitter, who will have until the Due Date and Time to change, rescind or retrieve its proposal should they desire to do so.
- 2.5. **PROPOSALS MUST BE SUBMITTED BY DUE DATE AND TIME.** Once the deadline is reached, no further submissions are accepted into the system. Once the Due Date and Time has passed, bidders, proposers, the general public, and City staff are able to immediately see the results on line. City staff may then begin reviewing the submissions for responsiveness, Equal Opportunity Contracting Program (EOCP) compliance and other issues.
- 2.6. **TECHNICAL PROPOSAL AND PRICE PROPOSAL ARE TO BE SEPARATE.** The proposer is to submit two separate proposal PDFs by the due date and time.
1. If a Technical proposal contains pricing information, the submission may be deemed non-responsive and ineligible for further consideration. All certification forms **shall** be submitted with the Technical Proposal.
  2. The Price Proposal should detail the cost structure and include the price forms as required herein.

- 2.7. RECAPITULATION OF THE WORK.** Proposals shall not contain any recapitulation of the Work. Conditional proposals may be rejected as being **non-responsive**. Alternative proposals will not be considered unless called for.
- 2.8. PROPOSALS MAY BE WITHDRAWN** by the Proposer prior to, but not after, the time set as Due Date and Time.
- 2.8.1. Important Note:** Submission of the electronic proposal into the system may not be instantaneous. Due to the speed and capabilities of the user's internet service provider (ISP), bandwidth, computer hardware and other variables, it may take time for the proposer's submission to upload and be received by the City's eBidding system. It is the proposer's sole responsibility to ensure their proposals are received on time by the City's eBidding system. The City of San Diego is not responsible for proposals that do not arrive by the required date and time.
- 2.9. ACCESSIBILITY AND AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE.** To request a copy of this solicitation in an alternative format, contact the Engineering and Capital Projects Contract Specialist listed in the cover of this solicitation at least five (5) working days prior to the Proposal due date to ensure availability.

### **3. ELECTRONIC SUBMISSIONS CARRY FULL FORCE AND EFFECT**

- 3.1.** The proposer, by submitting its electronic proposal, acknowledges that doing so carries the same force and full legal effect as a paper submission with a longhand (wet) signature.
- 3.2.** By submitting an electronic proposal, the proposer certifies that the proposer has thoroughly examined and understands the entire Contract Documents (which consist of the plans and specifications, drawings, forms, affidavits and the solicitation documents), and that by submitting the eBid as its proposal, the proposer acknowledges, agrees to and is bound by the entire Contract Documents, including any addenda issued thereto, and incorporated by reference in the Contract Documents.
- 3.3.** The Proposer, by submitting their electronic proposal, agrees to and certifies under penalty of perjury under the laws of the State of California, that the certification, forms and affidavits submitted as part of this proposal are true and correct.
- 3.4.** Each properly signed Proposal shall constitute a firm offer that may be accepted by the City within the time frame specified herein.
- 3.5.** The Proposer agrees to guarantee the Contract Price for a period of 120 days from the date of Bid opening. The duration of the Contract Price guarantee may be extended, by mutual consent of the parties, by the number of days required for the City to obtain all items necessary to fulfill all contractual conditions.

**4. PROPOSALS ARE PUBLIC RECORDS:** 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's General references to sections of the California Public Records Act (PRA) will not suffice. If the Contractor does not provide 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.

**5. EQUAL OPPORTUNITY CONTRACTING**

**5.1.** As set forth in this RFP, 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.

**5.2.** 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.

**5.3. Design-Builder's Work Force**

**5.3.1.** The Design-Builders shall submit with its Proposal a Work Force Report (EOC Form BB05) and prior to award of contract, the successful Design-Builder shall submit to the City's EOCP office an updated Work Force Report or an Equal Employment Opportunity (EEO) Plan.

**5.3.2.** If under representations are noted in the Work Force Report when compared to County Labor Force Availability data, the Design-Builder shall submit an Equal Opportunity Plan. Any Equal Employment Opportunity Plan submitted shall include the elements as outlined in the EOCP Requirements included in The WHITEBOOK.

**5.3.3.** 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>

**5.4. Nondiscrimination Ordinance (Municipal Code §§ 22.2701-22.2708)**

**5.4.1.** The Design-Builder shall not discriminate on the basis of race, gender, gender expression, gender identity, religion, national origin, ethnicity, sexual orientation, age or disability in the solicitation, selection, hiring or treatment of the Subcontractors and Suppliers. The Design-Builder shall provide equal opportunity for Subcontractors to participate in subcontracting opportunities. The Design-

Builder 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.

**5.4.2.** This language shall be in contracts between the Design-Builder and any Subcontractors and Suppliers.

**5.4.3.** As part of its Proposal, the Design-Builder shall provide to the City a list of all instances within the last 10 years where a complaint was filed or pending against Design-Builder in a legal or administrative proceeding alleging that Design-Builder discriminated against its employees, the Subcontractors, or Suppliers, and a description of the status or resolution of that complaint, including any remedial action taken. If there have not been any complaints filed or pending against Design-Builder, a written statement from the Design-Builder to confirm shall be included in the Proposal.

## **5.5. Contractor Registration and Electronic Reporting System**

**5.5.1.** Prior to the award of the Contract, the Design-Builder, Subcontractors, and Suppliers must register with the City's web-based vendor registration and bid management system, BidsOnline, hosted by PlanetBids System. For additional information go to:

<https://www.sandiego.gov/purchasing/bids-contracts/vendorreg>

**5.5.2.** The City may not award the contract until registration of all subcontractors and suppliers is complete. In the event this requirement is not met within the time frame specified in the Notice of Intent to Award letter, the City reserves the right to rescind the Notice of Award / Intent to Award and to make the award to the next responsive and responsible bidder / proposer

**5.5.3.** Following the award of the Contract, the Design-Builder will be required to use the City's web-based contract compliance application for EOCP reporting purposes e.g., Weekly Certified Payroll, Monthly Employment Utilization, and Monthly Payments. Online tutorials are available at:

<http://stage.prismcompliance.com/etc/vendortutorials.htm>

**5.5.3.1.** The City may retain progress payments if:

**5.5.3.2.** The non-registered Design-Builder, Subcontractors or Suppliers fail to register.

**5.5.3.3.** EOCP reporting is delinquent or inadequate.

**5.5.3.4.** Underpayment has occurred.

## **6. PRE-PROPOSAL ACTIVITIES**

### **6.1. Submission of Questions**

**6.1.1.** The Director (or designee) of the Engineering and Capital Projects 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:

Engineering and Capital Projects Contracts

525 B Street, Suite 750 (7<sup>th</sup> Floor)

San Diego, California, 92101

Attention: Contract Specialist listed on the front cover of this RFP.

OR:

To the Email address of the Contract Specialist listed on the front cover of this RFP.

**6.1.2.** Questions received less than 14 Days prior to the Proposal due date may not be considered.

**6.1.3.** Questions or clarifications deemed by the City to be material shall be answered via issuance of an addendum and posted to the City's online bidding service.

**6.1.4.** 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 be informed of any Addenda that have been issued and to adjust its Proposal accordingly.

### **6.2. Revisions to the RFP**

The City, at its option, may respond to any or all questions submitted in writing via the City's eBidding web site in the form of an addendum. No other responses to questions, oral or written, shall be of any force or effect with respect to this solicitation.

Any changes to the Contract Documents 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.

## **7. EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE OF WORK**

**7.1.** 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 Engineering & Capital Projects Department Contracts Division.

**7.2.** The Design-Builders shall carefully examine 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.

**8. CHANGES TO THE SCOPE OF WORK:** Once a proposal has been accepted by the City and the award has been made, 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 the City's written consent to the change(s) prior to affecting them. In no event shall the 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

**9. DESIGN SUBMITTALS:** 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.

**10. BONDS AND INSURANCE:** Prior to the award of the Contract (or Task Order), the Design-Builders shall submit evidence of separate bonds and insurance as specified in Section 5-4, "INSURANCE," of the City's standard specifications for public works construction unless specified otherwise in the Contract Documents.

**11. SUBMITTAL REQUIREMENTS: PROPOSALS MUST BE RECEIVED NO LATER THAN THE DUE DATE AND TIME.** Proposals may be withdrawn by the Design-Builder only up to the proposal due date and time.

**IMPORTANT NOTE: Submission of the electronic proposals into the system may not be instantaneous. Due to the speed and capabilities of the user's internet service provider (ISP), bandwidth, computer hardware and other variables, it may take time for the bidder's submission to upload and be received by the City's eBidding system. It is the bidder's sole responsibility to ensure that their bids / proposals are received on time by the City's eBidding system. The City of San Diego is not responsible for bids / proposals that do not arrive by the required date and time.**

**11.1. TECHNICAL PROPOSAL REQUIREMENTS:** Technical Proposals submitted in response to this RFP shall be in the following order and shall include:

- Legal name of company.
- Legal form of entity (partnership, corporation, joint venture, or other). If joint venture, identify the members of the joint venture, and provide all information required under this section for each member.

- Year of establishment of entity.
- If company is subsidiary of a parent company, identify the parent company.
- Address of main office.
- Address of San Diego satellite office if applicable.
- Contact information for firm, including name, title, email address and telephone number.
- Number of employees in San Diego County.
- Applicable License(s):
- City of San Diego Business License Number, including expiration date.
- State Contractor's License Number including expiration date, and all classifications. Professional Engineering/Architect License Number, including expiration date.
- Failure to provide all required information may result in the Proposal being considered non-responsive and ineligible for further consideration.

**11.1.1.** 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 (8<sup>1/2</sup>" 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.

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

**11.1.3.** 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.

**11.1.4.** Failure to comply with this section may render the Design-Builder's submittal non-responsive and ineligible for further consideration.

## **11.2. PRICE PROPOSAL REQUIREMENTS**

**11.2.1.** A clearly marked, signed PDF of the Price Proposal is to be submitted in a separate PDF. This **is not** to be included with the Technical proposal. Refer to Attachment H of this RFP for any Price Proposal forms required to be used.

- 11.2.2. The Price Proposal shall be signed by an individual or individuals authorized to execute legal documents on behalf of the Design-Builder.
- 11.2.3. The lowest proposed price is not the determining factor for award of this contract. See Attachment G for the criteria by which the proposals will be evaluated.
- 11.2.4. In the event of any discrepancies, written numbers will govern over numerical. Also, the sum of all lump sum line items, unit price line items, allowance line items and any other priced items will govern over the "Total Design-Build Proposal" line item.
- 11.2.5. The required EOCP information such as Subcontractor and Supplier listings shall be submitted as part of the Price Proposal.

## 12. SELECTION CRITERIA AND SCORING

- 12.1. An evaluation Panel comprised of representatives from the City will be established for this Project. The Panel may also include other interested parties such as additional participating agencies, representative from the community and other appropriate agencies such as the State Water Resource Control Board.
- 12.2. Proposals will be ranked according to the selection criteria set forth in Attachment G.
- 12.3. The Panel will review all proposals received. Interviews or presentations may be conducted as needed.
- 12.4. Based upon this technical review, the Panel will rank the Design-Builders' proposals in accordance with the selection criteria set forth in Attachment G of this RFP.
- 12.5. Once the Technical Proposals have been ranked by the Panel, the Design-Builders' price proposals will be made available to the panel and forwarded to EOCP for review and scoring of subcontractor participation. The EOCP score will then be added to the Design-Builders' cumulative scores.

## 13. SUBCONTRACTOR INFORMATION:

- 13.1. **LISTING OF SUBCONTRACTORS.** In accordance with the requirements provided in the "Subletting and Subcontracting Fair Practices Act" of the California Public Contract Code, the Bidder shall provide the **NAME** and **ADDRESS** of each Subcontractor who will perform work, labor, render services or who specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Contractor's total Bid. The Bidder shall also state within the description, whether the subcontractor is a **CONSTRUCTOR, CONSULTANT** or **SUPPLIER**. The Bidder shall state the **DIR REGISTRATION NUMBER** for all subcontractors and shall further state within the description, the **PORZION** of the work which will be performed by each subcontractor



under this Contract. The Contractor shall list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed shall be stated for all subcontractors listed. Failure to comply with this requirement may result in the Bid being rejected as **non-responsive** and ineligible for award. The Bidder's attention is directed to the Special Provisions - General; Paragraph 3-2, "SELF-PERFORMANCE", which stipulates the percent of the Work to be performed with the Bidders' own forces. The Bidder shall list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, SDB, WoSB, HUBZone, and SDVOSB Subcontractors for which Bidders are seeking recognition towards achieving any mandatory, voluntary (or both) subcontracting participation goals.

Additionally, pursuant to California Senate Bill 96 and in accordance with the requirements of Labor Code sections 1771.1 and 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 California Department of Industrial Relations (DIR). **The Bidder shall provide the name, address, license number, DIR registration number of any Subcontractor – regardless of tier** - who will perform work, labor, render services or specially fabricate and install a portion [type] of the work or improvement pursuant to the contract.

**13.2. LISTING OF SUPPLIERS.** Any Bidder seeking the recognition of Suppliers of equipment, materials, or supplies obtained from third party Suppliers towards achieving any mandatory or voluntary (or both) subcontracting participation goals shall provide, at a minimum, the **NAME, LOCATION (CITY), DIR REGISTRATION NUMBER** and the **DOLLAR VALUE** of each supplier. The Bidder will be credited up to 60% of the amount to be paid to the Suppliers for materials and supplies unless vendor manufactures or substantially alters materials and supplies, in which case, 100% will be credited. The Bidder is to indicate within the description whether the listed firm is a supplier or manufacturer. If no indication is provided, the listed firm will be credited at 60% of the listed dollar value for purposes of calculating the Subcontractor Participation Percentage.

**13.3. LISTING OF SUBCONTRACTORS OR SUPPLIERS FOR ALTERNATES.** For subcontractors or suppliers to be used on additive or deductive alternate items, in addition to the above requirements, bidder shall further note "ALTERNATE" and alternate item number within the description.

## **14. AWARD**

**14.1.** After the Technical Proposals have been evaluated, scored and ranked; the Price proposals will be factored in according to the criteria set forth in Attachment G. A Design-Builder selection will then be made.

**14.2.** The City will announce in writing to all the RFP participants the selected Design-Builder. The announcement will show the results of the evaluation. This notification to the Design-Builders shall constitute the public announcement of the selected Design-Builder. In the event that the selected Design-Builder 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 selected Design-Builder.

- 14.3.** 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.
- 14.4.** 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.
- 14.5.** Design-Builders who submit a response to this RFP agree to provide the required services in accordance with the terms and conditions noted in this RFP and its attachments upon award by the City. The agreement and other terms and conditions are included in the Design-Build Contract, The GREENBOOK, The WHITEBOOK, and the Supplementary Special Provisions (SSP).
- 14.6.** 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.
- 14.7.** To obtain the price Proposal results, view the results on the City's web site, or request the results by U.S. mail and provide a self-addressed, stamped envelope. If requesting by mail, be sure to reference the Proposal name and number. The Proposal tabulations will be mailed to you upon their completion. The results will not be given over the telephone.
- 14.8.** Upon award of the contract, the preliminary AutoCADD files, and preliminary structural analysis will be released once the winning DB signs a release of liability. It is the DB's responsibility to provide all final CAD drawings, structural analysis and calculations to the City.

## **15. ADDITIONAL POLICIES, PROCEDURES, TERMS AND CONDITIONS**

- 15.1.** The Program's Selection Process is based on the policies, procedures and guidelines set forth in the City Municipal Code Chapter 2, Article 2, Division 33.
- 15.2. **Protests.**** A Design-Builder may protest the award of the Contract to another Design-Builder in accordance with San Diego Municipal Code.
- 15.3. **Changes to Key Personnel and Substitution of Subcontractors.**** The Design-Builder shall not change or substitute any individual that is identified in its proposal as "key personnel" without the written consent of the City. The Design-Builder shall not change or

substitute any material, supplier, or subcontractor identified in its Proposal without written consent of the City. The City's consent will not be unreasonably withheld.

- 15.4. Project Team.** The Design-Builder shall maintain all representations, team members, and proposed tasks and work elements as valid, except for the schedule which may be adjusted as mutually agreed upon by the City and the Design-Builder.
- 15.5. Submittal of "Or Equal" Items.** See 4-6, "TRADE NAMES" in the SSP and as modified by the Scope of Work ATTACHMENT A.
- 15.6. Subcontract Limitations.** The Design-Builder's attention is directed to Standard Specification for Public Works Construction, Section 3-2, "SELF-PERFORMANCE", 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.
- 15.7. 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.
- 15.8. City Standard Provisions.** The work resulting from this RFP is subject to the following standard provisions. See The WHITEBOOK for details.
  - 15.8.1.** The City of San Diego Resolution No. R-277952 adopted on May 20, 1991 for a Drug-Free Workplace.
  - 15.8.2.** The City of San Diego Resolution No. R-282153 adopted on June 14, 1993 related to the Americans with Disabilities Act.
  - 15.8.3.** The City of San Diego Municipal Code §22.3004 for Pledge of Compliance.
  - 15.8.4.** The City of San Diego's Labor Compliance Program and the State of California Labor Code §§1771.5(b) and 1776.
  - 15.8.5.** 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.
  - 15.8.6.** The City's Equal Benefits Ordinance (EBO), Chapter 2, Article 2, Division 43 of The San Diego Municipal Code (SDMC).
  - 15.8.7.** The City's Information Security Policy (ISP) as defined in the City's Administrative Regulation 90.63.

**15.9. Prevailing Wage Rates Apply:** Refer to Attachment D.

**15.10. Reference Standards:** 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") <a href="http://www.greenbookspecs.org/">http://www.greenbookspecs.org/</a>	2018	PWPI010119-01
City of San Diego Standard Specifications for Public Works Construction ("The WHITEBOOK")* <a href="https://www.sandiego.gov/ecp/edocref/greenbook">https://www.sandiego.gov/ecp/edocref/greenbook</a>	2018	PWPI010119-02
City of San Diego Standard Drawings* <a href="https://www.sandiego.gov/ecp/edocref/standarddraw">https://www.sandiego.gov/ecp/edocref/standarddraw</a>	2018	PWPI010119-03
Citywide Computer Aided Design and Drafting (CADD) Standards <a href="https://www.sandiego.gov/ecp/edocref/drawings">https://www.sandiego.gov/ecp/edocref/drawings</a>	2018	PWPI010119-04
California Department of Transportation (CALTRANS) Standard Specifications <a href="https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications">https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications</a>	2018	PWPI030119-05
CALTRANS Standard Plans <a href="https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications">https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications</a>	2018	PWPI030119-06
California Manual on Uniform Traffic Control Devices Revision 5 (CA MUTCD 2014 Rev 5) <a href="http://www.dot.ca.gov/programs/safety-programs/camutcd/camutcd-rev5">http://www.dot.ca.gov/programs/safety-programs/camutcd/camutcd-rev5</a>	2014	PWPI042220-09
<p><b>NOTE:</b>           *Available online under Engineering Documents and References at:  <a href="https://www.sandiego.gov/ecp/edocref/">https://www.sandiego.gov/ecp/edocref/</a></p> <p>*Electronic updates to the Standard Drawings may also be found in the link above</p>		

## ATTACHMENTS

## **ATTACHMENT A**

### **PROJECT DESCRIPTION, SCOPE OF WORK AND PERFORMANCE SPECIFICATIONS**

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Botanical Building Improvements

**1. PROJECT DESCRIPTION**

# Attachment A: Project Description

## 1. Project Description

### 1.1. Introduction.

Design and Construct the restoration and enhancement of the Botanical Building located within the historic Balboa Park.

### 1.2. Request for proposals.

The City of San Diego (City) is seeking Design-Builders to restore and enhance the Botanical Building at the historic Balboa Park to the original conditions of the building when it was constructed in 1915. This plan requires adherence to the 1915 original design as much as possible. This includes the restoration of the window arcades around the existing building, removal of the concrete piers, structural reinforcement, repair and painting of the redwood lath, and remodeling and expansion of the maintenance area. The remodel consists of the creation of a North Entry and "Employee Only" Accessible Toilet. The expansion consists of the addition of two rooms, the Storage and Maintenance Area, of approximately 520 square feet each.

The Project is located at 1549 El Prado, San Diego CA 92101.

The Design-Builder services sought by this RFP include all services necessary to the design and construct of this project. This includes, but is not limited to, full design phase services, scheduling, 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.

### 1.3. Process

#### 1.3.1. Design and Approvals

The project has been reviewed by a consortium of user organizations including the Parks and Recreation Department, Balboa Park Committee, Save Our Heritage, and other user groups. It also went through the initial review by the City of San Diego Historical Resources Board and the City of San Diego Development Services. The D/B Team is tasked to submit and obtain necessary approvals from the organizations including historical review, FAA, City of San Diego Development Services, and others that are required.

#### 1.3.2. Investigation

##### 1.3.2.1. Bridging Documents

The provided digital version of the documents will require site verification. Do not assume the drawings are correct.

##### 1.3.2.2. Topographic Survey

The 2019 topographic survey is provided.

#### 1.3.2.3. Geotechnical Survey

The D/B Team is responsible for the geotechnical investigation including site utilities.

#### 1.3.2.4. Steel Members Integrity Testing

The D/B Team is responsible for the testing and repair of the existing damaged steel structure testing and existing cupola.

### 1.4. Site Development Concept

1.4.1. Balboa Park is a place where landscape, community arts and culture come together. The Botanical Building, the largest lath house in the United States, is imbued with a wonderful and particular sense of place through a combination of its spectacular setting in the heart of Balboa Park and its lovely, lightweight character. The Botanical Building's distinguishing traits come out of a landscape tradition of outdoor living and appreciation of the natural elements—light and air—that are fundamental to the southern California lifestyle and ethos. The restored Botanical Building and Gardens will be an unparalleled showcase for plant collections and dynamic, seasonal displays.

1.4.2. The Botanical Building is a singularly beautiful element of architecture which creates a microclimate for plants requiring shade, specific soils, and moisture to thrive in San Diego. The restored building will welcome visitors with enhanced accessible paths, comfortable shaded seating and orientation, and interpretation offering educational opportunities for visitors of diverse backgrounds and ages. The project expands the visitor experience by creating places and infrastructure for events, exhibits and showmanship. Improving accessibility to areas for displays, seating, special events and programs will allow visitors to more easily and comfortably visit and enjoy the gardens for longer periods of time. Scope of work includes building restoration including new raised planters, paths and water features. In future phases, the restored interior gardens will house existing preserved and new permanent plantings as well as will areas to stage seasonal and temporary displays. *Note: "Phase 1" refers to current scope of work and "Phase 2" refers to future scope of work.*

1.4.3. By simplifying the interior circulation, the plan creates dedicated seating areas at the shadier east and sunnier west ends of the building as well as at the south entry gallery. The restored building design includes new or restored doors on the south, north, east, and west sides, which create flexibility for configuring the entry sequence and circulation flow to accommodate increased visitor attendance, seasonal displays, special exhibits and events.

1.4.4. The south portals direct visitors into the Botanical Building's Portico and central Rotunda galleries. In addition, doors and paths are located on the east and west ends of the south façade to allow direct circulation from the interior gardens to the exterior lawns for special events. The large historic doors on the arched ends of the building will be restored; the east opening onto a small plaza space, the west onto a small terrace slightly elevated above the adjacent path and gardens.

1.4.5. The north entry leads directly to the outside passenger drop off and loading zone, accessible parking spaces, loading and service area through a vestibule from which one can also access staff restrooms, and maintenance and storage spaces. These improved and expanded maintenance areas will include more efficient facilities with room for

horticultural preparation, office and computer space, a staff restroom and ample storage. The design includes improved accessibility by incorporating ADA and other code compliant paths throughout the interior and exterior, improving the comfort and efficiency of circulation by simplifying and widening pathways, particularly within the Building.

#### 1.5. Electrical Existing Conditions

1.5.1. The existing electrical service is not sized to accommodate the new load for the renovation of the Botanical Gardens. The existing electric service comes from the Timken Museum Building. It consists of an underground ductbank and handholes. The service is sized at 60 amps utilizing a voltage of 240V/120V, 1 phase, 3 wires.

1.5.2. There are currently two panelboards that serve the Botanical Gardens. Panel A feeds lights, receptacles, and general loads throughout the building. Panel B feeds the pole lights located at the perimeter of the Botanical building. Panel A and Panel B loads will need to be refeed from the new electrical system.

Botanical Building Improvements

**2. SCOPE OF WORK**

## Attachment A: **Scope of Work**

### **2. Scope of Work**

2.1. The Scope of Work for the Design-Build firm includes but is not limited to:

- 2.1.1 Architectural and engineering design services. Design and approvals required to restore and reconstruct the existing building as well as construct the single story addition to the existing building. The project requires close attention to the historic character of the site and the building.
- 2.1.2 Permitting submittal and approvals from local and state agencies. The Balboa Park is a registered National Historic Places and the Botanical Building is one of the few buildings designed to be the permanent structure. Adherence to the Secretary of Interior's Standards for the Treatment of Historic Properties is required. It is the DB's responsibility to identify and obtain any and all necessary permits.
- 2.1.3 Coordination of payment of all fees.
- 2.1.4 Project Management.
- 2.1.5 On site and off site wet and dry utilities design, coordination, and installation in the public right of way. The project boundary is indicated on the civil drawings of the bridging documents.
- 2.1.6 Commissioning of systems and equipment.
- 2.1.7 Coordination and payment of all test and inspection services.
- 2.1.8 Coordination and scheduling work of Team and others providing services to design and construct the project. The entire construction site should be fenced with a temporary minimum 6 feet chain-link fence with a green privacy screen. Demolition and fine grading within the project boundary.
- 2.1.9 All on-site and off-site design and grading for new construction storm water compliance (WPCP, BMPs, City of San Diego Storm Water Manual, MS4).
- 2.1.10 Insurance and bonding.
- 2.1.11 Coordination with City representatives.
- 2.1.12 NOT USED
- 2.1.13 The Geotechnical Survey; include site utilities in the geotechnical investigation.
- 2.1.14 Steel Members Integrity Testing. Refer to Tables and Notes per sheets S100, S400, and S401 for bid average testing quantity and bid average repair/replacement quantity. Survey and test the existing steel structure to determine the extent of existing damaged steel structure. Provide a report to the City prior to commencing repairs.
- 2.1.15 Data/Cable/Voice/Communication infrastructure for City network use.
- 2.1.16 Relocation of specified plants in the existing building to Balboa Park Nursery or Park and Rec choice of Nursery. Refer to Landscape drawings for tree removal, salvaging, and protecting in place. Park and Rec will be responsible for maintenance upon relocation.
- 2.1.17 Install paving, planters, and fountain infrastructure. Refer to Additive Alternates (Item 2.4) concerning the construction of the East Fountain.
- 2.1.18 Restoration or reconstruction of the windows and doors.  
Removal of existing concrete piers on the south side of the Building. Refer to Additive Alternates concerning the existing concrete on the north side.  
Structural reinforcement. Repair/replace existing redwood lath. Paint the building.
- 2.1.19 Remodel and expansion of the existing north maintenance area. Refer to Additive Alternates concerning the expansion.

## 2.1.20 General Provisions

- 2.1.20.1 Project Boundary: The boundary is indicated on the civil drawings of the bridging documents.
- 2.1.20.2 Traffic Control Plan: Design Build Team to develop traffic control plan for pedestrian and vehicle.
- 2.1.20.3 Construction Site Access: The access to the site should be from Park Boulevard side to Village Place and Old Globe Way. The loading area is on the Old Globe Way north of the Botanical Building. Maintain the accessible path from the accessible parking spaces. If needed an alternate route shall be temporarily installed if grading or trenching occurs. Provide directional signage.
- 2.1.20.4 Parking: The construction crew parking will be at the park general parking off of the Village Place.
- 2.1.20.5 Staging Area: There are 3 places identified as potential staging and temporary office area on the Sheet AS-101 Site Plan. Final determination of the staging area to be coordinated and approved with City representative.
- 2.1.20.6 *NOT USED*
- 2.1.20.7 *NOT USED*
- 2.1.20.8 Noise, Dust, Stormwater, and Other Environmental Controls adhere to all applicable environmental regulations during the construction.
- 2.1.20.9 Temporary Utility: The Design Builder is responsible for the temporary utilities during the construction.
- 2.1.20.10 Safety and Security: Maintain the safety and security of the construction site during the construction.

## 2.1.21 Civil Design

Civil design shall conform to all current, applicable standards and guidelines for such work, including but not limited to the following:

- California Building Code (CBC),
- Americans with Disability Act (ADA) Title II Regulations 28 CFR Part 35 and 35.151, including the 2010 ADA Standards for Accessible Design (Appendix A of 28CFR Part 36)
- City of San Diego Standard Drawings for Public Works, Current Edition
- City of San Diego Storm Water Standards,
- San Diego Regional Standard Drawings (SDRSD),
- Industry standard and Best Management Practices (BMPs)

### 2.1.21.1 Demolition

Demolition work will generally consist of removing all existing improvements within the limits of work unless specified otherwise. Typical onsite improvements to be

demolished and / or removed include the following, but should not be considered all-inclusive or exhaustive:

- Portland Cement concrete (PCC) and asphalt concrete (AC) pavements and associated base course materials, if applicable
- Pavement marking and signage
- Concrete curb, gutter, and site walls, including foundation structures
- Concrete stairs and handrails
- Security fences, including foundation structures
- Storm drain structures and conveyances
- Utility lines and associated boxes
- Trenching for new utility connections
- Landscaped areas including all subsurface root structures and organic materials
- Unsuitable subgrade soils beneath proposed improvements

Existing sidewalk which does not comply with the 2010 Americans with Disabilities Act (ADA) accessibility standards and the California Building Code (CBC) will also be subject to demolition. Limits of demolition should extent out to the closest adjacent pavement joint and include strait, clean sawcuts in accordance with SDG-155. The approximate limits of sidewalk demolition / reconstruction are outlined below:

- Stairs and landing on the west entrance to the Botanical Building
- Sidewalk at the east entrance to the Botanical Building
- Sidewalk from Old Globe Way to the fountain on the east side of the Botanical Building
- Sidewalks at both south entrances to the Botanical Building
- Sidewalk from about the west entrance to the fountain at the southwest side

Construction debris generated by demolition work shall be disposed offsite in accordance with all applicable regulation and guidelines. Existing concrete benches and iron street lights within the limits of work will be salvaged for future reuse, as well as the existing water pump located within the outdoor storage area at the northeast corner of the Botanical Building. Existing trees and natural resources at the project site will be preserved to the greatest extent possible.

#### 2.1.21.2 Grading & Drainage

Grading will generally consist of over-excavation and compaction of engineered fill material to provide a suitable subgrade for all proposed improvements in accordance with the project geotechnical report and geotechnical engineer. The grading plan should balance onsite earthwork and provide a minimum slope of 1 percent away from improvements and associated foundations. New ADA accessible concrete sidewalk pavement, associated concrete curb and gutter, and site walls will be constructed on the compacted subgrade soils. The drop-off area along Old Globe Way located on the north side of the Botanical Building will require installation of new pavement markings, signage, and railings.

The project has been determined to be exempt from coverage under the California Construction General Permit (CGP) and no Storm Water Pollution Prevention Plan



(SWPPP) will be required. A WPCP will be required for this project. Additionally, the project has been determined to be a standard project in accordance with the 2018 City of San Diego Storm Water Standards Manual.

### 2.1.21.3 Wet Utilities

#### 2.1.21.3.1 Domestic Water Service

There is no existing water service to the Botanical Building. The nearest water main was originally constructed in 2012 and is located beneath Old Globe Way, approximately 75 feet northwest of the Botanical Building. The water distribution main is within the university heights pressure zone and consists of an 8 inch PVC distribution main based on City record drawing number 38013-6-D. The new water service will consist of a 1-½ inch PVC line, associated pipe bedding, and trench backfill per SDW-110. The proposed domestic water service shall also include a new backflow preventer per SDW-155. *NOTE: Referenced As-Builts can be obtained at the DSD Maps and Records.*

#### 2.1.21.3.2 Sanitary Sewer

There is no existing sewer connection to the Botanical Building. The nearest sewer main was constructed in 2005 and is located beneath El Prado street, approximately 400 feet southwest of the Botanical Building. The sewer main has invert elevations between 263.24 and 265.06 and consists of an 8 inch PVC collection main based on City record drawing number 28573-3-D. The new sewer connection will consist of a 4-inch PVC line, associated pipe bedding, and trench backfill per SDS-110. The proposed sanitary sewer service shall include sewer cleanouts per SC-01. *NOTE: Referenced As-Builts can be obtained at the DSD Maps and Records.*

### 2.1.22 Landscape Elements

#### 2.1.22.1 Plant Salvage and Protection

D/B is responsible of removing, relocating, and transporting all salvaged plant materials. Any plants not on the "salvage/relocate" list or "protect in place" list may remain in place or must be removed/demolished by the contractor as required for new construction. D/B to coordinate with the City for review and approval.

#### 2.1.22.2 Water service and pressure

The D/B team is responsible for verifying points of connection and pressure for irrigation and water fountain supplies

#### 2.1.22.3 Soils Test

The D/B team is responsible for soils test to assess drainage and compaction properties of native site soil for future planting and to design pavement and footing sections.

#### 2.1.22.4 Landscape Scope Narrative:

The narrative below includes general description of landscape scope items for building interior and exterior and fenced trash and maintenance enclosure. Please see drawings for additional detail. Note: building interior refers to non-conditioned

spaces within the lathe house portion of the Botanical Building. Refer to architecture sections for materials within the north maintenance wing.

#### 2.1.22.4.1 Exterior spaces:

##### **South Entry**

Intent is to match character of existing entry plaza including hardscape materials and finishes. New south building façade will include two new doors for special events which will connect to south lawn and gardens via secondary concrete pathways. Scope includes tree removal and protection and removal of understory planting in areas affected by construction; demolition of miscellaneous curbs and headers; installation of new concrete walkway; select regrading and repouring of existing concrete walkways including paving around existing west exterior fountain, to meet current accessibility codes; relocation of existing site furnishings to meet current accessibility codes; installation of sleeves under paving for future irrigation.

##### **East Entry**

Intent is to create a small pathway adjacent to restored east doors which will be opened for special events and other high visitation days. Scope includes tree protection and removal of understory planting in areas affected by construction; removal of existing paving; select regrading and repouring of existing concrete walkway to meet current accessibility codes; installation of new integral color concrete paving with 2 or more retarder finishes.

##### **West Terrace**

Intent is to create an overlook terrace with views to the Plaza de Panama and northwest corner of the park. Terrace will be accessed from the building interior. Scope includes tree removal and protection and removal of understory planting in areas affected by construction; removal of existing stairs and landing from west end of Botanical Building; select regrading and repouring of existing concrete walkway to meet current accessibility codes; installation of new integral color concrete paving with 2 or more retarder finishes and decorative metal guardrail at west end overlook terrace adjacent to restored west end doors; installation of sleeves under paving for future irrigation.

##### **North Entry**

Intent is to create an accessible path from existing accessible parking spaces and the passenger loading zone as well as a new staff entry to the Botanical Building's maintenance wing. Scope includes tree removal and protection and removal of understory planting in areas affected by construction; removal of existing paving; construction of new concrete accessible walk; construction of site retaining walls (if needed) and curbs at accessible walk; restriping of existing crosswalk; select regrading and repouring of existing concrete walkway to meet current accessibility codes.

##### **Maintenance Enclosure**

Intent is to create a service enclosure that complements the character of the lathe house. Enclosure will include space for outdoor work space with concrete pad, water feature, mister and irrigation equipment vaults, and pumps. Scope includes tree removal and protection and removal of understory planting in areas affected by

construction; grading to create level pad for maintenance enclosure; natural gray concrete pad and curbs within enclosure; concrete apron and service access path to match existing park sidewalks; equipment vaults per water feature requirements; construction of chain linked enclosure fence with privacy screen; access gates with heavy duty hinges and securing latches; installation of sleeves through north face of Botanical Building for future irrigation.

**Miscellaneous Planting and Irrigation Restoration**

Scope includes repair and replacement in kind of plant material disturbed by construction activities such as trenching, construction staging and laydown.

2.1.22.4.2 Interior spaces:

**Rotunda Gardens and Portico Gallery**

Intent is to provide spaces for flexible, short term exhibits and displays, donor recognition, interpretive signage. Scope includes new integral color concrete paving with 2 or more retarder finishes; set donor recognition pavers that can be easily removed for engraving and reinstalled; integrated trench and surface drains to accommodate frequent irrigation and wet downs; raised concrete planters; miscellaneous site furnishings; installation of sleeves under paving for future irrigation and electrical requirements.

**West Garden**

Intent is to provide large fixed planters with areas for permanent and seasonal displays, donor recognition, interpretive signage, visitor circulation and seating. Scope includes new concrete paving with retarder finish; integrated trench and surface drains to accommodate frequent irrigation and wet downs; raised concrete planters with recesses for donor recognition plaques; miscellaneous site furnishings; site-built recirculating water feature and all required waterproofing, drains, supplies pumps, filters, etc.; installation of sleeves under paving for future irrigation and electrical requirements.

**East Garden and Terrace**

Intent is to provide large fixed planters with areas for permanent and seasonal displays, donor recognition, interpretive signage, visitor circulation and seating. Scope includes new integral color concrete paving with 2 or more retarder finishes; integrated trench and surface drains to accommodate frequent irrigation and wet downs; raised concrete planters with recesses for donor recognition plaques; miscellaneous site furnishings; concrete plinth for water feature; reconditioned antique recirculating water feature and all required waterproofing, drains, supplies pumps, filters, etc.; installation of sleeves under paving for future irrigation and electrical requirements. Irrigation mainline routing is shown within the Maintenance Yard structure only and shall be capped at locations as indicated for future mainline connections at these stub-outs. Manifold stub-outs and isolation valves are not required at this time.

2.1.22.4.3 Hardscape Materials:

The design for the exterior and interior incorporates hardscape materials that complement the historic character of the structure and grounds while considering long-term durability.

- Interior Concrete Paving:
  - Interior pedestrian paving shall be integrally colored cast-in-place concrete with two complementary but contrasting retarder finishes such as #5 sandblast, #25 exposed aggregate.
  - Because of frequency of irrigation, overspray and wet downs, provide finishes with inherent slip resistance under wet conditions. Provide a slip resistance test for the paving for review and approval by the City.
  - Provide surfaces that are smooth, slip resistant, consistent in color and finish, sloped and provide positive drainage to avoid ponding, and neatly finished at edges. Flood test all paving areas to ensure proper drainage and repair all areas showing evidence of ponding.
  - Concrete paving and construction shall meet or exceed all provisions of Standard Specifications for Public Works for materials, workmanship, and other miscellaneous requirements.
  - All sleeving and/or underground utilities shall be completely constructed, inspected, tested, connected and approved prior to installation of paving.
  - Interior concrete paving section shall be designed to withstand light maintenance vehicles such as scissor lifts without cracking or displacement.
  - Contractor shall provide (2) two rounds of mock-ups for each paving type including color, finish and sample saw cut and expansion joints.
  
- Interior Accent Paving:
  - Accent “donor recognition” paving in the central rotunda shall be individual dimensioned stone pavers with inherently slip resistance finish under wet conditions.
  - Pavers shall have a trapezoidal shape with same joint sizes
  - Pavers shall have squared edges and flat surfaces.
  - Pavers shall be in a radially arrayed in a soldier course, loose set over an aggregate base to allow future removal for engraving (by others) as well as integral drainage.
  - Pavers shall have a maximum ¼” joint, sand swept with latex additive.
  - Pavers and installation section shall be designed to withstand light maintenance vehicles such as scissor lifts without cracking or displacement.
  - Contractor shall provide shop drawings showing proposed dimensions and layout of accent pavers prior to fabrication
  - Contractor shall provide (1) mock-up for joint color, size, materials, and installation
  
- Interior Drains in Pavement:
  - This includes trench drains in straight and curved sections and deck drains.

- Drain covers shall be in sizes and of materials specified in landscape architecture drawings and coordinated with work of Civil Engineer. Notify Authorized City Representative prior to ordering materials or commencing with work.
- Drains covers shall be flat, set flush with adjacent paving, and shall have openings that are ADA and CBC compliant.
- Drain covers shall be secured with tamper-proof fasteners in material and finish to match drain covers.
  
- Exterior Concrete Paving:
  - Exterior park path paving shall be cast-in-place concrete with color, finish and joints to match existing. Refer to Landscape bridging documents for joint details.
  - Park path paving joint locations shall match existing score patterns and be installed in accordance with City Standard Drawings. Refer to Landscape bridging documents for joint details.
  - Existing park path paving that has intervals of non-ADA and CBC compliant paving shall be selectively demolished by saw cut at existing control joint and smoothly transitioned to ensure no noticeable changes in grade, finish or color.
  - Exterior plaza and terrace paving adjacent to east and west faces of the building shall be cast-in-place concrete with color, finish and joints to match the interior paving.
  - Paving within maintenance enclosure, aprons and paths leading to it shall be cast-in-place concrete with color, finish and joints to match exterior park paving. Refer to Landscape bridging documents for additional paving requirements at maintenance enclosure.
  - Provide surfaces that are smooth, consistent in color and finish, sloped and provide positive drainage to avoid ponding, and neatly finished at edges. Flood test all paving areas to ensure proper drainage and repair all areas showing evidence of ponding.
  - Concrete paving and construction shall meet or exceed all provisions of Standard Specifications for Public Works for materials, workmanship, and other miscellaneous requirements.
  - Exterior concrete path paving section shall be designed to withstand light maintenance vehicles such as scissor lifts and pick-up trucks without cracking or displacement.
  - Contractor shall provide (2) two rounds of mock-ups for each paving type including color, finish and sample saw cut and expansion joints.
  
- Accessibility, Ramps and Sloped walks:
  - Handrails shall be provided for any walkway with slope over 5%. Handrails shall be custom fabricated steel in style and finish to match exiting historic railing. Handrails shall comply: Balboa Park historical design elements, California Building Code, 2010 ADA Standards, and 2018 City of San Diego Standard Drawings.

- All ramps and handrails shall full comply with the California Americans with Disabilities Act.
  - Accessible paths shall have concrete curbs and/or cheek walls where necessary to retain adjacent grade. Finish shall match adjacent paving or architecture depending on size and location of walls. Accessible paths shall comply with California Building Code (CBC), 2010 ADA Standards, and City of San Diego Standard Drawings and Access Memo 2004-04 - [https://www.sandiego.gov/sites/default/files/legacy/publicworks/pdf/edocref/accessmemo04\\_04.pdf](https://www.sandiego.gov/sites/default/files/legacy/publicworks/pdf/edocref/accessmemo04_04.pdf)
  - Where a curb or cheek wall is not required to retain grade, handrails shall include an ADA compliant guide rail.
  - Curb ramp with detectable warning tiles and protective railing shall be in accordance with City Standard Drawings and Approved Materials List.
  - Detectable warning tiles shall be SS per SDG-130 and Dark Grey in color to comply with a 70% contrast value.
  - Accessible parking, drop-off and loading zones shall be in accordance with the CBC, 2010 ADA STDS. Standards, and City of San Diego Standard Drawings. SDM-117
  - Accessible parking, directional, and wheelchair and companion seating signs shall be in accordance with Parking: CBC, 2010 ADA STDS. Standards, and City of San Diego Standard Drawings. SDM-117
- Interior walls and plinth:
    - Interior Raised Planter walls: Integrally colored cast-in-place concrete supported at the base with a continuous concrete wall footing. Walls have tapered top and bull-nose profile with smooth trowel finish. Corners are mitered. Width of planter wall varies. Provide recesses for future installation of Donor Recognition plaques.
    - Design of planter walls shall account for future installation of planting soils, plants, planter drains, etc. Planter walls shall include interior damp-proofing to retard inflorescence and discoloration from frequent irrigation and wet downs.
    - Interior west end plinth: Integrally colored cast-in-place concrete supported at the base with a continuous concrete wall footing. Plinth has tapered top and bull-nose profile with smooth trowel finish to match adjacent planter walls.
    - Design of plinth shall account for installation of water feature and coordinate locations and requirements of all sleeving, cast-in-place fasteners, waterproofing.
    - All sleeving and/or underground utilities shall be completely constructed, inspected, tested, connected and approved prior to installation of walls, plinth and footings.
- Exterior walls and curbs
    - Exterior site walls: Integrally colored cast-in-place concrete supported at the base with a continuous concrete wall footing. Smooth trowel finish with pre-

cast concrete caps in finish, color and profile to match existing Balboa Park site walls in vicinity of Botanical Building.

- Site Walls are concrete or concrete unit masonry walls with integral color, texture, and finish. No applied colors or finishes will be accepted. Non-planted site walls must be graffiti proof.
  - Non-vehicular curbs are integrally colored concrete in color and finish to match or complement adjacent hardscape finishes. Joint locations, types, radius of tooled edges per City of San Diego standard details.
  - Trash Enclosure is constructed out of concrete masonry unit, supported at the base with a continuous concrete wall footing, with smooth joints, matching pre-cast concrete cap. CMU color and finish shall complements the site concrete and other exterior building finishes. Mortar color shall match color of CMU. Unit masonry segments must not be dislodgeable. Note, trash enclosure is set within the larger maintenance enclosure, described below.
  - Contractor shall provide (2) two rounds of mock-ups for each wall and curb type.
- Maintenance enclosure
    - Maintenance enclosure shall be constructed of chain linked fence with privacy screen.
    - Access gates at trash enclosure and equipment yard shall have heavy duty hinges, cane bolts to secure gates in open and closed positions and lockable latches and/or hasps for securing enclosure per City of San Diego standards.
    - Include an accessible route/path to the doorway of the enclosure compliant with CBC, 2010 ADA Standards, and City of San Diego Standard Drawings and Access Memo 2004-04 - [https://www.sandiego.gov/sites/default/files/legacy/publicworks/pdf/edocref/accessmemo04\\_04.pdf](https://www.sandiego.gov/sites/default/files/legacy/publicworks/pdf/edocref/accessmemo04_04.pdf)
    - Maintenance pad shall have a minimum of two hose bibs and one or more drains for cleaning and wet downs.
    - Provide shop drawings of maintenance enclosure including all elevations, plan layout, typical section details, structural design of footings and sizing of steel members, materials, finishes, fasteners and hardware for review by City's Authorized Representative prior to beginning construction.
- Site Furnishings:
    - Exterior trash receptacles, water fountains, light poles, bicycle racks and wayfinding signage shall match Balboa Park standards.
    - Interior benches shall be custom fabricated, painted or semi-transparent stain on decay-resistant wood to match existing at House of Hospitality courtyard and elsewhere in Balboa Park.
    - Provide shop drawings of wood benches including all materials, finishes, fasteners fasteners and hardware for review by City's Authorized Representative prior to beginning construction.

- West Water Feature:
  - Restored antique fountain composed of tiered basins topped with decorative nozzle. Water will spray from the nozzle, falling into the elevated basin and then cascading to lowest basin.
  - Fountain set on cast in place concrete plinth in finish to match adjacent planter walls
  - Recirculating fountains with all pumps, filters and other mechanical equipment to be located in a dedicated equipment vault within the maintenance enclosure.
  - Provide waterproofing, hydraulic calculations and engineering, piping, sleeving, equipment and vault sizing and layout.
  - Provide materials, systems and equipment warranties covering manufacturers' standard life expectancies, unless otherwise specified.
  - Provide shop drawings of all water feature components for review by City's Authorized Representative prior to beginning construction.
- East Water Feature: (Additive Alternate 2)
  - Custom fabricated, rectangular concrete reflecting pool with small basin source and cascades, waterfall edge and slot drain at terminus.
  - Recirculating fountains with all pumps, filters and other mechanical equipment to be located in a dedicated equipment vault within the maintenance enclosure.
  - Provide waterproofing, hydraulic calculations and engineering, piping, sleeving, equipment and vault sizing and layout.
  - Provide materials, systems and equipment warranties covering manufacturers' standard life expectancies, unless otherwise specified.
  - Provide shop drawings of all water feature components for review by City's Authorized Representative prior to beginning construction.
- East Water Feature: (Base Bid)
  - In lieu of East Water Feature, continue raised planter wall and expand planting area. Provide all sleeving and stub-outs required for future installation of water feature including but not limited to water supply, drains and electrical requirements.

#### 2.1.22.4.4 Plant Materials

- General:
  - Planting scope of work includes protection, salvaging and removal of existing plant materials per City of San Diego-provided Plant Inventories and Arborist's report.
  - Scope of work also includes repair and replacement of planting disturbed by and damaged but were to be protected in place by construction activities.
- Interior plants to be salvaged and/or protected in place:
  - Contractor to field verify with City of San Diego location, size, species and quantity of plants to be salvaged and/or protected in place.



- City of San Diego shall salvage understory plant material located inside the Botanical Building prior to the start of construction.
- Exterior plants to be protected in place.
  - All exterior trees and palms within the project Limit of Work to remain unless otherwise noted on plans. Contractor shall protect in place and maintain during construction.
  - Contractor to refer to "Tree Protection Plan - Botanical Building (Balboa Park)" prepared by Tree Life Consulting January 20, 2020 for identification of trees to be removed and protected in place. Contractor to field verify with City of San Diego location, size, species and quantity of plants to be protected in place.
  - Any existing trees or palms damaged by contractor inside or outside of the identified limits of work during construction are to be replaced in kind at the expense of the contractor
  - Contractor shall follow the specifications and guidelines contained within City-provided "Tree Protection Plan - Botanical Building (Balboa Park)" and "Tree Pruning Specifications" prepared by Tree Life Consulting January 20, 2020, in addition to all 'Greenbook' and 'Whitebook' Tree Protection specifications.
- Exterior and interior plants to be removed.
  - City of San Diego shall salvage understory plant material located inside the Botanical Building prior to the start of construction.
  - All remaining understory plant material shall be removed by contractor.
  - Any tree identified by City of San Diego to be removed shall be removed in its entirety including removal of trunk and stump/ root mass to a depth of 18" and disposed of properly off-site by the contractor.
  - All existing exterior plant material under 3 foot that is in conflict with the work area shall be removed and disposed of properly off site by the contractor with approval from Park and Rec.
- Repairs to existing planting disturbed by construction
  - Miscellaneous planting areas disturbed by construction activities such as trenching and laydown areas shall have plants and irrigation restored and/or replaced in kind
  - Lawn patching in disturbed areas shall cover all damaged areas completely with no bare spots remaining. Repair with sod. Patched areas shall blend evenly with existing turf and shall be healthy and free of disease.
- Large boulders can remain in place if they do not impact construction. Any boulders that are impacted by construction can be temporarily relocated on-site or, at the Contractor's option, transported to the Balboa Park Nursery by the contractor for temporary storage. Contractor will be responsible for returning large boulders to the Botanical Building.
- Lava rocks can remain in place if they do not impact construction. Any lava rocks that are impacted by construction can be temporarily relocated on-site or, at the Contractor's option, transported to the Balboa Park Nursery by the contractor for temporary storage. Contractor will be responsible for returning large boulders to the Botanical Building.

- Hanging plants will be removed by Parks and Recreation forces prior to the start of construction.
- Water features shall be demolished and disposed of by the contractor. Any utilities associated with the fountain (electrical, water supply, drainage) shall be capped off/saved off by the contractor.

#### 2.1.22.4.5 Irrigation Materials:

- General:
  - The irrigation systems and components shall be designed to incorporate water conservation principals in compliance with California AB 1881 (Model Water Efficient Landscape Ordinance).
  - Refer to Consultant's Guide for approved irrigation materials.
  - All irrigation equipment shall be of the type needing minimal maintenance or repair, and shall, by design, minimize vandalism.
  - Existing irrigation to remain that is disturbed by new construction will be repaired and replaced as necessary.
  - 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.
  - 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.
  - 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. Irrigation record drawings to be submitted in AutoCAD and PDF.
- Point-of-Connection:
  - Provide connection to existing irrigation main line with stub-out inside building for future irrigation. Hydrometer to be added for future phases.
  - (2) Two new dedicated irrigation points-of-connection will be provided for the project which will including a water meter, backflow, master valve and flow sensor assembly for each connection in accordance with the requirements of the City's Model Water Efficient Landscape Ordinance. Size and location per Civil plans.
  - Backflow prevention shall be per City Standards. Equipment operation shall be certified and device shall be secured within a protective metal cage.
  - One point-of-connection will serve the exterior of the building and the other will serve the interior of the building.
- Exterior Irrigation
  - An irrigation meter and backflow assembly are not required for the exterior irrigation reno.

- Scope of work will consist of new mainline routing from the dedicated backflow assembly. One branch of the new mainline will be routed east from the backflow assembly with a stub-out northeast of the building for future use. The second mainline branch will route around the west side of the building, along the southern façade and then terminate in a stub-out at the east side of the building. Mainline sizing per plan.
  - (1) One additional sleeve will be installed adjacent to all mainline pavement crossings for future control wire runs.
  - Sleeve diameter shall be two times the outside pipe diameter and a minimum size of 4" if the sleeve is being installed during this scope of work for future routing.
  - In general irrigation design is diagrammatic and equipment shall be installed within planting areas only but the exterior irrigation mainline will run within the building at the southernmost edge to avoid disturbing existing paving and planting to remain.
  - No reclaimed water is anticipated to be available for this site, however, in the event this projection changes during the course of the project design, the exterior irrigation equipment will utilize purple pipe and boxes to allow for connection to reclaimed irrigation in the future.
- Interior Irrigation
    - All existing interior irrigation will to be removed as part of this scope of work.
    - Interior irrigation to connect to existing exterior irrigation system. Provide stub-out inside building in planter space.
    - There will be a dedicated irrigation meter and backflow assembly for the interior irrigation which will be feeding three irrigation types within the building. See irrigation type descriptions below.
    - The mainline for Interior Irrigation Types 2 and 3 (as described below) will branch off from the point-of-connection directly after the backflow seeing these systems will not be utilizing a master valve or flow sensor through a typical irrigation controller. They will be on their own separate systems.
      - Interior Irrigation Type 1: Raised Planter Beds
        - A mainline stub-out will be provided after the Flow Sensor at the interior of the building for connection to future routing to the raised planter beds.
        - Scope of work will provide (2) PVC 40 sleeves to all raised beds within the building for future mainline, lateral line, and control wire routing which is assume for future phases.
      - Interior Irrigation Type 2: Future Overhead Irrigation and Misting System
        - From the point-of-connection, the mainline will be routed after the backflow to the exterior Maintenance Enclosure where the mainline will be stubbed-out within a dedicated area. Connect to the potable water feed from the building.

- Scope of work includes sleeving within the building interior to the four central columns where it is assumed in future phases, lateral routing will be installed to feed the overhead irrigation and misting system.
- Interior Irrigation Type 3: Garden Fountains
  - Interior Irrigation Type 3 will connect the mainline to feed to the fountains since fountain water is non-potable, and branch from that to a dedicated stub-out within the Maintenance Enclosure.
  - Scope of work will include a lateral line run from the mainline stub-out at the Maintenance Enclosure to each of the two fountain locations where they will be stubbed-out. The lateral line sizing and all associated equipment will be per the Design-Build Team.
  - Additional sleeving adjacent to the Interior Irrigation Type 3 lateral run will be installed for the future electrical or other runs anticipated for future phases.

### 2.1.23 Architectural Scope of Work

2.1.23.1 As the Botanical Building passes its 100th year of existence as a beacon of Balboa Park, the time has come for another in a series of structural surveys and repairs to fulfill public safety obligations and to maintain its aesthetic appearance. As outlined in the structural survey and basis of design, the building has undergone structural and architectural additions and deletions to address maintenance and budgetary constraints at the time. The concrete pedestals at the base of the arched steel trusses were added in 1957 and reinforced in 1992 in order to economically address lateral force reduced by the removal of the windows arcade as well as to address severe rust and degradation of the original rivet connections. The pedestals take away planter space and create visual view obstructions to both the building interior and exterior, which is why removing them is an important step in the restoration process. As noted in the structural survey and basis of design (Book 1), however, this will be difficult and should be done under continuous observation and may require additional steel reinforcement. In addition, steel truss “wings” were added in 1957 when the wood-framed arched arcade walls were removed to fill the resulting void with the barrel aesthetic of the original arched trusses, remove these also. Remove the Horizontal wood beams that were added at the same time to support both horizontal and vertical redwood lath exhibit dry rot and termite damage up to the top of the removed truss wings, and replace as required at the roof above. Replace Vertical redwood lath at the roof as required and paint to match the original color.

2.1.23.2 Restore the original historical arched arcades on the south and the north facades of the building along with the window frames, paint to match original colors. In addition, restore arched walls on the interior side of the entrance gallery creating additional opportunities for donor recognition plaques and interpretative signage for visitor information about the displays and associated park gardens. Restore the east and west arched facade wings to match the original building design, and the existing potting room, which originally was the connector to the north greenhouse wing, will have openings and decorative trim restored.

2.1.23.3 In addition to the restoration elements described above, upgrade the building in order to comply with current building codes and to add to the usability and the comfort of visitors during normal visiting hours and for special events. Remove and replace damaged horizontal wood battens. Existing exterior horizontal wood batten are attached over the vertical 1"x3" furring strips would require to be removed to replace the 25% of the damaged battens. **Additive Alternate #1:** Add a permanent all-gender accessible restroom to the existing potting room area for staff. Add a public entrance to the north for both park staff and visitors, dropped off from vehicles, or who choose to use valet services along Old Globe Way for special events. Design the entrance to match the original arched opening that connected to the glass greenhouse. Replace existing exit doors by new doors that are part of the restoration of the grilled windows on the south wall on each wing and provide new enlarged doors on the east and west facades. The new doors provide access to the south lawn areas for the special event after hours. Construct the additional Maintenance room and storage space to the north side of the building, designed to blend in with the redwood lath and not compete with the restored historic building features per the Department of Interiors Guidelines, in addition to providing more space for storage and maintenance of the botanical plant stock by the staff. In addition, upgrade plumbing and electrical utilities to accommodate the new fixtures, irrigation, and lighting outlined in the electrical and landscape sections. Provide space for movable furnishings for docent staff and visitors in the entry gallery and on the enlarged paved areas adjacent to the fountains on the east and west wings.

#### 2.1.24 Electrical upgrades.

- 2.1.24.1 **Replace service source to panel A and B.** The new electric service will come from Main Switchboard 'DSB' located in the electrical room at Casa Del Prado Theater. This switchboard is rated at 1200 Amps with a voltage of 208V/120V, 3 phase, 4 wires. A new circuit breaker rated for 225 amps will be installed in the available space in the switchboard. A new underground ductbank and handholes will run from the electrical room at Casa Del Prado Theater to the new Panel 'A' located in the corridor at the Botanical Gardens building.
- 2.1.24.2 **Replace both Panel 'A' and 'B'.** New Panel 'A' is rated at 225 amps and utilizing 208V/120V, 3 phase, 4 wires. The existing loads fed from the existing Panel 'A' will be spliced and extended to the new Panel 'A'. New Panel 'B' is rated at 100 amps and utilizing 208V/120V, 3 phase, 4 wires. This panel will refeed the existing loads from Panel 'B', the perimeter outdoor pole lights.
- 2.1.24.3 **Provide new receptacles.** Receptacles shall be NEMA 5-20R. Ground fault interrupting receptacles to be provided in planters, outdoor location, and restrooms. Receptacles located in planters shall be GFI and have a in-use weatherproof cover.
- 2.1.24.4 **Wiring and raceway.** All wiring shall be copper. EMT conduit shall be used above ceiling and in interior spaces not subject to damage. RGS conduit shall be used in damp/wet locations and subject to damage. PVC schedule 40 conduit shall be used below grade.
- 2.1.24.5 **Trenching requirements.** New trench from Casa del Prado Theater MSB to

panel A will be required. PVC schedule 40 conduit shall be used below grade. Provide pull boxes as shown on drawings. 24" Minimum duct bank depth.

2.1.24.6 **Circuit breaker requirements.** Provide 1 new circuit breaker at Main Switchboard MSB at Casa del Prado Theater to feed panel A.

2.1.24.7 **Demolition.** Existing panel A and B will be removed. Existing loads to remain. Existing feeders from duct bank (Timken Museum Building) to be removed. Circuit breaker at Timken Museum Building switchboard to be labeled as spare after the disconnection and removal of panel A.

2.1.24.8 **Telecom.** Provide data as needed to support equipment (staff computers). Coordinate data locations **with** owner/architect.

2.1.25 Inspection Report Asbestos and Lead

2.1.25.1 See reference documents for scope of work.

2.1.26 Public Projects Historical Resources (Archaeology)

2.1.26.1 See reference documents for scope of work.

2.1.27 International Partnering (IPI) Standard Partnering Specification

2.1.27.1 See reference documents for scope of work.

## 2.2. Design and Approvals

2.2.1. The design and construction must comply with the requirements of all applicable agencies having jurisdiction over the project.

2.2.2. Investigation. Examine site and review As-Built drawings to ascertain existing conditions.

### 2.2.3. Design Guidelines

2.2.3.1. Design guidelines and performance requirements to establish basic design criteria, minimum material quality and equipment standards are provided in this RFP. Each proposal must include a certification that the proposal meets or exceeds these criteria within the stipulated Contract Price. The Design-Builder is encouraged to provide a basis of design narrative and a description of how the project will exceed quality levels established by the performance requirements.

2.2.3.2. Proposals shall also identify attributes that enhance the minimum building design criteria, provide additional space within prescribed limits, and incorporate low operating cost building systems that reduce annual operating costs, or provide other features that will help achieve cost-effective public facilities of lasting value.

## 2.3. For additional information regarding the project refer to:

2.3.1.1. Topographical Survey - 2019

2.3.1.2. Bridging Documents (drawings)

2.3.1.3. As-Built drawing sets

Botanical Building – 404 – set

Botanical Building – 26660 – set

Botanical Building – 07756 – set

- Botanical Building – 08007 – set
- Botanical Building – 12191 – set
- 2.3.1.4. Existing Plant Inventory and Arborist Reports

#### 2.4. Additive Alternate (Bid Alternates)

##### 2.4.1. Additive Alternate 1 – North Entry, New Storage & Maintenance Addition

Design and reconstruct for the existing North Entry/Maintenance Area as indicated in the Bridging Documents. Include in the Additive Alternate 3 the cost of a complete and functioning North Entry, Accessible Toilet, Maintenance and Storage entries including flooring, walls, doors, windows, roof, mechanical, plumbing, electrical and interior casework. Design and Construct the Additions for the new Storage and Maintenance rooms on either side of the new North Entry as indicated in the Bridging Documents. Include in the Additive Alternate 3 the cost of a complete and functioning addition, including flooring, walls, doors, windows, roof, mechanical, plumbing, electrical and interior casework.

##### 2.4.2. Additive Alternate 2 – East Fountain

Design and Construct the East Fountain as indicated on detail 2 of sheet L1.11. Include in Additive Alternate 2 the cost for the fountain equipment including design and installation. Include in the base bid the cost of the infrastructure and the cost of a sacrificial planter wall that would bridge the edge of the planter.

#### 2.5. Design Deliverables.

- 2.5.1. Design deliverables during the design process shall include 75%, 90% and Final phases. Plans and Specifications shall be delivered for review at each phase.
- 2.5.2. Allot Twenty (20) working days review period for Engineering & Capital Projects Department (E&CP) review for 75%, 90% , and Ten(10) working days review period at Final.
- 2.5.3. Provide PDF versions and up to five (5) full size (24"x36"), up to ten(10) one-half size (11"x17"), and one (1) USB of design drawings, and up to five (5) sets of specifications for each phase of design submittal. Provide final as-built drawings in Mylar.

#### 2.6. NOT USED

#### 2.7. NOT USED

#### 2.8. Project Schedule Submittal to be submitted before NTP:

- 2.8.1. Project schedule: The Design-Builder identification of, and commitment to, key milestones from Notice to Proceed through Guaranteed Completion Date. The schedule shall be cost loaded and identify significant design and construction activities; their duration and completion dates; document submittal dates; allowances for City and other agency review periods, including schematic design documents, design development documents, final plans

and specifications; and regulatory agency review periods for the project. All dates must be indicated by calendar dates. The schedule shall be in color and in 11 "x 17" foldout format.



## Botanical Building Improvements

### **3. PERFORMANCE SPECIFICATIONS**

## Attachment A: Performance Specifications

### 3. Performance Specifications

#### 3.1. Performance Requirements and Standards.

3.1.1. 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:

3.1.1.1 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, Historical standards, Regulations and Applicable Standards.

The electrical system design shall conform to the latest applicable rules of the National Electric Code (NEC), NFPA 70; Life Safety Code, NFPA 101; National Electrical Safety Code; Uniform Building Code; the latest Building Energy Efficiency Standards, Title 24; and latest Specifications.

3.1.1.2 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>

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

3.2.1. Personnel with a reasonable level of training shall be able to easily operate the facility, equipment and systems.

3.2.2. Select the various systems and equipment with as few variations as possible to standardize the products.

3.2.3. Provide training of City's personnel in operation of equipment and systems.

3.2.4. Minimize the amount of maintenance required.

3.2.5. 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.

3.3. 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:

3.3.1. 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).

3.3.2. Roofs: All components of roofing (not just roof covering) shall be easily and safely 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.

3.4. 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.

### 3.5. Reference Documents

- 1) 2018 Standard Specifications for Public Works construction (“The GREENBOOK”).  
<http://www.greenbookspecs.org/>
- 2) 2018 City of San Diego Standard Specifications for Public Works Construction (“The WHITEBOOK”).  
<https://www.sandiego.gov/publicworks/edocref/greenbook>
- 3) 2018 City of San Diego Standard Drawings.  
<https://www.sandiego.gov/publicworks/edocref/standarddraw>
- 4) 2018 City of San Diego Computer Aided Design and Drafting (CADD) Standards.  
<https://www.sandiego.gov/publicworks/edocref/drawings>
- 5) 2017 City of San Diego CAP checklist
- 6) City of Sand Diego Council Policy: CP-900-14
- 7) City of San Diego, Parks and Recreation Department: Consultant’s Guide to Park Design and Development - 5 December 2019  
<https://www.sandiego.gov/park-and-recreation/general-info/documents>
- 8) City of San Diego Memorandum dated March 8, 2021 with the subject of “Facilities Standards and Specifications Guideline for New Construction From Facilities Services Division-Update”.  
<https://drive.google.com/drive/folders/1bxfZlzsjnZ1m8U8O9VMXJm03d9SxT02h?usp=sharing>

### 3.6. Technical Specification

3.6.1 GENERAL DESCRIPTION: The work includes furnishing of all labor, materials, and equipment required to restore and enhance the Botanical Building located in Balboa Park, San Diego, CA.

- 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.
  - A.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.
  - A.2 Entries: Provide slip-resistant walking surfaces, including floors, ramps and stairs with a minimum static coefficient of friction of 0.80.
  - A.3 Restrooms: Provide all elements, including fixtures, partitions, counters, mirrors, that have a high safety rating. Refer to Plumbing Specs for additional information and standards.
  
- 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.
  - C.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.
  - C.2 Mechanical: Maintain the sound transmission characteristics of assemblies through which systems pass.
    - C.2.1 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.
    - C.2.2 Equipment noises: noise level shall be below that which may be objectionable, based on occupancy of space.
    - C.2.3 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.
    - C.2.4 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.
  - E.1 Walkway, Pedestrian Ramp, and Exterior Stair Paving: provide paved surfaces to contrast, in color and texture, from vehicular areas.

- E.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 Utilities: Conceal all utilities and services underground.
  - F.1 Provide the following as required:
    - F.1.1 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.
    - F.1.2 Electrical Power: Energy to operate all electrically operated devices, including those included under other services and those provided separately by the City.
    - F.1.3 Artificial Lighting: Illumination of spaces and tasks, both interior and exterior, independent of reliance on natural light.
    - F.1.4 Telecommunications: Reuse existing lines.
    - F.1.5 Other services: Services that include integrated facility controls, surveillance and security controls.
  - F.2 Utility Sources and Outlets: connect utilities and services to and from:
    - F.2.1 Water source: Existing public utility in the Public Right of Way.
    - F.2.2 Sewage Disposal: Connect building sewer to the existing public sewage system in Public Right of Way.
    - F.2.3 Rain Water Drainage Outlet: Comply with the City's Storm Water Pollution Prevention Plan
    - F.2.4 Electrical power source: Existing public utility in Pubic Right of Way.
  
- G 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.
  - G.1 Outdoor Spaces and Landscaped Areas: commercial scale, street, parking lot and pathway illumination.
  - G.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.

3.6.2 NOT USED

3.6.3 Specifications by Division

**DIVISION 01. GENERAL REQUIREMENTS**

011000 SUMMARY

Section includes summary of the Work, phased construction, Owner-furnished products, access to site, and work restrictions.

**DIVISION 04. MASONRY**

All exposed Concrete Masonry Units (CMU) shall be a manufacturer standard integral color, not painted,

with chamfered outside corners.

## **DIVISION 05. METALS**

Exposed exterior architectural metal railings, such as handrails, shall be galvanized and painted. Avoid exterior metal applications that require painting.

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.

## **DIVISION 06. WOODS AND PLASTICS**

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.

Wood cabinets for transparent finish (Maintenance and Storage 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.

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.

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.

## **DIVISION 07. THERMAL AND MOISTURE PROTECTION**

1. Moisture and Weather Resistance: systems and materials shall prevent water penetration where applicable 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 where applicable: 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. Warranty period shall be at least 20 years - by the manufacturer.
  - b. 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.
  - c. Ponding: provide roofing so that no ponding shall occur, even if the roofing material shall withstand ponding.
  - d. Roofing accessories shall be per the Roofing manufacturers recommended standards, provide only corrosion-resistant materials.
  - e. 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.

**075000 MEMBRANE ROOFING**

To be selected based on option 3 noted in the City of San Diego Facilities Division memorandum dated January 1, 2018 . Option 3, 60 Mil TPO single ply membrane is preferred. Cool roof shall be adhered and or mechanically fastened system. A 5 year Roof Labor Warranty is required.

**DIVISION 08. DOORS AND WINDOWS**

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: If wood finish is to be clear and match historical period, use quarter sawn wood finish.
  - 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.

**081113 HOLLOW METAL DOORS AND FRAMES**

Section includes 16-gauge steel doors and 14 Gauge steel frames to be installed at exterior locations and 18 Gauge doors at interior locations. Provide 16-gauge steel frames for interior doors. Reinforce all hinge pockets. Provide louvers in doors where required. Provide one-hour rated door where required.

Exterior doors that swing out should have non-removable pin type hinges.

Double doors with panic exit devices should have a mullion between doors.

Wood doors should be wood stave core, minimum 1 3/4 in. thick by 3-0 x 7-0.

Door not to exceed 8-0 in height, unless necessitated by historical requirements

Door stiles should be wide enough to accommodate heavy-duty mortise type locks.

Steel frames (jambs) will be 14ga. galvanized exterior, 16ga. cold rolled interior. Reinforce all hinge pockets with additional hinge reinforcement straps for high traffic areas.

Provide roof overhangs at exterior doors or recess entries for weather protection.

Slope concrete walkways away from doors and set thresholds in mastics for exterior doorways.

Near coastal areas, and in other applicable corrosive environments doors and frames should be fiberglass.

All doors will have full mortised hinges, or a continuous hinge. Half surface hinges are not acceptable.

081416 WOOD DOORS

Wood door shall have lifetime warranty.

083113 ACCESS DOORS AND FRAMES

Provide fire-rated access doors where required.

084113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

Section includes storefront 4" minimum aluminum framing system wide stile aluminum entrance doors, 3'-0"x7'-0" as manufactured by Arcadia or Kawneer or approved equal. Finish shall be 3 coat fluoropolymer, color shall be medium Bronze. Provide cylinders keyed to city wide system. Doors not to exceed 8'0" in. height.

085113 ALUMINUM WINDOWS

(A) Section includes institutional grade thermally broken aluminum windows. Windows shall be fixed, project-outs. Operable windows shall have secure locking devices and screens. Manufacturers shall be Arcadia or Kawneer or approved equal. Finish shall match storefront system.

(B) Glazing for windows should be minimum 1/4" thick.

(C) Operable windows should have secure locking devices and be as vandal resistant as possible.

(D) Provide window screening for operable windows.

087100 DOOR HARDWARE

Section includes door hardware for doors and swinging gates. Provide cylinders keyed to city wide system. Exterior doors that swing out shall have non-removable pin type hinges. Double doors with panic exit devices should have a removable mullion between doors. All

doors shall have full mortised hinges or a continuous hinge. Hardware to be selected based on the devices noted in the City of San Diego Facilities Division memorandum dated January 1, 2018.

088000 GLAZING

Section includes all exterior and interior storefront, window, skylight and door glazing. Exterior glazing to be 1" insulated minimum. Provide tempered glass where required and where indicated. Basis of design is exterior glass shall be ¼" Solarban 70XL Solar Bronze as manufactured by PPG. ½" air gap - 1/4" minimum solarban 70 Clear interior glass as manufactured by Oldcastle Glass. For insulated translucent glazing exterior glass shall be ¼" Solarban 70XL Solar Bronze as manufactured by PPG. ½" air gap - 3/16" solarban 70 Clear interior glass laminated with an inner layer of 80" opaque white film with 3/16" clear interior glass

All interior glass shall be ¼" thick clear and tempered where required. Provide safety glazing where required. Provide triple glazed Solarban 60 for skylight glazing where applicable.

**DIVISION 9. 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. Not used.
  - b. Ceramic Mosaic Floor Tile: moisture absorption 0.5 percent or less, slip-resistant. Meets the minimum required Dynamic Coefficient of Friction for wet conditions. 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
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. Not used.
  - 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, or wood.

**092216 NON-STRUCTURAL METAL FRAMING**

Section includes metal framing system for non-load bearing walls, complete with studs, sill and deflection tracks, anchorage, bridging, and bracing for interior non-load bearing walls, partitions.

Provide suspension and furring systems for ceilings and soffits.

Materials shall conform with ASTM A 446, Grade A and shall be fabricated in accordance with ASTM C 645.

**092900 GYPSUM BOARD**

Section includes gypsum board installed in accordance with CBC Chapter 25. Provide single layers. Furnish and install all necessary metal accessories, including corner bead and edge bead.

Fire resistant gypsum board: ASTM C 36, Type X. Water resistant gypsum board: ASTM C 630.

Coated glass-mat tile backer board: ASTM C 1177 & ASTM C 1178. Exterior gypsum board for ceilings and soffits. ASTM C 1396/C 1396M.

#### 093000 TILING

Section includes ceramic tile at toilet rooms complete with ceramic trim and accessories, waterproofing, mortar, and grout.

Interior Floor Tile: 1" x 1" hexagonal ceramic mosaic tile, slip resistant and meets the minimum required Dynamic Coefficient of Friction for wet conditions, as manufactured by Dal tile, or approved equal product. Provide Pattern DP6018 made up of 6% D195 Oak Moss, 44% D152 Mint Ice and 50% D452 Cypress at Toilet room.

The other floors shall be Quarry tile SpecCeramics, Inc., Quarry basic, May Flower Red, 4"x8", including special shapes such as bullnose and coved base, or approved equal product. Pattern as indicated on drawings. Tile shall be set over mortar bed and cleavage membrane. Provide cleavage and waterproof membrane over structural slab.

Interior Wall Tile: 3"x9" glazed quarry tile, QH23 Vanilla as manufactured by DalTile, including special shapes such bull nose and coved base, or approved equal product. Pattern as indicated on drawings. Wall tile shall be thinset with latex Portland cement adhesive over coated glass mat backer board (Dens-shield by Georgia Pacific or equivalent) and metal-stud framing.

Work shall comply with Tile Council of America Handbook and ANSI A108.1 and A108.4 through A108.7, as applicable for type of tile and method of installation required. Comply with manufacturer's instruction for application of proprietary materials.

#### 099113 EXTERIOR PAINTING

Section includes painting and painter's finish on all exterior materials and surfaces, as required by the design. Paints shall be by a recognized manufacturer regularly engaged in the manufacture of these products. All products for each application, including primers and under-coatings, shall be by the same manufacturer. Provide water-based products. Painting to be selected based on the guidelines noted in the City of San Diego Facilities Division memorandum dated January 1, 2018.

1. All work will be done in accordance with all applicable codes and regulations.
2. All work will entail the highest degree of craftsmanship as it pertains to the preparation, and application processes.
3. All surfaces to be coated will receive no less than one complete coat of primer and two coats of finish.
4. On most projects and where required, Masonry surfaces at ground level or where accessible, will receive a non-sacrificial Anti-Graffiti coating.

Non Sacrificial Anti-Graffiti coating – prevents typical damages often seen when

attempting to remove graffiti spray paints and marker inks from wall paints, and on all wall materials. Application per manufacturers' instructions

5. Flat paints and finishes will only be used for ceilings, and other areas that are permanently out of reach.
6. Doors will be coated with finishes providing a final sheen of semi-gloss or greater.
7. Painting of steps and stairways shall meet ADA and all Safety codes.
8. All primers will be of the highest quality and the correct product for the intended application.
9. Abate lead and paint and refer to attached 6.4. Inspection Report Asbestos and Lead. Coordinate with a City Representative prior to all lead and paint abatement.
10. All projects upon completion shall have walkthrough and punch list shall be completed before sign off of any project.
11. All coatings used will conform to the following guidelines:

(Production grade materials are NOT acceptable)

#### ACRYLIC/LATEX, WATER BASE PAINTS

Products will be:

1. Acrylic resin
2. Ethylene glycol (EG) free
3. Tinted with 100% VOC free tints
4. No less than 35% solids by volume ( $\pm 2\%$ ) and 57% volume by weight ( $\pm 2\%$ ).
5. No less than 20 % prime pigments
6. All paints will have anti-microbial qualities
7. Max VOC = 40 g/l

#### OIL BASED ENAMELS

Products will be:

1. Ethylene Glycol free
2. Silicone Alkyd resin
3. Tinted with 100% VOC free tints
4. No less than 45% solids by volume ( $\pm 2\%$ ) and 64% volume by weight ( $\pm 2\%$ ).
5. No less than 24 % prime pigments
6. Max VOC = 400g/l

#### WATERBORNE ACRYLIC URETHANE

Products will be:

1. Ethylene Glycol free
2. Acrylic Urethane resin
3. Tinted with 100% VOC free tints
4. No less than 40% solids by volume ( $\pm 2\%$ ) and 51% volume by weight ( $\pm 2\%$ ).
5. No less than 19 % prime pigments

6. Max VOC = 0 g/l

#### WATERBORNE ALKYD ENAMEL

Products will be:

1. Ethylene Glycol free
2. Waterborne Alkyd resin
3. Tinted with 100% VOC free tints
4. No less than 42% solids by volume ( $\pm 2\%$ ) and 55% volume by weight ( $\pm 2\%$ ).
5. No less than 23 % prime pigments
6. All paints will have anti-microbial qualities
7. Max VOC =50 g/l

Submittals shall be reviewed and approved by City paint shop or facilities staffs before materials are ordered.

- Before removal of paint on older facilities, facility shall be tested for lead and or asbestos by the Design Build Team.
- All projects upon completion shall have walkthrough and punch list shall be completed before sign off of any project.

Acceptable manufacturers include:

- Dunn Edwards Corp.
- ICI Paints
- Sherwin Williams Paint Corp.

#### PAINTING SCHEDULE

Exterior Metal: 1 coat waterborne galvanized metal primer, 2 coats water-based paint.

Exterior Wood: 1 coat primer/sealer, 2 coats interior latex semi-gloss enamel.

#### 099123 INTERIOR PAINTING

Section includes painting and painter's finish on all interior materials and surfaces, as required by the design. Paints shall be by a recognized manufacturer regularly engaged in the manufacture of these products. All products for each application, including primers and under coatings, shall be by the same manufacturer. Provide water-based products. Painting to be selected based on the guidelines noted in the City of San Diego Facilities Division memorandum dated January 1, 2018.

1. All work will be done in accordance with all applicable codes and regulations.
2. All work will entail the highest degree of craftsmanship as it pertains to the preparation, and application processes.
3. All surfaces to be coated will receive no less than one complete coat of primer and two coats of finish.
4. On most projects and where required, Masonry surfaces at ground level or where

accessible, will receive a non-sacrificial Anti-Graffiti coating.

Non Sacrificial Anti-Graffiti coating – prevents typical damages often seen when attempting to remove graffiti spray paints and marker inks from wall paints, and on all wall materials. Application per manufacturers' instructions

5. Flat paints and finishes will only be used for ceilings, and other areas that are permanently out of reach.
6. Doors will be coated with finishes providing a final sheen of semi-gloss or greater.
7. Painting of steps and stairways shall meet ADA and all Safety codes.
8. All primers will be of the highest quality and the correct product for the intended application.
9. Abate lead and paint and refer to attached 6.4. Inspection Report Asbestos and Lead. Coordinate with a City Representative prior to all lead and paint abatement.
10. All projects upon completion shall have walkthrough and punch list shall be completed before sign off of any project.
11. All coatings used will conform to the following guidelines:

(Production grade materials are NOT acceptable)

#### ACRYLIC/LATEX, WATER BASE PAINTS

Products will be:

1. Acrylic resin
2. Ethylene glycol (EG) free
3. Tinted with 100% VOC free tints
4. No less than 35% solids by volume ( $\pm 2\%$ ) and 57% volume by weight ( $\pm 2\%$ ).
5. No less than 20 % prime pigments
6. All paints will have anti-microbial qualities
7. Max VOC = 40 g/l

#### OIL BASED ENAMELS

Products will be:

1. Ethylene Glycol free
2. Silicone Alkyd resin
3. Tinted with 100% VOC free tints
4. No less than 45% solids by volume ( $\pm 2\%$ ) and 64% volume by weight ( $\pm 2\%$ ).
5. No less than 24 % prime pigments
6. Max VOC = 400g/l

#### WATERBORNE ACRYLIC URETHANE

Products will be:

1. Ethylene Glycol free
2. Acrylic Urethane resin
3. Tinted with 100% VOC free tints



4. No less than 40% solids by volume ( $\pm 2\%$ ) and 51% volume by weight ( $\pm 2\%$ ).
5. No less than 19 % prime pigments
6. Max VOC = 0 g/l

#### WATERBORNE ALKYD ENAMEL

Products will be:

1. Ethylene Glycol free
2. Waterborne Alkyd resin
3. Tinted with 100% VOC free tints
4. No less than 42% solids by volume ( $\pm 2\%$ ) and 55% volume by weight ( $\pm 2\%$ ).
5. No less than 23 % prime pigments
6. All paints will have anti-microbial qualities
7. Max VOC =50 g/l

Submittals shall be reviewed and approved by City paint shop or facilities staffs before materials are ordered.

- Before removal of paint on older facilities, facility shall be tested for lead and or asbestos.
- All projects upon completion shall have walkthrough and punch list shall be completed before sign off of any project.

Acceptable manufacturers include:

- Dunn Edwards Corp.
- ICI Paints
- Sherwin Williams Paint Corp.

#### PAINTING SCHEDULE

Interior Wood: 1 coat primer/sealer, 2 coats interior latex semi-gloss enamel.

Interior Gypsum Board: 1 coat primer/sealer, 2 coats interior latex semi-gloss enamel.

Interior Gypsum Board: 1 coat primer/sealer, 2 coats flat latex paint. Interior

Metal: 1 coat primer, 1 undercoat, 1 coat acrylic gloss enamel.

#### 099300 STAINING AND TRANSPARENT FINISHING

Section includes stain and transparent finish on all exterior and interior wood, as required by the design. Finishes shall be by a recognized manufacturer regularly engaged in the manufacture of these products. All products for each application, including primers and undercoatings, shall be by the same manufacturer. Staining to be selected based on the Painting guidelines noted in the City of San Diego Facilities Division memorandum dated January 1, 2018.

Provide water-based products. Acceptable manufacturers include:

- Dunn Edwards Corp.

- ICI Paints
- Sherwin Williams paint Corp.

PAINTING SCHEDULE

Exterior Wood: 3 coats waterborne stain.

Interior Wood, Natural: 1 coat stain, 1 coat sanding sealer, 3 coats semi-gloss lacquer.

099623 ANTI-GRAFFITI COATINGS

Section includes anti-graffiti coatings for all exterior plaster surfaces. Provide clear coating with matte finish that is compatible with water repellent coating.

**DIVISION 10. SPECIALITIES**

101423 PANEL SIGNAGE

To be reviewed and approved by a Park and Rec representative. Devices, and accessories as required by the design and as required to provide equal access in conformance with the requirements of the American with Disabilities Act Standards (ADA STDS) and the California Code of Regulations (CCR) Title 24. Signage to be coordinated and selected based on Balboa Park Sign System and the Donor Recognition Signage Program guidelines noted in 2016 Balboa Park Botanical Building and Grounds Restoration and Enhancement Phase I – Concept Development Book 3 of 3. memorandum dated October 03, 2019.

Style of Lettering: Optima. Size and proportion shall be in conformance with CCR Title 24.

Braille Symbols: Contracted grade 2 Braille in conformance with CCR Title 24.

101426 POST AND PANEL/PYLON SIGNAGE

Section includes illuminated and non-illuminated freestanding exterior aluminum or fiberglass panel signs that are supported by posts or pylons. Signage to be coordinated and selected based on Balboa Park Sign System and the Donor Recognition Signage Program guidelines noted in 2016 Balboa Park Botanical Building and Grounds Restoration and Enhancement Phase I – Concept Development Book 3 of 3. memorandum dated October 03, 2019.

102800 TOILET, BATH, AND LAUNDRY ACCESSORIES

Section includes toilet accessories. Toilet accessories shall be stainless steel fabrication, by Bobrick Washroom Equipment, Bradley, or approved equal, as scheduled on the drawings. Accessories include grab bars, soap dispensers, toilet paper dispensers, toilet seat cover dispensers, shelving, and electric hand dryers.

104413 FIRE EXTINGUISHERS CABINETS

Section includes fire extinguisher cabinets, signs, and mounting accessories.

Cabinets: Enameled steel box, semi-recessed, with enameled steel trim and frame, full glass panel door, and accessories, by Larsen's Manufacturing Co. or equal. Provide manufacturer's standard alarm for cabinet door.

104416 FIRE EXTINGUISHERS

Section includes portable Fire Extinguishers: UL listed and labeled units Larsen's Manufacturing Co. or of equal capacity and rating per code.

Related LEED credit: EA 4.

**DIVISION 12. FURNISHINGS**

129300 SITE FURNISHINGS

Section requires the proper installation of bicycle racks, trash and ash receptacles, outdoor seating and tables, planters, bollards and tree grates. Refer to Landscape drawings.

**DIVISION 13. SPECIAL CONSTRUCTION**

131213 EXTERIOR FOUNTAINS

Section includes fountain construction and systems for the (2) proposed fountains located within the Botanical Building Improvements, designated as the East Fountain and the West Fountain. Submit the East and West Fountain to be reviewed and approved by City Authorized Representatives prior to construction.

133421 PREFABRICATED BUILDING SYSTEMS

Section includes pre-engineered building systems for green houses, including but not limited to primary and secondary structural framing systems, roofing, siding, roof and wall insulation, personnel doors, windows and accessories.

**DIVISION 22. PLUMBING**

A System Description

A.1 Domestic Cold and Hot Water

- A.1.1 Domestic water service shall be brought to within five feet from the building and connection to site utilities. The connection to site utilities shall be separate from the fire water service. Piping shall be Type L copper within the buildings. The domestic water service shall be provided with a pressure reducing station valves (PRV) assembly, and reduced pressure backflow prevention device assembly. PRV shall limit water pressure inside the building to 80 psi. Minimum pipe size shall be 1/2-inch for one plumbing fixture with a maximum flow of 0.5 gpm and 3/4-inch for one plumbing fixture with flow above 0.5 gpm. Hose-bibbs shall be provided under each sink and one along the east & west side of the back of house area.
- A.1.2 The lavatory and service sink shall each be provided with an electric instantaneous water heater. The water heater shall be located below the sink and concealed.

- A.2 Sewer/Vent
  - A.2.1 The sanitary waste system shall extend to five feet outside the building and connect to an on-site lateral provided by the site utilities.
- A.3 Storm Drainage
  - A.3.1 The building roof will sheet flow off the building per the architectural design. Where the roof is flat, the roof will drain using roof drains. The primary roof drainage system shall be designed with connections to the underground on-site storm drainage system and extended to five feet outside the building. Roof overflow will drain through architectural scuppers. Replace existing roof drains (Qty.2) along south side of the Botanical Gardens Structure.
- A.4 Fixtures/Equipment
  - A.4.1 General: Fixture and equipment shall comply with City of San Diego Memorandum dated January 01, 2018 "New Construction Standards and Specifications Guideline from Facilities Division. Fixture/Equipment may vary if submitted and approved by the City of San Diego Public Works.
  - A.4.2 Toilets: Floor mounted with low flow flush valves. ADA compliant fixtures will be provided. Required to be Water Sense labeled.
  - A.4.3 Lavatories: Counter top with low flow faucet. Fixtures shall be ADA compliant vitreous china with standard low flow faucets.
  - A.4.4 Service sinks: Service sinks will be floor or counter-mounted w/wall mount faucet. Faucet shall have low flow, individual handles for hot and cold water and a gooseneck. Required to be Water Sense labeled.
  - A.4.5 Eye Washing Station: Provide wall mounted eye washing station per applicable code.
- A.5 Future Mister System
  - A.5.1 Future plumbing utility connections shall be provided as needed per the criteria coordinated with the landscape consultant designing the garden area misting system. Preliminary estimate is based on 20 GPM. Engineer to confirm demand with landscape engineer and revise pipe sizes as needed.
- A.6 Plumbing Utility Connection to Water Fountain Vaults
  - A.6.1 Waste and make-up water connections shall be provided to the water fountain vaults planned for the garden area. Any piping extended into the vault shall be provided by landscape. Connect fountain to sewer system.
- A.7 Sleeves and Sleeve Seals for Plumbing Piping
  - A.7.1 PVC Pipe Sleeves: ASTM D1785, Schedule 40 and/or
  - A.7.2 Steel Pipe Sleeves: ASTM A53/A53M, Type E, Grade B, Schedule 40, anticorrosion coated or galvanized, with plain ends and integral welded waterstop collar.
  - A.7.3 GROUT:
    - A.7.3.1 Nonshrink, for interior and exterior sealing openings in non-fire-rated walls or floors.
    - A.7.3.2 ASTM C1107/C1107M, Grade B, post-hardening and volume-adjusting, dry, hydraulic-cement grout.
- A.8 Escutcheons For Plumbing Piping
  - A.8.1 One-Piece, Steel Type: With polished, chrome-plated finish and setscrew fastener.
  - A.8.2 Install escutcheons for piping penetrations of walls, ceilings, and finished floors.

- A.9 Ball valves for Plumbing Piping
  - A.9.1 Shall comply with NSF 61 and NSF 372.
  - A.9.2 Brass, 2-piece, Full port.
  - A.9.3 Install ball valve on every branch line of hot and cold water systems. Provide stainless steel access panel where required.
- A.10 Hangers and Supports for Plumbing Piping and Equipment
  - A.10.1 For trapeze hangers indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
- A.11 Identification For Plumbing Piping and Equipment
  - A.11.1 Install or permanently fasten labels on each major item of mechanical equipment.
  - A.11.2 Locate equipment labels where accessible and visible.
  - A.11.3 Provide pipe labels for Domestic Cold/Hot water lines.
  - A.11.4 Locate pipe labels where piping is exposed or above accessible ceilings in finished spaces; machine rooms; accessible maintenance spaces such as shafts, tunnels, and plenums; and exterior exposed locations as follows:
    - A.11.4.1 Near each valve and control device.
    - A.11.4.2 Near each branch connection, excluding short takeoffs for fixtures and terminal units. Where flow pattern is not obvious, mark each pipe at branch.
    - A.11.4.3 Near penetrations through walls, floors, ceilings, and inaccessible enclosures.
    - A.11.4.4 At access doors, manholes, and similar access points that permit view of concealed piping.
    - A.11.4.5 Near major equipment items and other points of origination and termination.
    - A.11.4.6 Spaced at maximum intervals of [50 feet (15 m)] <Insert dimension> along each run. Reduce intervals to [25 feet (7.6 m)] <Insert dimension> in areas of congested piping and equipment.
- A.12 Domestic Water Piping
  - A.12.1 Aboveground: Hard Copper Tube and fitting, ASTM B88, Type "L".
  - A.12.2 Belowground: PVC Pipe and fitting, Schedule 80, ASTM D 2467 for schedule 80 fittings.
- A.13 Sanitary Waste and Vent Piping
  - A.13.1 Aboveground & Belowground: Hubless, PVC Solid-wall Pipe, ASTM D2665, DWV.
- A.14 Sanitary Drain
  - A.14.1 Floor drain:
    - A.14.1.1 Zurn, JR Smith or equal.
    - A.14.1.2 Round, trap primer connection, heel proof, vandal proof.
- A.15 Facility Storm Drainage Piping
  - A.15.1 Aboveground & Below Grade: Hubless, PVC Solid-wall Pipe, ASTM D2665, DWV.
- A.16 Roof Drains
  - A.16.1 Diameter roof drain per City of San Diego approved materials, body with combination membrane flashing clamp/gravel guard and low silhouette dome.
- A.17 Electric, Domestic Water Heaters
  - A.17.1 Thermostatic tankless water heater.
  - A.17.2 Low flow activation as required.
  - A.17.3 Digital microprocessor for temperature control

- A.17.4 Field adjustable temperature.
- A.18 Commercial Water Closets
  - A.18.1 Wall hung, vitreous china, elongated bowl.
  - A.18.2 ADA.
  - A.18.3 Flush valve.
- A.19 Commercial Lavatories
  - A.19.1 Undercounter mounted.
  - A.19.2 Vitreous china.
- A.20 Commercial Sinks
  - A.20.1 Counter mounted.
  - A.20.2 Stainless steel, single or double basin.
- A.21 Emergency Plumbing Fixtures
  - A.21.1 Manufacturer: Gaurdian or equal per plans.
  - A.21.2 Wall mounted.

**DIVISION 23. HEATING VENTILATION AND AIR CONDITIONING**

- A System Description
  - A.1 All areas being exhausted will be provided with a minimum of 10 ACH (based on a standard room with an 8ft ceiling) and will be operated through a wall switch and/or 365 day programmable timeclock. Makeup air will be drawn from the space through wall louvers or a wall system as determined by the architect to allow air to be drawn in for natural ventilation.
  - A.2 Hangers and Supports for HVAC Piping and Equipment
    - A.2.1 Shop Drawings: Show fabrication and installation details and include calculations for the following; include Product Data for components:
      - A.2.1.1 Trapeze Pipe Hangers
      - A.2.1.2 Equipment Support.
    - A.2.2 For trapeze hangers indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
      - A.2.2.1 Detail fabrication and assembly of trapeze hangers.
      - A.2.2.2 Include design calculations for designing trapeze hangers.
  - A.3 Vibration and Seismic Controls for HVAC
    - A.3.1 Include design calculations and details for selecting vibration isolators, seismic restraints, and vibration isolation bases complying with performance requirements, design criteria, and analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
  - A.4 Identification for HVAC Equipment
    - A.4.1 Install or permanently fasten labels on each major item of mechanical equipment.
    - A.4.2 Locate equipment labels where accessible and visible.
  - A.5 Testing Adjusting and Balancing
    - A.5.1 TAB specialist shall be certified by NEBB or TABB.
    - A.5.2 Provide a TAB plan as recommended by NEBB or TABB standards.

- A.5.3 Perform system-readiness checks of HVAC systems and equipment to verify system readiness for TAB work.
- A.5.4 Prepare a certified written report; tabulate and divide the report into separate sections for tested systems and balanced systems.
- A.6 Metal Ducts
  - A.6.1 Duct construction, including sheet metal thicknesses, seam and joint construction, reinforcements, and hangers and supports, shall comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" and with performance requirements and design criteria indicated in "Duct Schedule" Article.
  - A.6.2 General Fabrication Requirements: Comply with SMACNA's "HVAC Duct Construction Standards - Metal and Flexible" based on indicated static-pressure class unless otherwise indicated.
  - A.6.3 General Sealant and Gasket Requirements: Surface-burning characteristics for sealants and gaskets shall be a maximum flame-spread index of 25 and a maximum smoke-developed index of 50 when tested in accordance with UL 723; certified by an NRTL.
- A.7 Centrifugal HVAC Fans
  - A.7.1 Square in-line Fan:
    - A.7.1.1 Shall be direct drive with EC motor.
    - A.7.1.2 Galvanized steel housing with duct collars. Centrifugal forward curved wheel. Direct driven motor in the air stream.
    - A.7.1.3 Provide with backdraft damper.
  - A.7.2 Ceiling Mounted Exhaust Fan:
    - A.7.2.1 Direct drive bathroom exhaust fan. Galvanized steel housing and grille. Centrifugal forward curved wheel. Direct driven motor in the air stream.
    - A.7.2.2 Provide with backdraft damper.

## **DIVISION 26. ELECTRICAL**

260923 LIGHTING CONTROL DEVICES  
 Section includes lighting control system/devices by Greengate, Cooper Lighting Solutions, or approved equal, for both indoor and outdoor applications.

Indoor lighting system consists of lighting control panel capable of programming multiple zones, scenarios, and times. Control devices consist of keypads, switches (dimming and non-dimming), photoelectric relays, and occupancy sensors. All devices shall be controlled by the lighting control panel.

Outdoor lighting system shall be controlled by a motion sensor, photocontrol, and astronomic time clock. These devices to be integrated to the lighting control panel. Manufacturer to provide training for programming of lighting system.

Lighting control system shall conform to the latest Title 24 requirements.

262416 PANELBOARDS

Request for Proposal:  
 Attachment A  
 Botanical Building Improvements

Distribution, branch circuit, and surge-suppression panel boards and load centers.

- 262713 ELECTRICITY METERING  
Provide smart sub-meter capable of reporting stand alone data for current and future platforms.
- 262816 ENCLOSED SWITCHES AND CIRCUIT BREAKERS  
Section includes fusible, non-fusible, receptacle, shunt trip, and molded-case switches; molded-case circuit breakers; enclosures. Motor rated switches, disconnect switches, conduit and conductors for HVAC and Plumbing.

**DIVISION 32. EXTERIOR IMPROVEMENTS**

- 321218 DECOMPOSED GRANITE PAVING  
This Section includes materials, labor, apparatus, tools, equipment, temporary construction, transportation, and services necessary for and incidental to performing the proper completion of Work, as required, to make a complete, universally-accessible Stabilized Decomposed Granite Paving installation on a thoroughly prepared sub-grade, as shown in the Contract Drawings, and as specified herein this Section.

- 329000 TREE PRUNING SPECIFICATIONS  

The following specifications are to help guide tree care services suggested by Tree Life Consulting. Professional tree contractors are expected to have an arborist on staff, and crew workers should be familiar with national standards and best management practices.

This document describes objectives, suggested pruning systems and methods, pruning cuts (general location, type, size, number), job completion and cleanup. Any questions should be presented directly to Butch at (858) 967-2420, or Brad at (619) 818-4013.

- A Two Objectives
  - A.1 Trees are pruned to mitigate risk and improve appearance. Proper tree pruning should develop, maintain, or improve tree structure to accomplish these two basic goals. Specific objectives and pruning methods (in parenthesis) are:
    - A.1.1 Mitigate risk of failure or conflict
      - A.1.1.1 Remove dead, dying, or diseased wood and broken branches (Cleaning)
      - A.1.1.2 Improve tree structure (Structural or Subordination)
      - A.1.1.3 Manage size or shape (Reducing, Clearing, Raising)
      - A.1.1.4 Remove dead fronds, certain inflorescences (Palm Pruning)
    - A.1.2 Improve appearance
      - A.1.2.1 Reduce density of live-growth (Thinning)
      - A.1.2.2 Restore structure (Restoration)
      - A.1.2.3 Retrench senescing crowns (Retrenchment)
      - A.1.2.4 Remove epiphytic plants (Cleaning)
  - A.2 Pruning cuts reduce existing load, redirect future growth, balance weight distribution, and/or remove dead, dying, diseased, or non-beneficial material. They are determined by



what service was “prescribed.” For example, clearance pruning mostly utilizes heading and removal cuts, while pruning that reduces height or width uses reduction cuts.

## B Tree Structure

- B.1 Optimal tree structure in an urban environment resists failure, has less crown-conflict potential, and is visually appealing. Using characteristic growth patterns and adaptations, preferred structure can be developed and maintained depending on the species, situation, planting location, and desired function of the tree.
  - B.1.1 In decurrent (wide-growing) trees, ideal structure supports as little mechanical stress on structural defects as possible. Multiple branches emanating from one area is considered a tree defect; as the limbs grow larger their connection to the trunk may become weaker. Therefore, they should support less weight to resist the chance of failure.
  - B.1.2 With excurrent (narrow) tree forms, optimal structure is a dominant leader (main trunk) from which smaller, evenly-spaced branches emanate radially and vertically along the trunk. Branch diameter (measured at thickest point) should be 1/3 or less than trunk diameter (measured just beneath the branch collar). Branch failure occurs less often in excurrent forms than decurrent.
- B.2 The vertical branch spacing, or architecture, should be no less than six inches apart on smaller statured trees (less than 25 feet at maturity); no closer than one foot on medium-height trees (less than 50 feet at maturity); and more than four feet on large trees (greater than 50 feet at maturity).

Branch diameter relative to trunk diameter is called branch-to-trunk ratio, or aspect ratio. It describes to the size of a branch relative to the size of the trunk. Ideal aspect ratio is one third or less. A branch is strongly connected when it is less than a third the size of the trunk.

## C Natural Pruning System

- C.1 Natural pruning systems conserve the characteristic growth pattern and adaptations of a tree while developing preferred structure, which includes ideal aspect ratio and branch spacing.

Natural pruning systems use the following methods: cleaning (which may include shaded-out understory material or epiphytic plants), structural pruning, subordination, reduction, clearance, raising, palm pruning, thinning, restoration, and retrenchment.

The natural system can be applied to a tree either in a woodland setting or those in an open planted landscape. This is an ongoing process and occurs over the life of the tree; lower branches are often temporary, and permanent branches may need to be reduced periodically.

A branch or trunk that decreases noticeably in diameter with length or height is tapered. Tapering distributes mechanical stress over its length. Good branch taper can withstand more mechanical stress than poor taper, and it is fostered by maintaining foliage and smaller lateral branches along the length of the branch and trunk. Pruning can encourage good branch development or create bad branch taper.

Whenever a tree is pruned, dead wood over an inch in diameter should be always

removed to enhance aesthetics while eliminating the possibility of it falling. Twigs and branches under one inch, dead or alive, are generally retained unless otherwise specified. For example, workers aren't expected to remove the dead, shaded-out, understory growth on a pine unless requested.

When frequent or excessive pruning is required to achieve objectives due to a particular species, growth habit and/or location, alternatives such as relocation, treatment with growth regulators, or removal and replacement with an appropriate plant should be considered.

Tree workers are expected to have a working knowledge of the subject species and typical form. Objects around each subject tree, combined with the suggested pruning method, determines what cuts are needed to accomplish the objectives.

Professional service providers and their employees should be familiar with each tree's ability to tolerate the pruning required and location of the cuts; which are based on current condition and other tree characteristics such as cultivar, failure profile, growth rate and expected growth response following pruning.

#### D Mitigate Risk of Failure or Conflict

- D.1 To eliminate or minimize existing and potential defects, lowering the likelihood of tree, branch, and/or other tree part failure or conflict with a known target, pruning should reduce overall branch length, thereby decreasing load stress; suppress growth on largest branches; and remove dead wood over one inch in diameter

Failure is defined as the breakage of stems, or branches, or the loss of mechanical support in the root system. Crown conflict is defined as tree parts contacting, affecting, or obstructing something.

Targets are people or property that could be injured or damaged by tree failure or conflict. Typical targets, objects, or obstructions relating to tree risk include chimneys, houses, lights, walls, poles, plants, trees, traffic (pedestrian and vehicle), and signs.

Tree defects are imperfections, weaknesses, or lack of structural strength. They include injuries, growth patterns, decay, high aspect ratio, co-dominant stems with included-bark, end-heavy limbs, and poorly tapered branches.

Specific pruning objectives that mitigate risk deal with tree parts, structure, shape, and size. The pruning methods to accomplish their goals are: cleaning, structural pruning, subordination, reduction, clearance, raising, and palm pruning.

#### D.2 Remove Dead, Dying, or Diseased Wood and Broken Branches

- D.2.1 Cleaning is the removal of dead, dying, significantly diseased limbs, and broken branches over an inch in diameter (measured at the thickest spot). Shaded-out understory, diseased or infested leaves and needles, dead twigs, and branches under an inch in diameter are generally not removed unless otherwise specified. Dead wood over an inch in diameter should be removed whenever a tree is

pruned, whether specified or not (it may have developed since being assessed). Sometimes dead wood removal is the only service needed. The types of pruning cuts are discussed on pages 58 – 60.

### D.3 Improve Tree Structure

D.3.1 Structural pruning is generally performed on excurrent forms. It shall consist of selective pruning to improve branch spacing and aspect ratio. A central leader with smaller, evenly-spaced scaffold branches emanating radially and vertically along the trunk should be the goal.

Good branch spacing consists of evenly distributed branches throughout the crown. Strong, properly-spaced, scaffold branches should be selected and maintained by reducing some and removing others. Depending the species and site, some branches are temporary and others are permanent.

Good branch-to-trunk ratio, or aspect ratio, relates to the size of a branch relative to the size of the trunk. Ideal aspect ratio is when a limb is less than a third the size of the trunk (1:3 ratio). Branches that are over 1:2 ratio (more than half the size of the trunk) generally do not have branch collars and should be subordinated.

Subordination pruning is a specific form of structural pruning that is only meant to influence the size of a branch or stem; it does not consider branch spacing. Reducing the length of a branch or co-dominant stem slows its growth rate relative to the main trunk. Subordinating large branches also encourages branch collar development while reducing load (weight). Only reduction or heading cuts are used to subordinate a branch.

### D.4 Manage Shape or Size

D.4.1 The size or shape of a tree can be slightly reduced or changed to prevent interference with infrastructure, buildings, traffic, lines of sight, desired views, or other plants. Pruning is meant to ensure safe and reliable utility services, provide access to sites, and comply with regulatory and other requirements.

D.4.1.1 Reduction pruning is meant to provide clearance, promote branch collar development, slow the growth rate relative to the trunk, or reduce load stress. It selectively shortens, shears, or removes tree parts to achieve or maintain a desired form, shape or size (height or width) and directs growth into unpruned parts of the crown.

D.4.1.2 Clearance pruning encourages growth directed away from the specified clearance area and develops compatible and stable structure. Branches growing toward specified clearance areas should be reduced to lateral branches or removed to parent stems growing outside and/or away from the clearance area. Therefore, it may use any of the three types of pruning cuts.

D.4.1.3 Raising is a particular kind of clearance pruning, the one side being the bottom of the canopy. Only pruning cuts that provide vertical clearance under the crown canopy are made. How much crown raising (vertical clearance) should be applied is determined by the location; how much

crown raising can be applied is determined by species.

- D.4.2 Only the crown portions associated with the reduction, clearance, or raising are pruned; balancing cuts are only needed if specified. When a minimum clearance distance is required, a branch reduction cut should be made beyond the specified clearance distance at a suitable branch union. Removal cuts on the trunk should be as small and few as possible to meet the objective, branches should be reduced, if possible, before being removed.

- D.5 Remove Dead Fronds, Certain Inflorescences

- D.5.1 Palm pruning involves the removal of dead, damaged, or loose fronds. When removing dead fronds from palms, cuts are to be made near the petiole base without damaging the trunk. If the persistent petiole bases are to be removed (palm skinning), then cuts should be at the point where the petiole base makes contact with the trunk without damaging living tissue.

Yellowing fronds that are not diseased or infested should be retained unless for other concerns. When palm pruning practices have a high potential to spread pests or diseases, appropriate precautions should be taken.

Healthy fronds should not be removed other than to provide clearance. Damaged green fronds that are unlikely to fall should be retained. Fruits or flowers should be removed to prevent an unacceptable level of risk or nuisance.

- E Improve Appearance

- E.1 Trees in high visibility locations may need pruning to create a more uniform or manicured look, while damaged trees may need pruning to improve their appearance (and structure). Aesthetic pruning should always be applied sparingly because over-pruning (too frequent or too much at one time) causes more problems than it fixes.

Specific pruning objectives that improve appearance deal with density of foliage, visible damage, life-stage, and overall tree health. The pruning methods to accomplish their goals are: cleaning, thinning, restoration, and retrenchment.

- E.2 Reduce Density of Live Growth

- E.2.1 Thinning is the selective pruning to reduce density of live branches, particularly dead, dying, diseased, crossing, and competing limbs. Should result in an even distribution of branches on individual branches and throughout the crown. No more than a quarter of the crown should be removed at one time.

This type of pruning usually require more removal cuts than reduction cuts, and if applied excessively can cause defects difficult to correct. Lower and well-spaced limbs should be retained if possible to obtain an even distribution of branches throughout the crown.

- E.3 Restore Structure

- E.3.1 Restoration pruning shall consist of selective pruning to redevelop structure, form, and appearance of severely pruned, vandalized, or damaged trees. Restoration pruning eliminates broken branches, cuts jagged wounds smooth (if

possible), and influences the length, orientation, and spacing of living branches.

Restoration pruning may reduce the density of live branches to develop good branch spacing and encourage branch collar development. Live growth under an inch in diameter may be removed, particularly when eliminating sprouts around a wound or correcting excessive growth in a tree.

Up to half the crown may be removed at one time if needed (anything more is essentially retrenchment).

#### E.4 Retrench Senescing Crowns

E.4.1 Retrenchment pruning mimics the natural process of retrenchment by making prescriptive pruning cuts to remove declining branches, reduce risk of failure, stimulate new shoots on interior and lower branches, and restore tree vitality and appearance. Resulting new growth is subsequently managed to guide future structural development.

Retrenchment is a natural process whereby older trees gradually shed overextended, decayed, damaged, or declining branches, and redirect energy into epicormic growth from interior and lower portions of the crown.

#### E.5 Remove Epiphytic Plants

E.5.1 The removal of living, non-beneficial plant material on the trunk or branches of a tree may be specified as cleaning. Vines or other plants should be severed at ground or trunk level without injuring the tree.

Not all non-beneficial plant material can be removed from a trunk or crown without harming or disfiguring the tree. For example, roots of small, non-beneficial plants on the trunk of a Canary Island palm can undermine the persistent husks that form its "pineapple." Removing the roots of a small plant in the pineapple can loosen and weaken how the husks are attached to the trunk.

### F Location of Cuts

F.1 Only the parts of the crown that contribute to a particular weakness or defect, or grow in an undesired direction, are to be worked on. Branches growing nearest objects like houses or roads are the focus of pruning; that is, work generally occurs where there is conflict potential.

The location of pruning cuts should be at the outer canopy on branches with poor aspect ratio, as far away from the trunk as possible. Most interior foliage, shoots, and twigs should be retained.

Defective parts that cannot be removed should be reduced. All cuts should be made outside the branch collar possible. The final cut should result in a flat surface with adjacent bark firmly attached without leaving a dead stub.

Reduction cuts should be made above a lateral branch that is at least 1/3 the diameter of the cut part. When subordinating a co-dominant stem with a narrow angle of attachment,

the cut should be made as close as possible to the point where the wood of the two stems join without damaging the remaining stem.

## G Types of Cuts

G.1 Branches should be pre-cut to avoid splitting of the wood or tearing of bark. Depending on the specific objective, specie, situation, or other confounding factors, one of three types of pruning cuts are acceptable. They are branch removal, reduction, and heading (on less than one-inch thick wood):

G.1.1 Reduction Cut: It reduces the length of a branch or stem to a live, lateral branch large enough to assume apical dominance; the live lateral branch should be at least one-third the diameter of the cut stem. This type of cut is also referred to as a "drop-crotch cut." Primarily reduces weight and load on branch union or tree part.

The most commonly used cut for most objectives, reduction cuts are typically performed on limbs with a high aspect ratio, end-heavy branches, or secondary stems competing with the main stem. Subordination pruning uses reduction cuts to slow the growth rate of the cut part relative to the trunk (or parent branch).

G.1.2 Removal Cut: Pruning cuts that are made to remove an entire branch from the trunk or parent stem; they also take off a smaller branch from a larger branch (just beyond the collar in both cases). This type of cut is also referred to as a "thinning cut."

Thinning cuts do not significantly reduce weight and load on branch union. Because they can create poor tree taper and increase load on a weak spot, removal cuts should be used cautiously.

Removal cuts that expose heartwood should be minimized. Palm pruning is technically a removal cut.

G.1.3 Heading Cut: Severs a shoot, branch, or stem that is no more than two years old back to a bud; a cut made on a stem or branch back to a lateral branch less than one-third the diameter of the cut; a cut made on a stem or branch of any diameter to a node.

Heading cuts should only be performed on small branches, shoots, or twigs that are less than one inch in diameter. Shearing is a form of heading and is generally only performed on one side of the tree for clearance purposes.

When a reduction cut cannot be made to a suitable lateral branch, and to avoid an unnecessarily large wound on the parent stem, a heading cut should be considered. Cutting a large stem, limb, or branch back to a lateral branch that is less than one-third the diameter of the large stem, limb, or branch can be considered topping.

Heading cuts should only be performed to provide clearance, reduce shoot extension, or raise a weeping growth-pattern. In some cases, heading cuts may be applied if reduction or removal cuts are not practical.

G.2 The tree worker is to make the determination of what cuts are appropriate given the assignment (objective and tree). Interior shoots, twigs, and branches under one inch in diameter generally should not be pruned.

## H Size and Number of Cuts

H.1 The smallest diameter cut that meets the objective should be made. The average diameter

of a pruning cut should be:

H.1.1 Reduction Cut: 1-4 inches

H.1.2 Removal Cut: 1-2 inches

H.1.3 Heading Cut: Less than 1 inch

H.2 Between 10-25% of total foliage should be removed at one time depending size, shape, species, and health. The number of cuts made on a tree should always be minimized to what is needed to accomplish the objective, but may vary depending on the situation.

## I Completion and Clean-up

I.1 Work should be performed within one-year of a dated Action Plan or other tree report from Tree Life Consulting.

Disposing of wood chips under the canopy of a tree shall be avoided. If wood chips are to be reused in the landscape, their piles should be disbursed in one week or less. Mulch or wood chip layers should be no thicker than 3 inches.

Diseased or insect infested wood, all palm material, and large removal by-products shall be disposed of off-site.

## J Reference Literature

American National Standards Institute. American National Standard for Tree Care Operations - Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning). New Hampshire: ANSI, 2017.

Bond, Jerry. Urban Tree Health: A Practical and Precise Estimation Method. New York: Urban Forest Analytics, 2012.

Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly. Tree Risk Assessment Manual, 2nd edition. Illinois: International Society of Arboriculture, 2017.

Gilman, Edward F., Brian Kempf, Nelda Matheny, and Jim Clark. Structural Pruning: A Guide for the Green Industry. Visalia, California: Urban Tree Foundation, 2013.

Edward Gilman and Sharon Lilly. Best Management Practices: Tree Pruning. Illinois: International Society of Arboriculture, 2008.

Harris, Richard W., James R. Clark, and Nelda P. Matheny. Arboriculture: Integrated Management of Landscape Tree, Shrubs, and Vines. New Jersey: Prentice Hall, 2004.

Hodel, Donald R., The Biology and Management of Landscape Palms. The Briton Fund Inc. Porterville, California: Western Chapter of the International Society of Arboriculture, 2012.  
Shigo, Alex A., A New Tree Biology. New Hampshire: Shigo and Trees, Associates, 1986.

Smiley, Thomas E., Nelda Matheny, and Sharon Lilly. Best Management Practices: Tree Risk Assessment. Illinois: International Society of Arboriculture, 2011.

## **DIVISION 33. UTILITIES**

A The Grading and drainage concept developed in the Bridging Documents for the City of San Diego,

Request for Proposal:

Attachment A

Botanical Building Improvements

prepared by WSP, shall be updated to incorporate current building codes, which may require additional measures to be implemented. All changes are subject to review and approval by the City of San Diego.

B All grading and storm water improvements will be reviewed by City staff. This review will be coordinated by the City Project Manager.

C Grading

C.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.

C.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), and whitebook current edition.

C.3 The design intent of the project for the on-site drainage is to maintain existing flow patterns and for the new building addition to drain the site to the west into a proposed biobasin.

C.4 Grading shall drain away from structures and direct drainage to the north and west via catch basins and a conveyance system.

C.5 The ADA path of travel is from the parking stalls to the north of the building across Old Globe Way and then to the west of the botanical building, cross slopes will need to be 1.5% max and running slopes will need to be 4.5% max to comply with ADA laws. The Design-Builder is responsible for providing an accurate site survey to determine ADA compliance at the north parking area to the loading zone.

D Utilities

D.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 to for the routing of the sewer line to determine site features and invert elevations of the proposed tie in location, The Design-Builder will need to determine all underground utility locations 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.

D.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.

D.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.

D.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. Selected Design Build team shall be responsible for all coordination with Utility providers.

D.5 Design-Builder is responsible for all coordination with utilities. Trench excavation,



- bedding, and backfill shall be City Design standards and specifications.
- D.6 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.
  - D.7 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.
  - D.8 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.
  - D.9 Domestic water lines shall begin at the nearest on-site connection point as indicated on the plans and end at a point five feet (5') outside the proposed building footprint.
  - D.10 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.
  - D.11 All underground domestic water lateral piping 2"-4" shall be schedule 80 PVC, pipe meeting the requirements of the City of San Diego Public Utilities Department standard drawings and specifications.
  - D.12 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.
  - D.13 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.
  - D.14 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.
  - D.15 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.
  - D.16 Utilities Department standard drawing and specifications or if no local agency exists construct per The San Diego Regional Standard Drawing as applicable.
  - D.17 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.
  - D.18 The Sanitary Sewer System shall be designed in accordance with the City of San Diego Sewer Design Guide.

E Storm Water Management

In the event of changes to storm water regulations, the project BMP category may result in changes during the Design Built process. Below are guidelines, in combination with review comments from City Storm Water coordinator, may apply.

- E.1 The Design-Builder will need to provide a Hydrology Study, Storm Water Management Plan, for this project based on all the latest updated requirements of the City of San Diego Drainage Manual.
- E.2 The general concept for the Low Impact Development (LID) identified in the Bridging Documents shall be preserved as much as possible.

- E.3 Post Construction BMPs as well as Low Impact Development (LID) features shall consist of a combination of a bio swale to comply with the most current Storm Water Standards and Hydromodification Plan requirements per the City of San Diego.
  - E.4 Bioretention/Biofiltration facilities:
    - E.4.1 The biofiltration facilities shall be built in accordance with the City of San Diego Storm Water and BMP Design Manual.
    - E.4.2 The Bioretention/biofiltration facility design along with other site BMP facilities shall be coordinated thoroughly with the landscape consultant in the conceptual/design development stage to ensure adequacy and cohesive design.
    - E.4.3 Notes shall be included to require the engineer of record to inspect these facilities during construction to assure the adequacy of their construction and final certification.
    - E.4.4 Full cross sectional details and special inspection requirements shall be provided on the plans. Detailing shall match the design parameters used for storm water analysis.
  - E.5 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.
  - E.6 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.
  - E.7 Erosion Control shall conform to the requirements (in addition to those stated above) The Construction Site Best Management Practices (BMP's) manual and Section 1001, Water Pollution Control of The Standard Specifications for Public Works Construction (SSPWC), and whitebook current edition.
- F Concrete Paving
- F.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.
  - F.2 All concrete joints shall conform to the City of San Diego Standard Drawings.
- G ADA Access Requirements (Non-Building)
- G.1 Curb ramp with detectable warning tiles shall be in accordance with City Standard Drawings and Approved Materials List.
  - G.2 Passenger drop-off and loading zones shall comply with 2010 ADA Standards, 2019 California Building Code and The City of San Diego Standard Drawings current edition. SDM-117.
  - G.3 Accessible parking shall comply with 2010 ADA Standards, 2019 California Building Code and The City of San Diego Standard Drawings current edition. SDM-117.
  - G.4 Accessible parking signs shall comply with 2010 ADA Standards, 2019 California Building Code and The City of San Diego Standard Drawings current edition. SDM-117.
- H Flush PCC Curb:
- H.1 Provide flush curb as indicated on the plans. All concrete joints shall be in accordance

- with the City Standard Drawings, SSPWC, and whitebook.
- H.2 Curb shall be 6" in width in accordance with details on the plans.
  - H.3 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.
  - H.4 Curb joint locations shall include expansion joints at curb returns, adjacent to structures, and at 45 foot intervals.
  - H.5 Curb or curb and gutter joint locations shall include weakened plane joints at 15 foot intervals between expansion joints.
  - H.6 All concrete joints shall conform to City Standard Drawings.
  - H.7 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.
  - H.8 The Design-Builder shall certify the finish pad elevation for all buildings.
- I Construction Staking:
- I.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.

\* \* \* \* \*

**ATTACHMENT A - CONTINUED**

**BRIDGING DOCUMENTS, AS-BUILT DRAWINGS AND REFERENCE DOCUMENTS**

**Click below link for additional Attachment A documents:**

<https://drive.google.com/drive/folders/1sxLKLyQoKD2NIFVSNiYICzNw9C0p-fAb?usp=sharing>

## **ATTACHMENT B**

### **PHASED FUNDING PROVISIONS**

## PHASED FUNDING PROVISIONS

### 1. PRE-AWARD

- 1.1. Within 10 Working Days of the Notice of Intent to Award, the Contractor must contact the Project Manager to discuss fund availability for each phase and shall also submit the following:
  - 1.1.1. Construction Cost Loaded Schedule in accordance with 6-1, "CONSTRUCTION SCHEDULE AND COMMENCEMENT OF THE WORK" and 7-3, "PAYMENT."
- 1.2. Contractor's failure to perform any of the following may result cancelling the award of the Contract:
  - 1.2.1. Meeting with the City's Project Manager to discuss the Phased Funding Schedule.
  - 1.2.2. Agreeing to a Phased Funding Schedule within **thirty** days of meeting with the City's Project Manager.

### 2. POST-AWARD

- 2.1. Do not start any construction activities for the next phase until the Notice to Proceed (NTP) has been issued by the City. The City will issue a separate NTP for each phase.
- 2.2. The City may issue the NTP for a subsequent phase before the completion of the preceding phase.

## PHASED FUNDING SCHEDULE AGREEMENT

The particulars left blank below, such as the total number of phases and the amounts assigned to each phase, will be completed with funding specific information from the Pre-Award Schedule and Construction Cost Loaded Schedule submitted to and approved by the City.

**RFP NUMBER:** K-21-1932-DB2-3-A

**CONTRACT OR TASK TITLE:** Botanical Building Improvements

**CONTRACTOR:** EC Constructors, Inc.

Funding Phase	Phase Description	Phase Start	Phase Finish	Not-to-Exceed Amount
1	Design + Permits + Testing work includes but not limited to completing the construction documents for the project, wood lath and structural evaluation, bolts and plate testing, material testing, site survey, acquire design approval and building permits.	LNTF	Jan. 2022	\$ 2,700,000
2	Construction Work includes but not limited to mobilization, staging, site preparation, demolition, plants salvaging and protection, structural work, adding north entry, storage and maintenance area, wood work, windows and doors, installing wet and dry utilities, hardscape and landscaping, painting, concrete work, and ADA related improvements, finishing interior, exterior site work and any other work pertinent to complete the project.	Feb 2022	Completion	\$ 11,561,647
3				\$
<b>Contract Total</b>				<b>\$14,261,647</b>

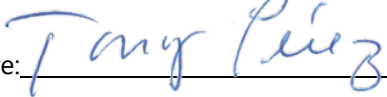
**Notes:**

- 1) WHITEBOOK section 7-3.10, "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 written modifications to the CONTRACT.

**CITY OF SAN DIEGO**

PRINT NAME: Tony Perez

**Construction Senior Engineer**

Signature: 

Date: 8/5/21

PRINT NAME: Edgar Lozano

**Design Senior Engineer**

Signature: 

Date: 08/05/2021

**CONTRACTOR**

PRINT NAME: James J. Summers

Title: President

Signature: 

Date: 8/4/21



**ATTACHMENT C**

**RESERVED**

**ATTACHMENT D**  
**PREVAILING WAGE**

**ATTACHMENT D**  
**PREVAILING WAGE**

1. **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.
  - 1.1. **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.
    - 1.1.1. 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.
    - 1.1.2. 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.
  - 1.2. **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. This shall be in addition to any other applicable penalties allowed under Labor Code sections 1720 – 1861.
  - 1.3. **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.

**1.3.1.** Contractor and their subcontractors shall also furnish records specified in Labor Code section 1776 directly to the Labor Commissioner in the manner required by Labor Code section 1771.4.

- 1.4. 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.
- 1.5. 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 contractors 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.
- 1.6. 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.
- 1.7. 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."
- 1.8. 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 Prevailing Wage Unit at 858-627-3200.
- 1.9. Contractor and Subcontractor Registration Requirements.** This project is subject to compliance monitoring and enforcement by the DIR. A contractor or subcontractor shall not be qualified to bid on, be listed in a bid or proposal, subject to the requirements of section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

- 1.9.1.** 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.
- 1.9.2.** 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 for themselves and all listed subcontractors to the City at the time of bid or proposal due date or upon request.
- 1.10. Stop Order.** For Contractor or its subcontractors engaging in the performance of any public work contract without having been registered in violation of Labor Code sections 1725.5 or 1771.1, the Labor Commissioner shall issue and serve a stop order prohibiting the use of the unregistered contractors or unregistered subcontractor(s) on ALL public works until the unregistered contractor or unregistered subcontractor(s) is registered. Failure to observe a stop order is a misdemeanor.
- 1.11. List of all Subcontractors.** The Contractor shall provide the list of subcontractors (regardless of tier), along with their DIR registration numbers, utilized on this Contract prior to any work being performed; and the Contractor shall provide a complete list of all subcontractors with each invoice. Additionally, Contractor shall provide the City with a complete list of all subcontractors (regardless of tier) utilized on this contract within ten working days of the completion of the contract, along with their DIR registration numbers. The City shall withhold final payment to Construction Management Professional until at least thirty (30) days after this information is provided to the City.
- 1.12. Exemptions for Small Projects.** There are limited exemptions for installation, alteration, demolition, or repair work done on projects of \$25,000 or less. The Contractor shall still comply with Labor Code sections 1720 et. seq. The only recognized exemptions are listed below:
- 1.12.1.** Registration. The Contractor will not be required to register with the DIR for small projects. (Labor Code section 1771.1)
- 1.12.2.** Certified Payroll Records. The records required in Labor Code section 1776 shall be required to be kept and submitted to the City of San Diego, but will not be required to be submitted online with the DIR directly. The Contractor will need to keep those records for at least three years following the completion of the Contract. (Labor Code section 1771.4).
- 1.12.3.** List of all Subcontractors. The Contractor shall not be required to hire only registered subcontractors and is exempt from submitting the list of all subcontractors that is required in section 1.11 above. (Labor code section 1773.3).

**ATTACHMENT E**  
**SUPPLEMENTARY SPECIAL PROVISIONS**

## SUPPLEMENTARY SPECIAL PROVISIONS

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

1. The **2018 Edition** of the Standard Specifications for Public Works Construction (The "GREENBOOK").
2. The **2018 Edition** of the City of San Diego Standard Specifications for Public Works Construction (The "WHITEBOOK"), including the following:
  - a) General Provisions (A) for all Construction Contracts.
  - b) General Provisions (B) for Design-Build and Multiple Award Construction Contracts.

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### PART 0 – EQUAL OPPORTUNITY CONTRACTING PROGRAM (EOCP)

#### SECTION A – GENERAL REQUIREMENTS

**0-12 CONTRACT RECORDS AND REPORTS.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. You shall maintain records of all subcontracts and invoices from your Subcontractors and Suppliers for work on this project. Records shall show name, telephone number including area code, and business address of each Subcontractor, Supplier, and joint venture partner, and the total amount actually paid to each firm. Project relevant records, regardless of tier, may be periodically reviewed by the City.
2. You shall retain all records, books, papers, and documents pertinent to the Contract for a period of not less than 5 years after Notice of Completion and allow access to said records by the City's authorized representatives.
3. You shall submit the following reports using the City's web-based contract compliance (Prism® portal):
  - a) **Monthly Payment.** You shall submit Monthly Payment Reporting by the 10<sup>th</sup> day of the subsequent month. Incomplete and/or delinquent reporting may cause payment delays, non-payment of invoices, or both.
4. The records maintained under item 1, described above, shall be consolidated into a Final Summary Report, certified as correct by an authorized representative of the Contractor. The Final Summary Report shall include all subcontracting activities and be sent to the EOCP Program Manager prior to Acceptance. Failure to comply may result in assessment of liquidated damages or withholding of retention. The City will review and verify 100% of subcontract participation reported in the Final Summary Report prior to approval and release of final retention to you. In the event your Subcontractors are owed money for completed Work, the City may authorize payment to subcontractor via a joint check from the withheld retention.

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

**1-2 TERMS AND DEFINITIONS.** To the "WHITEBOOK", items 56, 69, and 102, DELETE in their entirety and SUBSTITUTE with the following:

- 56. **Notice of Completion (NOC)** - A document recorded with the County of San Diego to signify that the Contract Work has been completed and accepted by the City.
- 69. **Punchlist** - A list of items of Work or corrections generated after a Walk-through that is conducted when you consider that the Work and Services are complete, and as verified by the Owner. The Punchlist may be completed in phases if defined in the Contract.
- 102. **Walk-through** - An inspection the City uses to verify the completion of the Project or phase of the Project and to generate a Punchlist prior to Acceptance.

To the "WHITEBOOK", item 54, "Normal Working Hours", ADD the following:

The **Normal Working Hours** are **7:00 AM to 5:00 PM.**

To the "WHITEBOOK", ADD the following:

- 108. **Acceptance** – When all of the Contract Work, including all Punchlist items, is deemed officially complete by the City Asset Owning Department or Deputy City Engineer.
- 109. **Occupancy** – When the Owner deems a building is ready for use, the Owner will issue a certificate of Occupancy in writing.
- 110. **Substantial Completion** – When all Contract Work is deemed complete by the Contractor in writing, and as verified by the Owner. Substantial Completion may be completed in phases if defined in the Contract.

**1-7.1.3 Requests for Information (RFI).** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

- 9. Should You discover a conflict, omission, errors in the Contract Documents, differences with existing field conditions, or have any questions concerning interpretation or clarification of Contract Documents, or when you propose deviations to the standards or design, you shall submit a Request for Information (RFI) to the City regarding your question or clarification within **1 Working Day.**



10. Your RFI shall meet the following requirements:
  - a) All RFIs, whether by You or your Subcontractor or supplier at any tier, shall be submitted by You to the City.
  - b) RFIs shall be numbered sequentially.
  - c) You shall clearly and concisely set forth the single issue for which interpretation or clarification is sought, indicate Specification Section numbers, Contract Drawing numbers, and details, or other items involved, and state why a response is required from the City.
  - d) RFIs shall be submitted within **1 Working Day** in order that they may be adequately researched and answered before the response affects any critical activity of the Work.
  - e) Should You believe that a response to an RFI causes a change to the requirements of the Contract, You shall, before proceeding, give written notice to the City, indicating that You believe that City response to the RFI to be a Change Order. Failure to give such written notice within **5 Working Days** of receipt of the City's response to the RFI shall waive Your right to seek additional time or cost.
11. The City will respond to RFIs within **10 Working Days** unless the City notifies You in writing that a response will take longer. The **10 Working Days** shall begin when the RFI is received and dated by the City. Responses from the City will not change any requirement of the Contract unless so noted by the City in the response to the RFI. The City will not issue a Change Order for Extra Work or additional time when the issue raised in the RFI was due to your fault, neglect, or any unauthorized deviations from the project design or specifications.
12. If You proceed in resolving a conflict, omission, or any error in the Contract Documents without sending the City an RFI in accordance with the requirements stated above, the City may require You to remove such work at Your cost or back charge You the cost to remove this work.

**1-7.2 Contract Bonds.** To the "WHITEBOOK", item 1, DELETE in its entirety and SUBSTITUTE with the following:

1. Before execution of the Contract, file payment and performance bonds with the City to be approved by the Board in the amounts and for the purposes noted. Bonds shall be executed by a responsible surety as follows:
  - a) If the Work is being funded with state or local money, consistent with California Code of Civil Procedure §995.670, the Surety shall be an "admitted surety" authorized by the State of California Department of Insurance to transact surety insurance in the State.
  - b) If the Work is being funded with federal money, the Surety shall be listed in the U.S. Treasury Department Circular 570 and shall be in conformance with the specified Underwriting Limitations.

To the "WHITEBOOK", item 2, subsection "a", subsection "i", DELETE in its entirety and SUBSTITUTE with the following:

- i. A "Payment Bond" (Materials and Labor Bond) is optional. If no bond is submitted, no payment shall be made until 35 Calendar Days after Acceptance and any lien requirements have been fulfilled. If a bond is submitted, progress payments shall be made in accordance with these Specifications.

To the "WHITEBOOK", item 2, subsection "d", DELETE in its entirety and SUBSTITUTE with the following:

- d) For Contracts over \$100,000:
  - i. A "Payment Bond" (Materials and Labor Bond) for 100% of the Contract Price to satisfy claims of material Suppliers and of mechanics and laborers employed on the Work. You shall maintain the bond in full force and effect until Acceptance and until all claims for materials and labor are paid and shall otherwise comply with the Government Code.
  - ii. A "Faithful Performance Bond" for 100% of the Contract Price to guarantee faithful performance of Work, within the time prescribed and in a manner satisfactory to the City, that materials and workmanship shall be free from original or developed defects.

To the "WHITEBOOK", item 7, DELETE in its entirety and SUBSTITUTE with the following:

7. You shall require the Surety to mail its standard "Bond Status" form to the Engineer at the following address:  
  
Deputy Director  
Construction Management and Field Engineering Division  
9573 Chesapeake Drive San Diego, CA 92123

## SECTION 2 – SCOPE OF THE WORK

**2-2.3 Payment.** To the "WHITEBOOK", item 1, DELETE in its entirety and SUBSTITUTE with the following:

1. The allowance item for "Building Permit" shall include any fees from the Development Services Department (DSD) for obtaining this permit.
2. The allowance item for "**Utility Fees**" shall include costs associated with dry utilities fees but not limited to SDG&E service orders, as well as wet utilities fees including water and sewer connection fees.

## SECTION 3 – CONTROL OF THE WORK

**3-2 SELF-PERFORMANCE.** To the "GREENBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. The self performance percentage requirement will be waived for Prime Contractors meeting the Class B License requirement of this Contract.

**3-3 SUBCONTRACTORS.** To the "WHITEBOOK", ADD the following:

10. When a Subcontractor fails to prosecute a portion of the Work in a manner satisfactory to the City, you shall remove such Subcontractor immediately upon written request of the City, and shall request approval of a replacement Subcontractor to perform the Work in accordance with California Public Contract Code (PCC), Subletting and Subcontracting, Section 4107, at no added cost to the City.

**3-10 SURVEYING.** To the "GREENBOOK" and "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

**3-10 SURVEYING (DESIGN-BUILD).**

**3-10.1 General.**

1. You shall provide all required site layout not specified in this section.
2. Unless surveying services are provided by the City, only the Design Firm, not the Contractor, shall be allowed to hire a Licensed Land Surveyor or a Registered Civil Engineer authorized to practice land surveying within the State of California to provide all surveying services needed for the design, and if requested by the City, also for the construction activities required for the completion of the Project. Surveying services include, but are not limited to: land, aerial, topographic and construction.
3. If requested by the City, the Design Firm shall submit a letter to the City's Project Manager identifying the Licensed Land Surveyor or the Registered Civil Engineer authorized to practice land surveying within the State of California that will be performing the design and/or construction phase survey services for the Project.
4. Where applicable, notify the City in writing at least 2 Working Days prior to requesting survey services to be provided by the City.
5. The Design Firm is responsible for performing and meeting the accuracy of surveying standards adequate for design and construction through the Design Firm's Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying within the State of California.
6. All Survey Services deliverables shall be submitted per the City's CADD Standards and pertinent Public Works Department Engineering Deliverable specifications.  
<https://www.sandiego.gov/ecp/edocref/drawings>  
Refer to **Appendix J** for the Survey Deliverables Checklist.
7. All Survey Services and deliverables which reveal non-compliance with the requirements of the Construction Documents and standards shall be corrected as deemed necessary by the City at the Design-Builder's expense.
8. Where Survey Services are provided by the City, all construction survey stakes, control points, and other survey related marks shall be preserved for the duration of the Project. If any construction survey stakes, control points, or other survey

related marks are lost or disturbed and need to be replaced, such replacement shall be performed at the Design-Builder's expense.

9. The City's Land Survey Section (LSS) shall be notified a minimum of 2 Working Days (large projects may require more) before any ground is to be disturbed within the City of San Diego (concrete, asphalt, or dirt). The LSS may need to inspect the site and provide monumentation information.

### **3-10.2 Monument Perpetuation.**

1. Monument Perpetuation, including mark-outs, will be performed by the City Public Works Engineering Support & Technical Services Division's (ES&TS), Land Survey Section (LSS), unless otherwise noted. You are responsible for requesting the coordination of these services.
2. If at any time a monument will be destroyed or covered, such monument shall be perpetuated in accordance with state law. Inform the LSS, via project Resident Engineer, if any monument will be destroyed or covered during any construction activity.

### **3-10.3 Line and Grade.**

1. The Work shall conform to the lines, elevations, and grades shown on the Plans. Three consecutive points set on the same slope shall be used together so that any variation from a straight grade can be detected. Any such variation shall be reported to the City's PM. In the absence of such report, the Surveyor shall be responsible for any error in the grade of the Work.
2. Grades for underground conduits will be set at the surface of the ground. The Design-Builder shall transfer them to the bottom of the trench.

### **3-10.4 Topographic and Monument Survey – Preliminary Design.**

1. Topographic field survey shall include all existing ground surface topography, fencing, hardscape, utilities, roadway surface, and curb returns within the delineated mapping limit. Monument survey shall include the sufficient collection of existing record survey monuments to perform right-of-way (ROW) analysis along within subject mapping limits.
2. Unless otherwise specified, the Land Surveyor shall adhere to Section 3 of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016).

<https://www.nsps.us.com/page/ALTANSPPStandards>

3. Horizontal Control shall be based on the CCS83 Zone 6, 1991.35 epoch, U.S. Survey Feet per Record of Survey Map No. 14492 (ROS 14492). It is required to tie into a first order monument per ROS 14492 unless a first order monument no longer exists within a three mile radius. Horizontal control measurements shall be collected in conformance with the local standard of practice.

4. Vertical Control shall be based on NGVD29 per benchmarks in the City of San Diego Bench Book. Non 1970 adjusted and 1970 adjusted benchmarks listed with an asterisk (\*) in the City Benchmark book are not to be used together for Vertical Control – common adjustment sets are to be used.
5. All topographic field survey data shall be collected using conventional survey methods utilizing total station instrumentation.
6. Deliverables.
  - a) Horizontal and Vertical Control.
    - i. Completed Calibration sheet as provided indicating the monuments used to establish the Basis of Bearings and Vertical Benchmark held to control this survey.
  - b) Field Data.
    - i. Data collected as points and break lines to define a proper DTM if requested outside of aerial mapping.
    - ii. Includes utilities collected on surface as required.
    - iii. Includes Horizontal control points from ROS 14492 used to define the Basis of Bearings and Vertical control Benchmark(s) to establish elevation.
    - iv. Includes record monument points.
    - v. Data collector project files.
    - vi. Raw (unedited) data file.
    - vii. Project file.
    - viii. Point comma delimited text file formatted.
  - c) Topography.
    - i. Create and deliver a complete ASCII coordinate list (.txt/.doc etc.) of all field collected survey points.
      - The contours produced from the surface digital terrain model (dtm) shall meet or exceed ASPRS 90 standards where 68% ( $1\sigma$ ) of the contours tested fall within  $1/3$  contour interval. Any point tested that is more than  $3\sigma$  out shall be regarded as a blunder. These standards closely parallel the familiar National Map Accuracy Standards.
  - d) Records Research.

- i. All public or private records acquired to determine the City's ROW in the project area delivered in digital or hardcopy format with any markups and City Records as acquired.
  - City records may include but are not limited to GIS scope plots, sewer and water sheets, loose leaf survey notes, Tie Point sheets, dedication or vacation drawings, easement drawings, benchmark list, and etc.
  - After initial search of City records by the Surveyor, they may request City assistance to search for hard to find records.
  
- e) Survey Monument Measurements.
  - i. All found monuments located within, or near, the survey limits shall be searched and measured. Sufficient additional monuments to control all boundaries extending from the survey limits shall be tied (i.e. block corners, Points of Curve etc.) to the next available survey monument past the survey limits.
    - All Monuments found shall be described with details as to what was found along with identifying number.

**3-10.5 Monument Search, Field Boundary Survey and Boundary Analysis – Right-of-Way (ROW) Mapping.**

1. The monument survey, for each designated site, shall be of sufficient coverage and quality for a Right-of-Way boundary analysis performed and provided in conformance with City CADD standards.
2. Surveyor shall deliver to the City all requested survey information and CADD data, as specified below, upon completion of the Monument Survey and Boundary Analysis.
3. Unless otherwise specified, the Land Surveyor shall adhere to Section 3 of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016).  
  
<https://www.nsps.us.com/page/ALTANSPPStandards>
4. Field monument survey to be performed and provided in conformance with City CADD standards.
5. Field Measurements shall be collected in conformance the local standard of practice.
6. Horizontal Control shall be based on the CCS83 Zone 6, 1991.35 epoch, U.S. Survey Feet units, per City of San Diego Record of Survey Map No. 14492 (ROS 14492). All

Project survey control shall be based upon field-tied measurements to a Horizontal First Order monument as shown on ROS 14492. Where existing First Order monument cannot be recovered or located within a 3-mile radial distance from the project site a Horizontal Second-Order Monument may be used as Project survey basis. The Project vertical control datum shall be based on NGVD29 per benchmarks identified in the City of San Diego Vertical Control Bench Book (Bench Book). All Project benchmarks shall be selected from a common Bench Book source group:

- a) Benchmarks with elevations updated per U.S.C.G.S adjustment of 1970, identified with an asterisk (\*).
- b) Benchmarks not adjusted per the 1970 adjusted values (non-asterisked identifiers).

7. Deliverables.

- a) Horizontal and Vertical Control.
  - i. Completed Calibration sheet indicating the monuments used to establish the Basis of Bearings and Vertical Benchmark held to control this survey.
- b) Field Data.
  - i. Complete, Correct CADD file in conformance with City CADD Standards and industry standards.
    - Includes Horizontal control points from ROS 14492 used to define the Basis of Bearings and Vertical control Benchmark(s) to establish elevation.
    - Includes Monument points covering the area of work.
  - ii. Data collector project files.
    - Raw (unedited) data file.
    - Project file.
    - Point comma delimited text file.
- c) Records Research.
  - i. If requested, all public or private records acquired to determine the City's ROW in the project area delivered in digital or hardcopy format with any markups and City Records as acquired.
  - ii. City records may include but are not limited to GIS scope plots, sewer and water sheets, loose leaf survey notes, Tie Point sheets,

dedication or vacation drawings, easement drawings, benchmark list, and etc.

d) Boundary Ties

i. All monuments within the survey limits shall be searched and tied if found. Sufficient additional monuments to control all boundaries extending from the survey limits shall be tied (i.e. Block Corners, Points of Curve etc.) to the next available survey monument past the survey limits.

- All Monuments found shall be described details as to what was found along with identifying number.

**3-10.6 Field Monument Survey and Topographic Utility Survey.**

1. The right-of-way monumentation survey data shall be provided to the City.
2. Surveyor shall perform a right-of-way monument survey and existing utility survey (locating feature centers). Surveyor shall also collect ground surface topography over any aerial obscured areas.
3. Unless otherwise specified, the Land Surveyor shall adhere to Section 3 of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016).

<https://www.nsps.us.com/page/ALTANSPSStandards>

4. Field Measurements shall be collected in conformance with the local standard of practice.
5. Project Horizontal and Vertical Control.
  - a) The Horizontal and Vertical Control for this project shall be based on the same datum, basis of bearing, calibration and benchmark as used for the Aerial Survey.
  - b) Horizontal Control Shall be based on the CCS83 Zone 6, 1991.35 epoch, U.S. Survey Feet per ROS 14492. It is required to tie into a first order monument per ROS 14492 unless a first order monument no longer exists within a three mile radius.
  - c) Vertical Control shall be based on NGVD29 per benchmarks in the City of San Diego Bench Book. Non 1970 adjusted and 1970 adjusted benchmarks listed with an asterisk (\*) in the City Benchmark book are not to be used together for Vertical Control – common adjustment sets are to be used.
  - d) If adjacent City projects have been found and are included in the research packages, measurements to a minimum of 3 common control or ROW points shall be made for evaluation and consistency between projects. These projects can be used for establishing common horizontal or vertical control, joining or adding to existing data, and/or as an inventory of survey monuments for search purposes.



6. Deliverables.
  - a) Horizontal and Vertical Control.
    - i. Completed Calibration sheet indicating the monuments used to establish the Basis of Bearings and Vertical Benchmark held to control this survey. The horizontal and vertical control shall be set by the Surveyor that's issued the first Notice to Proceed.
  - b) Field Data.
    - i. Data collected as points and break lines to define a proper DTM beyond the identified mapping limits if requested.
    - ii. Include utilities collected on surface as required.
    - iii. Include horizontal control points from ROS 14492 to define the Basis of Bearings and Vertical control Benchmark(s) to establish elevation.
    - iv. Include Monument points covering the area of work.
    - v. Data collector project files.
      - Raw (unedited) data file.
      - Project file.
      - Point data text file in "comma delimited format".
    - vi. CADD File.
      - A digital design file displaying all field work, existing right-of-way monuments, and utility feature data per City CADD standards. The design file shall be complete, correct, and free of duplicate elements.
      - The following data shall be included in the electronic mapping file: Name of Design/Engineering Firm and/or Surveyor doing the project, Company Logo (if available), Name of project, Work order number, Date & Scale.
      - Include right-of-way monument elements.
      - Use appropriate levels and attributes for all elements to meet City of San Diego CADD Standards.
  - c) Topography
    - i. Create and deliver a complete ASCII coordinate list (.txt/.doc etc.) as a result of the geometry report of the final .ALG file.

- ii. Use appropriate levels and attributes for all elements to meet City of San Diego CADD Standards.
- d) Records Research.
- i. If requested, all public or private records acquired to assist with right-of-way monument collection.
  - ii. City records may include but are not limited to GIS scope plots, sewer and water sheets, loose leaf survey notes, Tie Point sheets, dedication or vacation drawings, easement drawings, benchmark list, and etc.
  - iii. After initial search of City records by the Surveyor, they may request City assistance to search for hard to find records.
- e) Right-of-Way Monument Survey Locations
- i. All monuments within the survey limits shall be searched and located if found. Sufficient additional monuments to control all boundaries extending from the survey limits shall be located to facilitate LSS ROW Mapping (i.e. block corners, points of curve, and etc.).
    - All found survey monuments shall describe the character and identifying reference marks.
    - City survey notes and City drawings can be provided, as applicable.
- f) The appropriate City of San Diego cell library (V8 City existing.cel), font resource file (V8 City font.rsc), color table (V8 City color.tbl), line style (V8 City Line style.rsc), level scheme, and seed file parameters are to be used for placement of all elements in the design files, with strict adherence to "Working Units" and seed file "Global Origin". Base map level schemes are attached. A CD containing the most current version of the above seed files, cell libraries and font resource files will be provided, if needed, upon request.

### **3-10.7 Construction Survey/Staking.**

1. Construction staking surveying shall be performed with the standards customarily adhered to by an experienced and competent land surveying firm using the degree of care and skill ordinarily exercised by reputable professionals practicing in the same field of service in the State of California. Where approval by the City is required, it is understood to be general approval only and shall not relieve the Design Firm of their responsibility to comply with all applicable laws, codes, and good consulting practices.

2. Field Measurements shall comply with the local standards of practice. All construction staking with a gradient of less than 1.5% shall be performed by a total station survey instrument. Gradients less than 0.2% shall require a level run prior to construction, and all said services shall be performed by the Surveyor.
3. The following are minimum requirement guidelines for various types of staking:
  - a) Limits of work 50-foot maximum interval.
  - b) Limits of Demolition 50-foot maximum interval.
  - c) Rough grade stakes 50-foot maximum interval.
  - d) Finish grade stakes 50-foot maximum interval.
  - e) Slope staking at 50-foot maximum interval.
  - f) Contour staking @ 50-foot maximum interval.
  - g) Curb stakes with offset to face of curb, and grade to top of curb with 50-foot maximum interval.
  - h) Storm drain at 50-foot maximum interval where grade exceeds 1%.
  - i) Sewer lines at 50-foot maximum interval where grade exceeds 1%.
  - j) Water lines at 50-foot' maximum interval offset to near curb face (no grades – minimum cover).
  - k) Dry utilities at 50-foot maximum interval where grade exceeds 1%.
  - l) Construction staking involving horizontal and vertical curves shall be staked at 25-foot maximum intervals, and further densification for deltas on applicable curb returns and pipe joints.
  - m) Storm Drain inlet stakes shall be on face of curb produced, and on string line grade.
  - n) Walls staked at footing breaks, with station interval of 25-foot maximum intervals.
  - o) Buildings – offsets to outside face of wall.
  - p) Bridge abutments and bents on opposing sides.

### 3-13.1

**Completion.** To the "GREENBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. You shall submit a written assertion that the Work has been completed and is ready for Owner Acceptance. If, in the Engineer's judgment, the Work has been completed in accordance with the Contract Documents, the Engineer will set forth in writing the date the Work was completed. This will be the date that you are relieved from responsibility to protect and maintain the Work and to which liquidated damages will be computed.

2. All Design-Builder's engineering and design consultants and sub-consultants shall submit a letter to the Owner indicating the construction/installation was completed per their design and specifications.

**3-13.1.1 Requirements Before Requesting a Walk-through.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

**3-13.1.1 Requirements Before Requesting Substantial Completion.**

1. The following items are required prior to requesting a Substantial Completion:
  - a) Remove temporary facilities from the Site.
  - b) Thoroughly cleaning the Site and removing all mark outs and construction staking.
  - c) Provide completed and signed Red-lines in accordance with 3-7.3 "Redlines and Record Documents".
  - d) Provide all material and equipment maintenance and operation instructions and/or manuals.
  - e) Provide all tools which are permanent parts of the equipment installed in the Project.
  - f) Provide and properly identify all keys for construction and all keys for permanent Work.
  - g) Provide all final Special Inspection reports required by the applicable building Code.
  - h) Provide all items specified to be supplied as extra stock. Wrap, seal, or place in a container all items as necessary to allow for storage by the City for future use. Verify the specified quantities.
  - i) Ensure that all specified EOCP and certified wage rate documentations covering the Contract Time have been submitted.
  - j) If the Work includes installing an irrigation system, provide the spare parts for the proposed irrigation system as specified in the Special Provisions.
  - k) If the Work includes sewer and storm drain installations, the inspection shall include televising in accordance with 306-18, "VIDEO INSPECTION".
  - l) If the Work includes a Plant Establishment Period, Work in accordance with 801-6, "MAINTENANCE AND PLANT ESTABLISHMENT" shall be completed prior to requesting Substantial Completion, unless approved otherwise by the Owner.

- m) Notify the Engineer to arrange a final inspection of permanent BMPs installed.

**3-13.1.2 Walk-through and Punchlist Procedure.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. You shall notify the Engineer 15 Working Days in advance of date of anticipated Substantial Completion to allow time for Engineer to schedule a Walk-through. After you complete the requirements in 3-13.1.1, "Requirements Before Requesting Substantial Completion" and when you consider that the Work is Substantially Complete, you will notify the Engineer in writing that the Project is Substantially Complete. The Engineer will review your request and determine if the Project is ready for a Walk-through, by verifying whether you have completed all items as required by 3-13.1.1, "Requirements Before Requesting Substantial Completion". Within 7 Working Days, the City will either reject your request of a Walk-through in writing or schedule a Walk-through inspection. The Engineer shall facilitate the Walk-through.
2. The following documents shall be provided at the time of your Walk-through request: As-Built markup, Plans, specifications, technical data such as submittals and equipment manuals, draft final payment, warranties, material certifications, bonds, guarantees, maintenance service agreements, and maintenance and operating manuals.
3. Written warranties, except manufacturer's standard printed warranties, shall be on a letterhead addressed to you. Warranties shall be submitted in the format described in this section, modified as approved by the City, to suit the conditions pertaining to the warranty. Lack of submitting these items will delay start of Walk-through.
4. The Engineer will provide you with the Punchlist within 15 Working Days after the date of the Walk-through. The City shall not provide a preliminary Punchlist.
5. If the Engineer finds that the Project is not Substantially Complete as defined herein, the Engineer will terminate the Walk-through and notify you in writing.
6. If, at any time during the Engineer's evaluation of the corrective Work required by the Punchlist, the Engineer discovers that additional corrective Work is required, the Engineer may include that corrective Work in the Punchlist.
7. You shall remain solely responsible for the Project Site until the Project is completely operational, all Punchlist items have been corrected, and all operation and maintenance manuals have been accepted by the City.
8. The Engineer shall meet with you within 5 Working Days of notification that all Punchlist items are corrected. You shall complete the Punchlist within 30 Working Days, and Working Days will continue to be counted until Acceptance of the Project.

### 3-13.2

**Acceptance.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. You shall provide the completed, signed, and stamped DS-563 to the Engineer prior to Acceptance.
2. You shall deliver the final As-builts and final billing prior to Acceptance.
3. You shall assemble and deliver to the Engineer a Final Summary Report and Affidavit of Disposal prior to Acceptance.
4. Acceptance shall occur after all of the requirements contained in the Contract Documents have been fulfilled. If, in the Engineer's judgment, you have fully performed the Contract, the Engineer will recommend to the City Engineer that your performance of the Contract be accepted. You shall receive notification of Acceptance in writing from the Owner and counting of working days shall cease and Warranty begins.
5. Retention can be released 35 Calendar Days after NOC. Submit your request for retention to the Resident Engineer and they will mail to you a "Release of Claims" form which shall be completed and returned before the retention will be released.

### 3-13.3

**Warranty.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. You shall warranty and repair all defective materials and workmanship for a period of 1 year. This call back warranty period shall start on the date the Work was accepted by the City unless the City has Beneficial Use or takes Occupancy of the project earlier (excluding water, sewer, and storm drain projects).
2. You shall warranty the Work free from all latent defects for 10 years and patent defects for a period of 4 years.
3. The warranty period for specific items covered under manufacturers' or suppliers' warranties shall commence on the date they are placed into service at the direction of the Engineer in writing.
4. All express warranties from Subcontractors, manufacturers', or Suppliers', of any tier, for the materials furnished and Work performed shall be assigned, in writing, to the City, and shall be delivered to the Engineer prior to the Acceptance of your performance of the Contract.
5. Replace or repair defective materials and workmanship in a manner satisfactory to the Engineer after notice to do so from the Engineer and within the time specified in the notice. If you fail to make such replacements or repairs within the time specified in the notice, the City may perform the replacement or repairs at your expense. If you fail to reimburse the City for the actual costs, your Surety shall be liable for the cost

6. Items that shall be warrantied free from defective workmanship and materials for a period longer than 1 year are as follows:

<b>Specified Item</b>	<b>Minimum Warranty Period</b>
Detectable Warning Tile Construction	3 Years of Manufacturer's Warranty
All Work Under SECTION 500 – PIPELINE REHABILITATION	3 Years
Fiber Optic Interconnect Cables	2 Years
Luminaires*	10 Years of Manufacturer's Warranty
LED Signal Modules	3 Years of Manufacturer's Warranty
Field Devices Associated with 700-6.3, "Adaptive Control Note"	See 700-6.3.9, "Warranty"

\* Provide documentation verifying that the induction luminaire models being offered for the Project are covered by the 10 year warranty.

7. If installed, you shall provide the City and property owner a copy of the manufacturer's warranty for private sewer pumps, including the alarm panel and all other accessories.
- a) You shall involve the manufacturer in the installation and startup as needed to secure any extended warranty required.
  - b) Nothing in here is intended to limit any manufacturer's warranty which provides the City with greater warranty rights than set forth in this section or the Contract Documents.
  - c) The warranty shall include all components. The form of the warranty shall be approved by the Engineer in accordance with 3-13.3.2, "Warranty Format Requirements".
8. If, during the warranty period, any item of the Work is found to be Defective Work, you shall correct it promptly after receipt of written notice from the City to do so. The warranty period shall be extended with respect to portions of the Work corrected as part of the warranty requirements.

**3-15.3 Coordination.** To the "WHITEBOOK", ADD the following:

2. Other adjacent City projects are scheduled for construction for the same time period in the vicinity of Botanical Building. See **Appendix F – Adjacent Projects Map** for the approximate location. Coordinate the Work with the adjacent projects as listed below:
- a) Balboa Park Pipeline Rehab Ph 2, Project Manager: Sabeen Cochinawala, Contact number: 619/533-4207

- b) Plaza De Panama Pipeline Replacement Ph 3,  
Project Manager Jericho Gallardo, Contact number 619/533-7523

#### **SECTION 4 - CONTROL OF MATERIALS**

**4-3.6 Preapproved Materials.** To the "WHITEBOOK", ADD the following:

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

**4-6 TRADE NAMES.** To the "WHITEBOOK", ADD the following:

11. You shall submit your list of proposed substitutions for an "equal" item **no later than 5 Working Days after the determination of the Apparent Low Bidder** and on the City's Product Submittal Form available at:

<https://www.sandiego.gov/ecp/edocref/>

#### **SECTION 5 – LEGAL RELATIONS AND RESPONSIBILITIES**

**5-4 INSURANCE.** To the "GREENBOOK", DELETE in its entirety and SUBSTITUTE with the following:

**5-4 INSURANCE.**

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

**5-4.1 Policies and Procedures.**

1. You shall 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 shall 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. The payment for insurance shall be included in the Contract Price as bid by you. 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 shall 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.

**5-4.2 Types of Insurance.**

**5-4.2.1 Commercial General Liability Insurance.**

1. Commercial General Liability Insurance shall 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 shall 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 shall be no endorsement or modification limiting the scope of coverage for either “insured vs. insured” claims or contractual liability. You shall maintain the same or equivalent insurance for at least 10 years following completion of the Work.
4. All costs of defense shall be outside the policy limits. Policy coverage shall 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

**5-4.2.2 Commercial Automobile Liability Insurance.**

1. You shall 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 shall be outside the limits of the policy.

**5-4.2.3 Contractors Pollution Liability Insurance.**

1. You shall procure and maintain at your expense or require your 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 shall be outside the limits of the policy. Any such insurance provided by your Subcontractor instead of you shall be approved separately in writing by the City.
3. For approval of a substitution of your Subcontractor's insurance, you shall 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 shall not exceed \$25,000 per claim.
4. Contractual liability shall include coverage of tort liability of another party to pay for bodily injury or property damage to a third person or organization. There shall 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 shall be procured before the Work commences and shall be maintained for the Contract Time. Claims Made policies shall be procured before the Work commences, shall be maintained for the Contract Time, and shall include a 12 month extended Claims Discovery Period applicable to this contract or the existing policy or policies that shall 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 shall 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.

**5-4.2.4 Contractors Hazardous Transporters Pollution Liability Insurance.**

1. You shall provide at your expense or require your 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 shall be outside the limits of the policy. The deductible shall not exceed \$25,000 per claim. Any such insurance provided by a subcontractor instead of you shall 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 shall include coverage of tort liability of another party to pay for bodily injury or property damage to a third person or organization. There shall 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 shall be procured before the Work commences and shall be maintained for the duration of this Contract. Claims Made policies shall be procured before the Work commences, shall be maintained for the duration of this contract, and shall include a 12 month extended Claims Discovery Period applicable to this contract or the existing policy or policies that shall 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 shall 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.

#### **5-4.2.5 Contractors Builders Risk Property Insurance..**

1. You shall provide at your expense, and maintain until Final Acceptance of the Work, a Special Form Builders Risk Policy or Policies. This insurance shall 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 shall 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 shall include material or portions of the Work located away from the Site but intended for use at the Site and shall cover material or portions of the Work in transit. The policy or policies shall include as insured property scaffolding, falsework, and temporary buildings located at the Site. The policy or policies shall cover the cost of removing debris, including demolition.
3. The policy or policies shall provide that all proceeds thereunder shall be payable to the City as Trustee for the insured, and shall name the City, the Contractor, Subcontractors, and Suppliers of all tiers as named insured. The City, 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 shall 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 shall 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 shall 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 shall be entitled to 100% of its loss. You shall 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 shall be responsible for 100% of the loss not insured because of the deductible. Except as provided for under California law, the policy or policies shall 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.

**5-4.3 Rating Requirements.** Except for the State Compensation Insurance Fund, all insurance required by this Contract as described herein shall 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.

**5-4.3.1 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 shall be subject to all of the requirements for policies of insurance provided by admitted carriers described herein.

**5-4.4 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 shall 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.

**5-4.5 Policy Endorsements.**

**5-4.5.1 Commercial General Liability Insurance.**

**5-4.5.1.1 Additional Insured.**

1. You shall 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.
2. To the fullest extent allowed by law e.g., California Insurance Code §11580.04, the policy shall be endorsed to include the City and its respective elected officials, officers, employees, agents, and representatives as additional insured.
3. The additional insured coverage for projects for which the Engineer's Estimate is \$1,000,000 or more shall 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.

4. The additional insured coverage for projects for which the Engineer's Estimate is less than \$1,000,000 shall 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.

**5-4.5.1.2 Primary and Non-Contributory Coverage.** The policy shall 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 shall provide that any insurance maintained by the City and its elected officials, officers, employees, agents and representatives shall be in excess of your insurance and shall not contribute to it.

**5-4.5.1.3 Project General Aggregate Limit.** The policy or policies shall 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 shall reduce the Designated Construction Project General Aggregate Limit. The Designated Construction Project General Aggregate Limit shall be in addition to the aggregate limit provided for the products-completed operations hazard.

**5-4.5.2 Commercial Automobile Liability Insurance.**

**5-4.5.2.1 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 shall 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.

**5-4.5.3 Contractors Pollution Liability Insurance Endorsements.**

**5-4.5.3.1 Additional Insured.**

1. The policy or policies shall 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 shall 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.

2. 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 are 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 shall be limited to obligations permitted by California Insurance Code §11580.04.

**5-4.5.3.2 Primary and Non-Contributory Coverage.** The policy or policies shall 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 shall be in excess of your insurance and shall not contribute to it.

**5-4.5.3.3 Severability of Interest.** For Contractors Pollution Liability Insurance, the policy or policies shall provide that your insurance shall 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 shall provide cross-liability coverage.

**5-4.5.4 Contractors Hazardous Transporters Pollution Liability Insurance Endorsements.**

**5-4.5.4.1 Additional Insured.**

1. The policy or policies shall 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 shall 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.

2. 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 are 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 shall be limited to obligations permitted by California Insurance Code §11580.04.

**5-4.5.4.2 Primary and Non-Contributory Coverage.** The policy or policies shall 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 shall be in excess of your insurance and shall not contribute to it.

**5-4.5.4.3 Severability of Interest.** For Contractors Hazardous Transporters Pollution Liability Insurance, the policy or policies shall provide that your insurance shall 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 shall provide cross-liability coverage.

**5-4.5.5 Builders Risk Endorsements.**

**5-4.5.5.1 Waiver of Subrogation.** The policy or policies shall 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.

**5-4.5.5.2 Builders Risk – Partial Utilization.** If the City desires 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 shall immediately notify your Builder's Risk insurer and obtain an endorsement that the policy or policies shall not be cancelled or lapse on account of any such partial use or occupancy. You shall obtain the endorsement prior to the City's occupation and use.

**5-4.6 Deductibles and Self-Insured Retentions.** You shall pay for all deductibles and self-insured retentions. You shall disclose deductibles and self-insured retentions to the City at the time the evidence of insurance is provided.

**5-4.7 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.

**5-4.8 Notice of Changes to Insurance.** You shall notify the City 30 Days prior to any material change to the policies of insurance provided under this Contract.

**5-4.9 Excess Insurance.** Policies providing excess coverage shall follow the form of the primary policy or policies e.g., all endorsements.

**5-4.10**

**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), and etc) by you, you shall keep or require all of your employees or Subcontractors, who provide professional engineering services under this contract, Professional Liability coverage with a limit of **\$1,000,000** per claim and **\$2,000,000** annual aggregate in full force and effect.
2. You shall ensure the following:
  - a) The policy retroactive date is on or before the date of commencement of the Project.
  - 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 shall:
  - 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.

**5-4.11**

**Workers' Compensation Insurance and Employers Liability Insurance.**

1. In accordance with the provisions of §3700 of the California Labor Code, you shall 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 shall 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 requires 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 shall comply with such provisions before commencing the Work as required by §1861 of the California Labor Code.



**5-4.11.1 Waiver of Subrogation.** The policy or policies shall 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.

**5-10.2.1 Public Notice by Contractor.** To the "WHITEBOOK", items 2 and 3, DELETE in their entirety and SUBSTITUTE with the following:

2. No less than 5 Working Days in advance of Project construction activities and utility service interruptions, you shall notify all critical facilities, businesses, institutions, property owners, residents, or any other impacted stakeholders within a minimum 300-foot (90 m) radius of the Project. Verbal and written notifications shall be sent to critical facilities (including but not limited to police stations, fire stations, hospitals, and schools). A copy of written notifications sent to any critical facility shall also be sent to the Resident Engineer. You shall keep records of the people contacted, along with the dates of notification, and shall provide the record to the Engineer upon request. You shall identify all other critical facilities that need to be notified.
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 Working 5 Working Days before starting construction or survey activities or impacting the community as approved by the Resident Engineer.
  - b) Within 5 Working 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) 72 hours in advance of the scheduled resurfacing.

**5-13 ELECTRONIC COMMUNICATION.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. Virtual Project Manager shall be used on this Contract.
2. You shall post all communications addressed to the Engineer concerning construction including RFIs, submittals, daily logs including the Weekly Statement of Working Days (WSWD), Storm Water, and transmittals to the Virtual Project Manager (VPM) website established for the Projects. This shall not supersede any Federal requirements.
3. Maintain a list of scheduled activities including planned and actual execution dates for all major construction activities and milestones defined in the approved Schedule.
4. Review and act on all communications addressed to you in the VPM project website.

5. A user's guide to the VPM system is available on the City's website and shall be provided to you at the Pre-construction Meeting. Refer to the VPM training videos and forms at the location below:

<https://www.sandiego.gov/ecp/edocref/>

6. Submit the Sensitive Information Authorization Acknowledgement Form and VPM User Agreement located in the VPM user's guide at the Pre-construction Meeting.

**5-15.1 General.** To the "WHITEBOOK", item 10, DELETE in its entirety and SUBSTITUTE with the following:

10. You shall ensure that construction staff have the required Hazardous Waste Operations and Emergency Response (HAZWOPER) certification for construction activities that have encountered flammable liquids or other hazardous substances. Construction staff shall include: City Engineers, City Laboratory Technicians, and City staff that perform onsite inspections.
  - a) If your Work encounters flammable liquids or other hazardous substances, you shall be responsible for scheduling training for all construction staff to attend and for submitting verification to the Engineer that construction staff have the required HAZWOPER certification prior to continuing that Work in that area. You shall maintain the HAZWOPER certifications annually until the construction activities triggering the requirement is complete, as approved by the Resident Engineer.

## SECTION 6 – PROSECUTION AND PROGRESS OF THE WORK

**6-1.1 Construction Schedule.** To the "WHITEBOOK", item 1, subsection "e" and "s", DELETE in their entirety and SUBSTITUTE with the following:

- e) Monthly progress payments are contingent upon the submittal of an updated Schedule to the Engineer. The Engineer may refuse to process the whole or part of any monthly payment if you refuse or fail to provide an acceptable schedule.
- s) Submit an updated cash flow forecast with every pay request (for each Project ID or WBS number provided in the Contract) showing periodic and cumulative construction billing amounts for the duration of the Contract Time. If there has been any Extra Work since the last update, include only the approved amounts.
  - b) Refer to the Sample City Invoice materials in **Appendix D – Sample City Invoice with Cash Flow Forecast** and use the format shown.
  - c) See also the "Cash Flow Forecast Example" at the location below:

<https://www.sandiego.gov/ecp/edocref/>

To the "WHITEBOOK", ADD the following:

3. The **120 Calendar Day** Plant Establishment Period is included in the stipulated Contract Time and shall begin with the acceptance of installation of the vegetation plan in accordance with Section 801-6, "MAINTENANCE AND PLANT ESTABLISHMENT".

**6-1.5.2 Excusable Non-Compensable Delays.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

**6-1.5.2 Excusable Non-Compensable and Concurrent Delays.**

1. The City shall only issue an extension of time for Excusable Delays that meet the requirements of 6-4.2, "Extensions of Time" for the following circumstances:
  - a) Delays resulting from Force Majeure.
  - b) Delays caused by weather.
  - c) Delays caused by changes to County, State, or Federal law.
2. When a non-excusable delay is concurrent with an Excusable Delay, you shall not be entitled to an extension of Contract Time for the period the non-excusable delay is concurrent with the Excusable Delay.
3. When an Excusable Non-Compensable Delay is concurrent with an Excusable Compensable Delay, you shall be entitled to an extension of Contract Time, but shall not be entitled to compensation for the period the Excusable Non-Compensable Delay is concurrent with the Excusable Compensable Delay.

**6-4.2 Extensions of Time.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. The Contract Time shall not be modified except by Change Order.
2. You shall notify the City in writing within **1 Working Day** after the occurrence and discovery of an event that impacts the Project Schedule.
  - a) If you believe this event requires a Change Order, you shall submit a **written Change Order request with a report** to the City that explains the request for Change Order within **5 Working Days**. The Change Order request must include supporting data, a general description of the discovery, the basis for extension, and the estimated length of extension. The City may grant an extension of time, in writing, for the Change Order request if you require more time to gather and analyze data.
3. The Engineer shall not grant an extension of Contract Time in accordance with 6-1.5, "Excusable Delays" unless you demonstrate, through an analysis of the critical path, the following:
  - a) The event causing the delay impacted the activities along the Project's critical path.

- b) The increases in the time to perform all or part of the Project beyond the Contract Time arose from unforeseeable causes beyond your control and without your fault or negligence and that all project float has been used.
4. Any modifications to the Contract Time will be incorporated into the weekly document that the Engineer issues that stipulates the Contract Time. If you do not agree with this document, submit to the Engineer for review a written protest supporting your objections to the document within **30 Calendar Days** after receipt of the statement. Your failure to file a timely protest shall constitute your acceptance of the Engineer's weekly document.
- a) Your protest will be considered a claim for time extension and shall be subject to 2-10.1, "Claims".

**6-4.4** **Written Notice and Report.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

- 1. Your failure to notify the Resident Engineer within **1 Working Day** OR provide a Change Order request within **5 Working Days** after the event, in accordance with 6-4.2, "Extensions of Time", will be considered grounds for refusal by the City to consider such request if your failure to notify prejudices the City in responding to the event.

**ADD:**  
**6-6.1.1**

**Environmental Document.**

- 1. The City of San Diego has prepared a **Notice of Determination** for **Botanical Building Improvements, Project No. S20005**, as referenced in the Contract Appendix. You shall comply with all requirements of the **Notice of Determination** as set forth in **Appendix A**.
- 2. Compliance with the City's environmental document shall be included in the Contract Price.
- 3. Existing 84-0595 EIR Balboa Park Development and Management Plan MPA: <https://drive.google.com/drive/folders/15lovz47ig3cndknuPKxMgFCtOsqEkfZy?usp=sharing>

## **SECTION 7 – MEASUREMENT AND PAYMENT**

**7-3.1** **General.** To the "GREENBOOK" and "WHITEBOOK", paragraph (8), DELETE in its entirety and SUBSTITUTE with the following:

If, within the time fixed by law, a properly executed notice to stop payment is filed with the City, due to your failure to pay for labor or materials used in the Work, all money due for such labor or materials will be withheld from payment in accordance with applicable laws.

To the "WHITEBOOK", ADD the following:

1. Unless specified otherwise, the Contract Price includes use, consumer, and other taxes mandated by applicable legal requirements.
2. As provided in §7105 of the California Public Contract Code, if the Contract is not financed by revenue bonds, you are not responsible for the cost of repairing or restoring damage to the Project when damage was proximately caused by an act of God, in excess of 5% of the Contract Price, if the following occur:
  - a) The Project damaged was built in accordance with the Contract requirements.
  - b) There are no insurance requirements in the Contract for the damages.

**7-3.2 Partial and Final Payment.** To the "WHITEBOOK", item 1, DELETE in its entirety and SUBSTITUTE with the following:

1. The Final Payment, which is the release of Retention, shall be paid to you after you have successfully submitted the following required documents:
  - a) An affidavit that payrolls and bills for materials, equipment, and other indebtedness connected with the Work for which the City or the City's property might be responsible for or encumbered by.
  - b) A certificate evidencing that insurances required by the Contract Documents shall remain in force after Final Payment is currently in effect and shall not be canceled or allowed to expire until at least a 30 Calendar Days prior written notice has been given to the Engineer.
  - c) Consent of Surety to Final Payment.
  - d) If required by the Engineer, other data establishing payment or satisfaction of obligations such as receipts, releases and waivers of liens, claims, and security interests or encumbrances arising out of the Contract Documents. If a Subcontractor refuses to furnish a release or waiver required by the City, you may furnish a bond satisfactory to the Engineer to indemnify the City against such lien.
  - e) If required in the Contract Documents, the successful completion and submittal of the required reports such as construction demolition, waste recycling, and hydrostatic discharge reports.
  - f) Required EOCP Final Summary Report in accordance with Section 0-12, "Contract Records and Reports", record drawings, operations manuals, test reports, warranty documentation, and UL labels shall be submitted before requesting the release of retention.
  - g) Acceptance of the completed Project by the asset owning Department.

To the "WHITEBOOK", ADD the following:

2. Submit an invoice for payment after you successfully complete the required documents and the City will pay the invoice within 30 Calendar Days. The City will pay 6% annually for late retention payments.

**7-3.2.1 Application for Progress Payment.** To the "WHITEBOOK", item 3, DELETE in its entirety and SUBSTITUTE with the following:

3. The City shall not pay progress or partial payments until you submit to the Engineer an acceptable updated Schedule. It is solely your responsibility to prepare and submit the Schedule updates.

**7-3.2.2 Amount of Progress Payments.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. The City will pay 6% annually for late progress payments.
2. Progress payments will be considered "late" if the following occur:
  - a) The City does not pay the contractor within 30 Calendar Days from receipt of an undisputed and properly submitted invoice. A properly submitted payment invoice means that the City has approved for payment the entire invoice amount or if the Resident Engineer has not disputed any portion of the application within 7 Calendar Days of the date of submission.
  - b) The application for payment does not require signing of a Contract Change Order.
3. The Engineer may withhold payment for any of the following reasons:
  - a) Defective or incomplete Work.
  - b) Not providing an updated and accurate Cost Loaded Construction Schedule in accordance with 6-1.1, "Construction Schedule".
  - c) Stop notices, wage orders, or other withholdings required by Applicable Law. Your failure to comply with 5-3.3, "Payroll Records" and the Contractor Registration and Electronic Reporting System requirements of the Contract Documents.
4. The Engineer may back charge the contract for any of the following reasons:
  - a) Defective or incorrect Work not remedied.
  - b) Damage to City property or a third party's property that was caused by you.
  - c) Liquidated Damages.

**7-3.2.3 Waiver of Claims at Final Payment.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. Your acceptance of Final Payment constitutes a waiver of affirmative Claims by you, except those previously made in writing and identified as unsettled at the time of Final Payment.

**7-3.2.4 Withholding of Payment and Back Charge.** To the "WHITEBOOK", DELETE in its entirety.

**7-3.5.1 General.** To the "WHITEBOOK", DELETE in its entirety and SUBSTITUTE with the following:

1. Unit Bid prices shall not be subject to adjustment regardless of quantity used, or if none is used, for the following Bid items:
  - a) imported backfill
  - b) shoring
  - c) water services
  - d) house connection sewers
  - e) water pollution control items
2. Upon discovery and prior to the Work, you shall notify the Resident Engineer if there is a change in Bid item quantity that increases the total Contract Price by 5% or \$100,000 or more, whichever is less.

**7-3.11 Compensation Adjustments for Price Index Fluctuations.** To the "WHITEBOOK" ADD the following:

5. This Contract is not subject to the provisions of The "WHITEBOOK" for Compensation Adjustments for Price Index Fluctuations for paving asphalt.

**7-4.3 Markup.** To the "WHITEBOOK", item 4, DELETE in its entirety and SUBSTITUTE with the following:

4. When a Subcontractor is performing Extra Work, the allowance for overhead and profit shall be applied to the labor, materials, and equipment costs of the Subcontractor as follows:
  - a) Regardless of the number of a Subcontractor's tasks for Extra Work, you may only apply 10% for the first \$50,000 of the Subcontractor's portion of accumulated total cost then 5% for any remaining costs. You shall not apply 10% to any costs after the first \$50,000 of accumulated total costs from performing Extra Work.
  - b) If the accumulated costs of single or subsequent tasks exceed the \$50,000 threshold, you shall instead only apply 5% to any amounts in excess of the \$50,000.
  - c) Regardless of the number of hierarchical tiers of Subcontractors, you may only markup a Subcontractor's Work once.

## **SECTION 302 – ROADWAY SURFACING**

**302-4.5 Scheduling, Public Convenience and Traffic Control.** To the "GREENBOOK", paragraphs (1) and (2), DELETE in their entirety and SUBSTITUTE with the following:

1. In addition to the requirements of Part 6, you shall comply with the following:
  - a) At least 5 Working Days prior to commencing the Work, you shall submit your proposed Schedule to the Engineer for approval.
  - b) Based upon the approved schedule, you shall notify residents and businesses of the Work and post temporary "No Parking" signs 72 hours in advance.
  - c) Requests for changes in the approved Schedule shall be submitted to the Engineer for approval at least 3 Working Days before the street is scheduled to be sealed.

### **SECTION 303 – CONCRETE AND MASONRY CONSTRUCTION**

**303-5.1.1 General.** To the "WHITEBOOK", ADD the following:

7. For the purposes of this section, the terms "walk" and "access ramp" shall be synonymous with "sidewalk" and "curb ramp and pedestrian ramp", respectively.



**SECTION 601 - TEMPORARY TRAFFIC CONTROL FOR CONSTRUCTION  
AND MAINTENANCE WORK ZONES**

**601-3.5.1**      **General.** To the "WHITEBOOK", item 3, DELETE in its entirety and SUBSTITUTE with the following:

3.      Temporary "No Parking" and "No Stopping" signs shall be installed 72 hours before enforcement. Temporary "No Parking" and "No Stopping" signs shall be installed and removed as specified in the Special Provisions. Signs shall indicate specific days, dates, and times of restrictions. If violations occur, call Police Dispatch 619-531-2000 to enforce the Tow-Away notice.

**SECTION 800 – MATERIALS**

**800-1.1.2**      **Class "A" Topsoil.** To the "WHITEBOOK", item 4, subsection "e", DELETE in its entirety and SUBSTITUTE with the following:

1.      The test results shall provide the following information:
  - i.      Date of Testing
  - ii.     Project Name
  - iii.    The Contractor's Name
  - iv.     Source of Material and Supplier's Name
  - v.      Estimate of Quantity Needed in Cubic Yards
  - vi.     Soil Gradation
  - vii.    Fertility
  - viii.   Heavy Metals
  - ix.     Soil Permeability in Inches per Hour
  - x.      Toxic Elements
  - xi.     Chloride Content
  - xii.    pH
  - xiii.   EcE (electrical conductivity)
  - xiv.    SAR (Sodium Absorption Ratio)
  - xv.     Organic Content by Dry Weight
  - xvi.    Carbon : Nitrogen Ratio
  - xvii.   Water-soluble Nutrient Levels
  - xviii.  Recommendations for adding amendments, chemical corrections, or both.

To the "WHITEBOOK", item 5, DELETE in its entirety and SUBSTITUTE with the following:

a) The topsoil shall conform to the following agricultural suitability requirements:

<b>pH</b>	6.0 – 7.5
<b>ECe (electrical conductivity)</b>	0.0 – 3.0
<b>SAR (Sodium Absorption Ratio)</b>	0.0 – 5.0
<b>Chloride Content</b>	Less than 150 ppm
<b>Boron Content</b>	Less than 1 ppm
<b>Organic Content</b>	3% to 6% by dry weight
<b>Carbon : Nitrogen Ratio</b>	20:1 maximum
<b>Sandy Loam Gradation Limit*</b>	Gravel over 2mm: Less than 10% by weight Sand: 75% to 85% Sand finer than 100 mesh (0.15 mm): Less than 15% Sand finer than 60 mesh (0.25 mm): Less than 40% Sand larger than 32 mesh (0.5 mm): Minimum 15% Silt: 20% maximum Clay: 15% maximum
<b>Permeability Rate**</b>	2 inches to 5 inches per hour at 80% compaction

\* Per USDA Classification Scheme.

\*\* Tested in accordance with USDA Handbook Number 60, method 34b or other approved method.

### SECTION 1001 – CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

**1001-1 GENERAL.** To the "WHITEBOOK", ADD the following:

7. Based on a preliminary assessment by the City, this Contract is subject to WPCP.

**SUPPLEMENTARY SPECIAL PROVISIONS**  
**APPENDICES**

**APPENDIX A**  
**NOTICE OF DETERMINATION**

May 12, 2020

State of California  
Natural Resources Agency  
Department of Parks and Recreation

Subject: CEQA Compliance Certification - Balboa Park Botanical Building  
Restoration - NOD

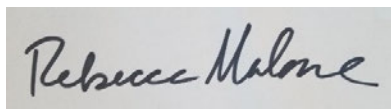
State Department of Parks and Recreation:

The City of San Diego has not been able to locate the Notice of Determination (NOD) associated with this CEQA approval.

This letter is to confirm this project complies with CEQA as per the Final Environmental Impact Report for the Balboa Park Development and Management Plan (Project No. 84-0595 and SCH No. 85021324) certified and adopted by City Resolution No. R-274089 on July 25, 1989. This activity is a part of a series of subsequent discretionary actions and is therefore not considered to be a separate project for the purposes of CEQA review as defined in State CEQA Guidelines Section 15378(c). Pursuant to Section 21166 of CEQA, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

If you have any questions, I can be reached at (619) 446-5371, or [RMalone@sandiego.gov](mailto:RMalone@sandiego.gov)

Sincerely,



Rebecca Malone  
Senior Planner

Attachment: CEQA Compliance Certification - State of California

cc: Tina Huang, Project Manager, AEP  
Natalie de Freitas, Senior Planner, ESTS Division

**APPENDIX B**  
**FIRE HYDRANT METER PROGRAM**

<b>CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS</b>	<b>NUMBER DI 55.27</b>	<b>DEPARTMENT Water Department</b>
<b>SUBJECT  FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)</b>	<b>PAGE 1 OF 10</b>	<b>EFFECTIVE DATE  October 15, 2002</b>
	<b>SUPERSEDES DI 55.27</b>	<b>DATED 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.)

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- 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.



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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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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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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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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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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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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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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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- 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).

**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.) <u>Zip:</u>	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: <input type="text"/>	<input type="checkbox"/>	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: <small>(PERSON IN ACCOUNTS PAYABLE)</small>			Phone: ( )
Site Contact Name and Title:			Phone: ( )
Responsible Party Name:			Title:
Cal ID#			Phone: ( )
Signature:		Date:	
<small>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</small>			

<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: Backflow 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 FLOW CASH FLOW FORECAST**



WBS #:	B18108
Date Submitted:	10/10/2018
NTP Date:	3/23/2018
Final Statement of WD Date:	5/23/2020
Contract #:	K-XX-XXXX-XXX-X
Contract Amount:	\$5,617,000

Construction Cash Flow Forecast  
 "Sewer and Water Group Job 965 (W)"

Year	January	February	March	April	May	June	July	August	September	October	November	December
2018				15,000	25,000	52,000	52,000	100,000	10,000	100,000	100,000	100,000
2019	10,000	10,000	85,000	58,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000	1,000,000
2020	100,000	100,000	100,000	1,000,000	1,000,000							
2021												
2022												
2023												
2024												
2025												

SAMPLE REFERENCE



**APPENDIX E**  
**LOCATION MAP**

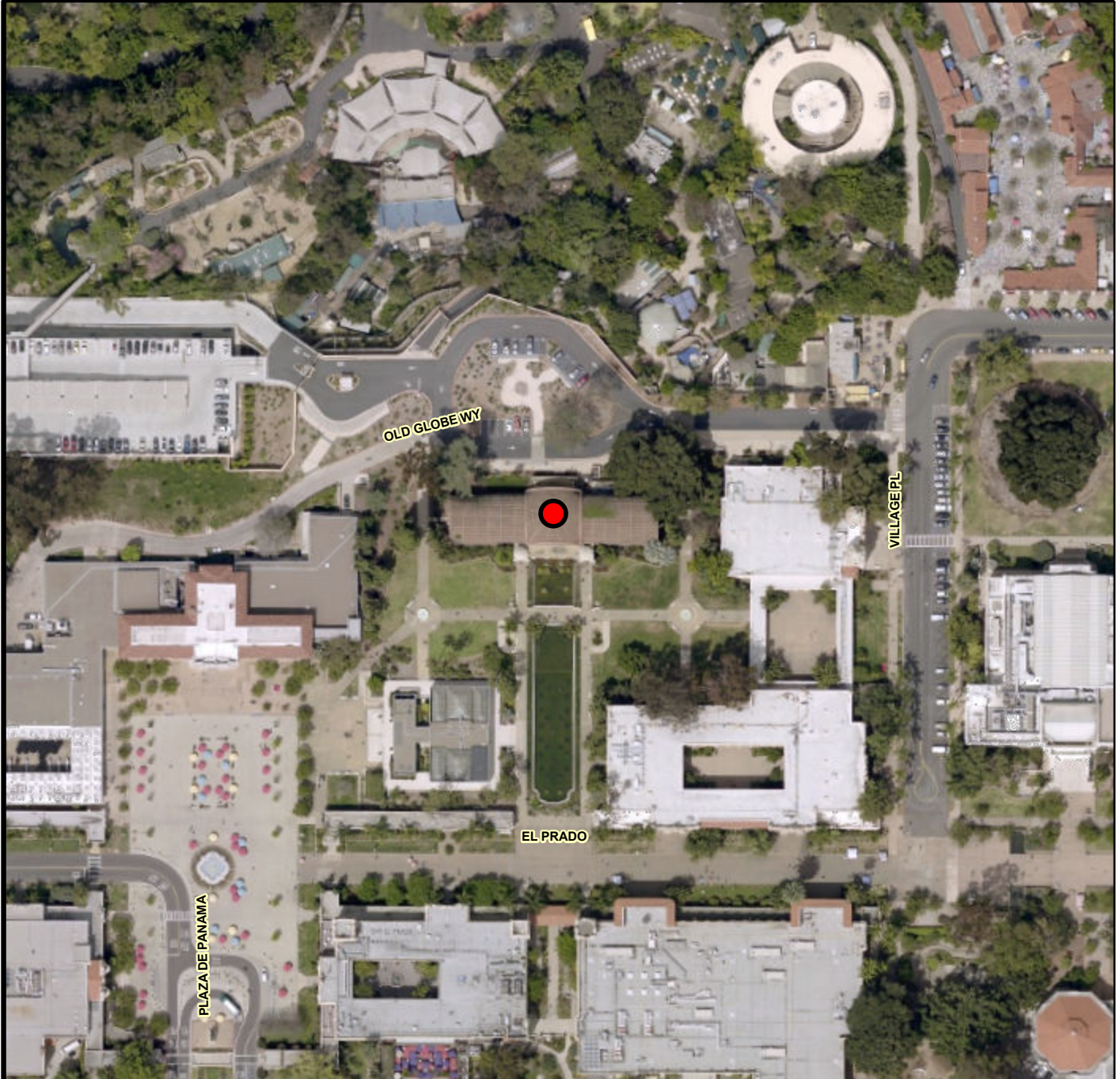
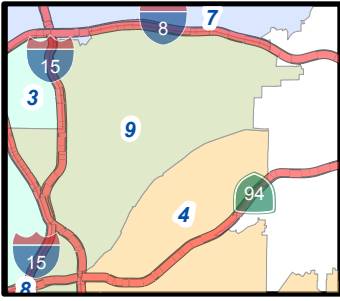
**BALBOA PARK - BOTANICAL BUILDING**

**LOCATION MAP**

SENIOR ENGINEER  
 ALAINE JAMES  
 (619) 533-3872

PROJECT MANAGER  
 ANH NGUYEN  
 (619) 533-4627

PROJECT ENGINEER  
 SAIF SALOMY  
 (619)-533-5251



**Legend**

 Project Location

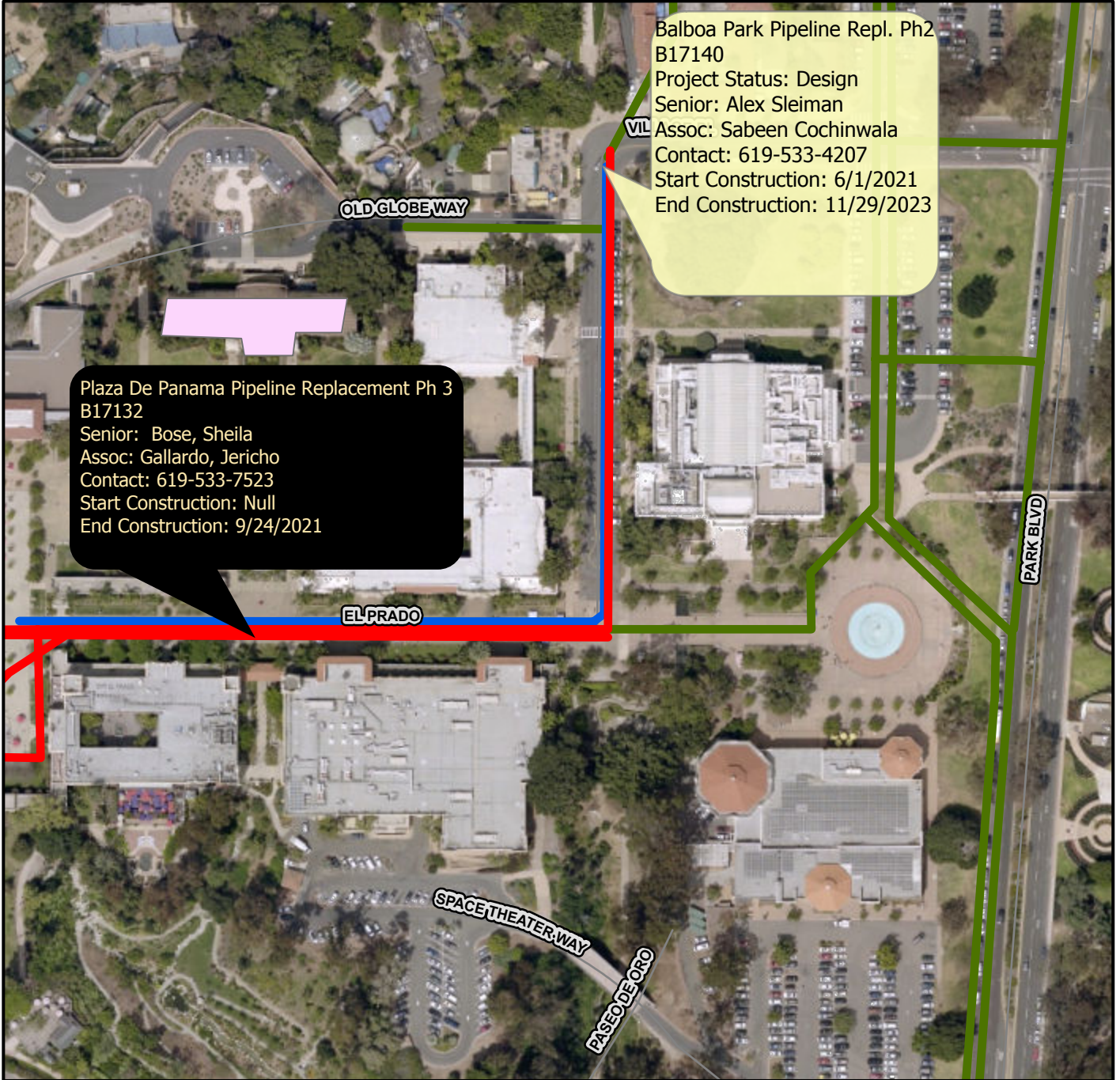


Folder \\ad\dfs\PWD-Shared\PITS\PITS-CIP-Preliminary-Engineering-and-Program-Coordination\PE Reports Files\Botanical Building\Drafting\Location Map\

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The City of  
**SAN DIEGO** Public Works  
**BALBOA PARK BOTANICAL BUILDING**

CONSTRAINTS MAP



Balboa Park Pipeline Repl. Ph2  
 B17140  
 Project Status: Design  
 Senior: Alex Sleiman  
 Assoc: Sabeen Cochinwala  
 Contact: 619-533-4207  
 Start Construction: 6/1/2021  
 End Construction: 11/29/2023

Plaza De Panama Pipeline Replacement Ph 3  
 B17132  
 Senior: Bose, Sheila  
 Assoc: Gallardo, Jericho  
 Contact: 619-533-7523  
 Start Construction: Null  
 End Construction: 9/24/2021

Legend

- Botanical Building
- Design
- Planning
- Construction



COMMUNITY NAME: BALBOA PARK

COUNCIL DISTRICT: 3

SAP ID: S20005

Date: JULY 28, 2020



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**APPENDIX G**  
**HAZARDOUS WASTE LABEL/FORMS**

# HAZARDOUS WASTE

STATE AND FEDERAL LAW PROHIBITS IMPROPER DISPOSAL  
IF FOUND, CONTACT THE NEAREST POLICE, OR PUBLIC SAFETY  
AUTHORITY, OR THE U.S. ENVIRONMENTAL PROTECTION AGENCY  
OR THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES

GENERATOR NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ 24 HR. PHONE ( ) \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
EPA ID NO. \_\_\_\_\_ MANIFEST DOCUMENT NO. \_\_\_\_\_  
EPA WASTE NO. \_\_\_\_\_ CA WASTE NO. \_\_\_\_\_ ACCUMULATION START DATE \_\_\_\_\_ / /

CONTENTS, COMPOSITION \_\_\_\_\_  
PROPER DOT SHIPPING NAME \_\_\_\_\_  
TECHNICAL NAME (S) \_\_\_\_\_  
UNNA NO. WITH PREFIX \_\_\_\_\_

PHYSICAL STATE | HAZARDOUS PROPERTIES     FLAMMABLE     TOXIC  
 SOLID    LIQUID    CORROSIVE     REACTIVE     OTHER \_\_\_\_\_

**HANDLE WITH CARE!**  
CONTAINS HAZARDOUS OR TOXIC WASTES

# 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**

<b>A</b>	BUSINESS NAME	FACILITY EMERGENCY CONTACT & PHONE NUMBER ( ) -	
<b>B</b>	INCIDENT DATE MO DAY YR	TIME OES NOTIFIED (use 24 hr time)	OES CONTROL NO.
<b>C</b>	INCIDENT ADDRESS LOCATION	CITY / COMMUNITY	COUNTY ZIP
<b>D</b>	CHEMICAL OR TRADE NAME (print or type)		CAS Number
<b>D</b>	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"/>	
<b>D</b>	PHYSICAL STATE CONTAINED <input type="checkbox"/> SOLID <input type="checkbox"/> LIQUID <input type="checkbox"/> GAS	PHYSICAL STATE RELEASED <input type="checkbox"/> SOLID <input type="checkbox"/> LIQUID <input type="checkbox"/> GAS	QUANTITY RELEASED
<b>D</b>	ENVIRONMENTAL CONTAMINATION <input type="checkbox"/> AIR <input type="checkbox"/> WATER <input type="checkbox"/> GROUND <input type="checkbox"/> OTHER	TIME OF RELEASE	DURATION OF RELEASE —DAYS —HOURS—MINUTES
<b>E</b>	ACTIONS TAKEN		
<b>F</b>	KNOWN OR ANTICIPATED HEALTH EFFECTS (Use the comments section for addition information)		
	<input type="checkbox"/> ACUTE OR IMMEDIATE (explain) _____		
	<input type="checkbox"/> CHRONIC OR DELAYED (explain) _____		
	<input type="checkbox"/> NOTKNOWN (explain) _____		
<b>G</b>	ADVICE REGARDING MEDICAL ATTENTION NECESSARY FOR EXPOSED INDIVIDUALS		
<b>H</b>	COMMENTS (INDICATE SECTION (A - G) AND ITEM WITH COMMENTS OR ADDITIONAL INFORMATION)		
<b>I</b>	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.		
	REPORTING FACILITY REPRESENTATIVE (print or type) _____		
	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 H**  
**SAMPLE ARCHAEOLOGY INVOICE**

**(FOR ARCHAEOLOGY ONLY)**

**Company Name**

**Address, telephone, fax**

**Date:** Insert Date

**To:** Name of Resident Engineer  
City of San Diego  
Construction Management and  
Field Services Division  
9573 Chesapeake Drive  
San Diego, CA 92123-1304

**Project Name:** Insert Project Name

**SAP Number (WBS/IO/CC):** Insert SAP Number

**Drawing Number:** Insert Drawing Number

**Invoice period:** Insert Date to Insert Date

**Work Completed:** Bid item Number – Description of Bid Item – Quantity – Unit Price– Amount

**Detailed summary of work completed under this bid item:** Insert detailed description of Work related to Archaeology Monitoring Bid item. See Note 1 below.

Summary of charges:

Description of Services	Name	Start Date	End Date	Total Hours	Hourly Rate	Amount
Field Archaeologist	Joe Smith	8/29/2011	9/2/2011	40	\$84	\$3,360
Laboratory Assistant	Jane Doe	8/29/2011	9/2/2011	2	\$30	\$60
Subtotal						\$3,420

**Work Completed:** Bid item Number – Description of Bid Item – Quantity – Unit Price– Amount

**Detailed summary of work completed under this bid item:** Insert detailed description of Work related to Archaeology Curation/Discovery Bid item. See Note 2 below.

Summary of charges:

Description of Services	Where work occurred (onsite vs offsite/lab)	Name	Start Date	End Date	Total Hours	Hourly Rate	Amount
Field Archaeologist		Joe Smith	8/29/2011	9/2/2011	40	\$84	\$3,360
Laboratory Assistant		Jane Doe	8/29/2011	9/2/2011	2	\$30	\$60
Subtotal							\$3,420

**Total this invoice:** \$ \_\_\_\_\_

**Total invoiced to date:** \$ \_\_\_\_\_

Note 1:

For monitoring related bid items or work please include summary of construction work that was monitored from Station to Station, Native American monitors present, MMC coordination, status and nature of monitoring and if any discoveries were made.

Note 2:

For curation/discovery related bid items or work completed as part of a discovery and curation process, the PI must provide a response to the following questions along with the invoice:

1. Preliminary results of testing including tentative recommendations regarding eligibility for listing in the California Register of Historical Resources (California Register).
  - a. Please briefly describe your application (consideration) of all four California Register criteria.
  - b. If the resource is eligible under Criterion D, please define the important information that may be present.
  - c. Were specialized studies performed? How many personnel were required? How many Native American monitors were present?
  - d. What is the age of the resource?
  - e. Please define types of artifacts to be collected and curated, including quantity of boxes to be submitted to the San Diego Archaeological Center (SDAC). How many personnel were required? How many Native American monitors were present?
2. Preliminary results of data recovery and a definition of the size of the representative sample.
  - a. Were specialized studies performed? Please define types of artifacts to be collected and curated, including quantity of boxes to be submitted to the SDAC. How many personnel were required? How many Native American monitors were present?
3. What resources were discovered during monitoring?
4. What is the landform context and what is the integrity of the resources?
5. What additional studies are necessary?
6. Based on application of the California Register criteria, what is the significance of the resources?
  - a. If the resource is eligible for the California Register, can the resource be avoided by construction?
  - b. If not, what treatment (mitigation) measures are proposed? Please define data to be recovered (if necessary) and what material will be submitted to the SDAC for curation. Are any specialized studies proposed?

(After the first invoice, not all the above information needs to be re-stated, just revise as applicable).

**APPENDIX I**  
**SAMPLE OF PUBLIC NOTICE**



CONSTRUCTION NOTICE

PROJECT TITLE

Work on your street will begin within one week to replace the existing water mains servicing your community.

The work will consist of:

- Saw-cutting and trench work on Ingulf Street from Morena Boulevard to Galveston Street to install new water mains, water laterals and fire hydrants.
• Streets where trenching takes place will be resurfaced and curb ramps will be upgraded to facilitate access for persons with disabilities where required.
• This work is anticipated to be complete in your community by December 2016.

How your neighborhood may be impacted:

- Water service to some properties during construction will be provided by a two-inch highline pipe that will run along the curb. To report a highline leak call 619-515-3525.
• Temporary water service disruptions are planned. If planned disruptions impact your property, you will receive advance notice.
• Parking restrictions will exist because of the presence of construction equipment and materials.
• "No Parking" signs will be displayed 72 hours in advance of the work.
• Cars parked in violation of signs will be TOWED.

Hours and Days of Operation:

Monday through Friday X:XX AM to X:XX PM.

City of San Diego Contractor:

Company Name, XXX-XXX-XXXX



CONSTRUCTION NOTICE

PROJECT TITLE

Work on your street will begin within one week to replace the existing water mains servicing your community.

The work will consist of:

- Saw-cutting and trench work on Ingulf Street from Morena Boulevard to Galveston Street to install new water mains, water laterals and fire hydrants.
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How your neighborhood may be impacted:

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• Parking restrictions will exist because of the presence of construction equipment and materials.
• "No Parking" signs will be displayed 72 hours in advance of the work.
• Cars parked in violation of signs will be TOWED.

Hours and Days of Operation:

Monday through Friday X:XX AM to X:XX PM.

City of San Diego Contractor:

Company Name, XXX-XXX-XXXX

**APPENDIX J**  
**SURVEY DELIVERABLES CHECKLIST**

# Engineering and Capital Projects

## Survey Deliverables Checklist at 60%, 90 and/or 100% Submittal

Project Name: \_\_\_\_\_

WBS#: \_\_\_\_\_ CIP#: \_\_\_\_\_ D-Sheet: \_\_\_\_\_

Project Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

Resident Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

COVER SHEET				
YES	NO	N/A	ITEMS	COMMENTS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Design file working units are set to Survey Feet.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. The design file is geospatially correct and referenced with the preliminary topo. The survey file deliverable shall be one Master.dgn and one Master.alg file containing all external reference files as separate models, geospatially referenced. Multiple asset-specific files will be acceptable, so long as they have appropriate file naming conventions. The file naming convention shall be WBS_Prop_Asset.dgn/.alg (e.g. B19175_Prop_WTR.dgn, B19175_Prop_SWR.dgn, B19175_Prop_CURB.dgn, B19175_Prop_SD.dgn, etc.).	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Design line work is clean. Only the latest design line work is shown with no gaps or overlaps on lines that should be connected.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. The .alg file contains horizontal alignments for all design line work. All Computer Aided Drafting (CAD) work must be done in accordance with Citywide CADD Standards and must utilize the City's seed files (.job, .txt, .dgn, .alg, .raw, .fwd, .dtm, .pdf, .docx, .xlsx, .tif, and .jpg).	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Cogo buffer (if applicable) contains all points with coordinates shown on the plans. All cogo points on the plans are annotated with their assigned point numbers.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. There are no duplicate point numbers.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. All alignments are free of "non-coincident" and "transpose" integrity issues.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. The line work in the .dgn file matches the data in the .alg file (Alignments in the .alg file highlight directly over the line work in .dgn file when reviewed.). All line work and stationing matching both the plans and the project geometry (.alg) files or .xml file.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. The .alg files match all data on the plans.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. All right of way lines are based on field survey measurements and a boundary analysis by a Licensed Land Surveyor.	

COVER SHEET				
YES	NO	N/A	ITEMS	COMMENTS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. Topography Source. (Topo Name, Work Order Number, Company Name and Date).	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Basis of Bearing. (As tied to ROS 14492 or equivalent, based on CCS 1983, Zone 6).	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Bench Mark. (Vertical Datum must be NGVD 29 in accordance with the City of San Diego Vertical Bench book).	

TITLE BLOCK				
YES	NO	N/A	ITEMS	COMMENTS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14. Final Plans are signed by a DCE.	

LEGEND				
YES	NO	N/A	ITEMS	COMMENTS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15. All Survey Monuments are shown on the plans with symbols showing both well monuments and the property markers. (This can be shown on the cover sheet legend or in a legend on the Monumentation Sheet). A separate monument sheet is not required if monuments are shown on the improvement plan sheets.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16. Monumentation note on the cover sheet or on its own Monumentation sheet.	



PLAN VIEW				
YES	NO	N/A	ITEMS	COMMENTS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17. Street center line and record width right-of-way lines, including all pertinent easements, vacations and dedications where applicable.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18. All record, non-record monuments, and Bench Marks shall be shown on the plans. When boundary analysis is required for the project, monuments will control the boundary determination. These monuments must be shown on a Monumentation Map, and all monuments within construction limits must be shown (see City of San Diego Bulletin 591). All monuments in the topo survey files must be geospatially referenced in the design .dgn file and be on its own level.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19. All proposed improvements are designed within the right of way or easements.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20. Any necessary set-aside easements are in place for infrastructure crossing in to city owned property.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	21. Plans show survey data for Easements, Temporary construction areas, jurisdictional waterways delineations (if applicable), etc.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22. All linear objects not parallel with center line have independent layout line alignments. For site specific design, provide layout line alignments along the curb line (e.g. detailed curb ramp design).	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23. Non-Concentric features for proposed construction must have .alg files generated in InRoads or .xml files generated in AutoCAD. Horizontal alignments must be provided for all linear objects such as, sewer, water, storm drain, face of curb, walls, street center line, etc. However, horizontal alignment reports and vertical profiles must be shown on the plans.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24. All station callouts are within the alignment limits.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25. All appurtenances are drawn in the .dgn and called out on the plans.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26. All cleanouts, inlets and structures are drawn to scale. (Storm drain).	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27. Storm drain alignments run along centerline of pipe and through the center of structure via the ends of pipe at the inside face of structure.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28. Alignment Reports on plans. (Stations and Coordinates with Bearings and Angles formatted to Degrees, Minutes, and Seconds).	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	29. Station and Offset callouts on plans.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30. Station equations. (If needed)	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31. Vertical Profiles on plans stationed along layout lines.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	32. For Curbs: All proposed curb returns and pop-outs showing design elevations on the plans must have their own layout line alignment along the face of curb line with their own stationing. All horizontal event points must be called out on the plan view and all horizontal alignment reports of the face of curb alignments must be shown on the plans. Finish surface elevations may be included when applicable, with dimension callouts from the face of curb line and slope percentages. The profile view must show the stations and elevations of all proposed top of curb and vertical event points.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	33. Non-Standard Curb Ramps: When only showing the location of a single proposed non-standard ramp within an existing curb return, where most of the return will remain undisturbed, the station of the centerline of the ramp along the face of curb alignment must be called out. The face of the curb alignment must run the length of the curb return and the horizontal alignment report must be shown on the plans. When the curb return follows a standard drawing it must be clearly labeled that it is per standard drawings and no horizontal or vertical alignment needs to be shown. Dimension callouts from the face of curb line and slope percentages to ramp features may be shown if applicable. Non-radial or directional ramps require an additional station and offset callout from the face of curb alignment to the centerline of the ramp at the back of ramp.	

PROFILE VIEW				
YES	NO	N/A	ITEMS	COMMENTS
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	34. All tie in points are taken from the preliminary topo. (No GIS data).	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	35. All profiles show percentages along lines and design grades at vertical event points except for water lines if minimum depth governs.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	36. All storm drain profiles show station and IE grades at all vertical angle points, in's and out's, dissipaters and structures.	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	37. For Curbs: The profile view must show the stations and elevations of all proposed top of curb and flow line grade breaks along with slope percentages. Existing top of curb and flowline must also be shown on the profile view.	

**Notes:**

1. City CADD seed files can be accessed at the following link: <https://www.sandiego.gov/publicworks/edocref/drawings>

2. Resource files will be provided by the City Project Manager or designee to Design Consultant if requested. The City's AutoCad seed files and cell Libraries must be used and have been created to City Standards for Consultant use. If the Consultant chooses to use the City AutoCad resource files, the City will accept AutoCad file submittals without conversion to Microstation only for projects outside of the City right of Way (IE. Parks, major buildings), except for Public Utilities Projects. Microstation shall be used for all projects related to Public Utilities Department.. The City AutoCad seed file must be used.

3. When receiving preliminary topographic surveys from consultants, a 3D surface model showing break lines and spot elevations must be provided along with all planimetric features and appurtenances that are necessary for the project, which may include, including but not limited to, water valves, meters, vaults, manholes, fire hydrants, utility boxes, cleanouts, poles, etc., as defined in the scope.

4. 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. The vertical datum used must be NGVD 29 in accordance with the City of San Diego Vertical Bench book.

**ATTACHMENT F**

**RESERVED**

**ATTACHMENT G**  
**EVALUATION AND SELECTION CRITERIA**

## ATTACHMENT G

### EVALUATION AND SELECTION CRITERIA

Proposals will be ranked according to the criteria described below:

#### 1. Proposer Exceptions to this RFP – Pass / Fail

- 1.1. If the Proposer takes exception to any portion of the contract terms, 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 Proposals. Exceptions taken after the submission period for this RFP may be cause for rejection of the Proposal as being **non- responsive**.

#### 2. Subcontracting Participation Percentages – Pass / Fail - If the Design-Builder fails to meet the minimum subcontracting participation percentages, the Proposal may be considered non- responsive and rejected.

#### 3. Summary of Proposal (2 Points Max)

- 3.1. Each Proposer must submit a one to two-page summary of its Proposal. Include reference to each of the systems; structural, electrical, mechanical and plumbing, as well as architectural, civil and landscape approaches. Address how the proposed design achieves programmatic goals and performance requirements of the project. Clearly convey the design intent and philosophy of the proposed design and how it achieves the City's goals for the project.

#### 4. Project Team (10 Points Max)

- 4.1. 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:
  - 4.1.1. Historical
  - 4.1.2. Civil
  - 4.1.3. Architectural
  - 4.1.4. Structural
  - 4.1.5. Landscape Architect
  - 4.1.6. Mechanical
  - 4.1.7. Electrical
  - 4.1.8. Environmental
  - 4.1.9. Geotechnical
  - 4.1.10. Project Manager – Design-Builder shall employ a minimum of 1 fully experienced and qualified project manager. This person shall be Responsible for the budget,

schedule and quality of the project. Duties also include responsibility for all necessary paperwork such as obtaining permits; coordination of request for information (RFI) and submittals; schedule generation and updates; resource management to maintain the project schedule; and, overall project management. Person shall have previously functioned in a similar role, on a minimum of three (3) comparable, projects of similar size

- 4.1.11. Project Superintendent - Design-Builder shall employ a minimum of 1 fully experienced and qualified Project Superintendent. This person shall be responsible for all construction efforts. Duties include coordination with stake holders; quality control; compliance with all required permits; coordination with environmental monitoring staff; and, field construction in coordination with Project Manager. This person shall have previously functioned in a similar role, on a minimum of three (3) comparable, projects of similar size.
- 4.1.12. Assistant Superintendent/Asst. Project Manager – This person shall assist the Project Manager and Project Superintendent as necessary with all relevant tasks. This person shall have previously functioned in a similar role, on a minimum of two (2) comparable, projects of similar size.
- 4.1.13. Historical Experts- Demonstrate that your team has a solid record with a minimum of three (3) National Registered Historical projects experiences, similar to the size and complexity of the Botanical Building Improvements. Include relevant key personnel information from design to construction completion, documents compliance including but not limited to standards and guidelines of the Secretary of the Interior's, meeting the standards required and approval by the City of San Diego Development Services Department.
- 4.1.14. Environmental Experts – Demonstrate that your team has a solid record with each specialty below having a minimum of three (3) years' experience relative to local City of San Diego Development Services Department Environmental Documents compliance including but not limited to Biology, Noise, Paleontology, Archeology, and Native American Monitoring. Monitors are to meet the standards required and the approval of the Development Services Department.
- 4.1.15. Provide an Organizational Chart of all the key members of the project team from the Project Manager to all subcontractors/suppliers on your team

## **5. Technical Approach and Design Concept (20 Points Max)**

- 5.1 Describe in detail the proposed design concept for this Project. Include detailed descriptions, a list of major equipment, and any other information such as conceptual design drawings or schematics, that will allow 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. It is up to the DB team to best convey to the City their understanding of the project scope and deliverables.

The following elements shall be included in this Technical Proposal:

- 5.1.1. Coordination (5 Points Max): Describe partnering process and intent to solicit City input and approval for compliance with RFP directive

- 5.1.2. Proposed Design (10 points Max) – describe the proposed design concept outlined in Attachment A of the RFP. Demonstrate the historical integrity for the design and construction and how this shall be done within the limits of the project budget, schedule, and the bridging documents. Provide any schematic design and/or renderings.
- 5.1.3. Aesthetics and Functionality (2 points Max) – Describe the building design, architecture, aesthetics, and functionality in accordance with requirements set in the RFP.
- 5.1.4. Proposed Design Schedule (3 points Max) Outline the proposed design schedule, including sequencing of each major design component, permits and proposed durations.

**6. Construction Plan (40 Points Max)**

- 6.1. Describe the proposed construction plan for this Project, including the following, at a minimum:
  - 6.1.1. Construction approach and methods (8 Points Max): Explain the Design-Builder’s approach to the design of the project as a whole. Include information on the overall approach and methods to the construction.
  - 6.1.2. Proposed construction schedule (15 Points Max): Describe the Design-Builder’s resource management of the work inclusive of staffing and work hours.
    - 6.1.2.1. Provide a schedule that shows the tasks, durations, resources (number of crews), and crew work hours projected to complete the work.
    - 6.1.2.2. Provide plan(s) of recovery if schedule/time loss during design and construction phase
    - 6.1.2.3. In this module, explain all measures intended to be employed to complete the project on time.
  - 6.1.3. Accelerated schedule (4 points Max) – Creative means and methods and/or construction sequencing that demonstrate possible completion ahead of contractual timeline.
  - 6.1.4. Historical Compliance Efforts (5 Points Max): Describe the Design-Builders coordination efforts respective to ensure compliance with and adhere to state and local government requirements and guidelines.
  - 6.1.5. Environmental Efforts (3 Points Max): Describe the Design-Builders coordination efforts respective to Environmental monitoring during construction, Dust Control and Storm Water Pollution Prevention Plan implementation.
  - 6.1.6. General plan for functional testing and start-up. (2 points Max): DB to describe plan for Mechanical, Electrical, Plumbing (MEP) equipment and systems functional testing, start-up, adjustment and balancing, and maintenance staff training.

6.1.7. Traffic Control Management/Public Safety/Maintain Operations/Emergency response plan (3 Points Max):

1. Provide public safety and traffic control measures Design Builder intends to employ for the project. Describe emergency response plan.
2. Describe Design-Builder’s plan to travel between staging areas and the project site while the rest of the Balboa Park is open to the public and operationally maintained by Staff.

**7. Equal Employment and Contracting Opportunity (25 Points Max)**

7.1. Failure to submit the required EOCP information will result in Proposal being determined as **non-responsive**.

7.2. Subcontractor Documentation

7.2.1. 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.		

**8. Reference Checks (3 Points Max)**

Three (3) references required with contact name, title, organization, phone number, and email. Provide a brief description of each reference and their relevance to the project.

**TOTAL POINTS: 100**

**9. Review of Technical Proposal**

9.1. Following the receipt of the Technical Proposal, the City anticipates allotting minimal of 1 weeks for review of the Technical Proposals.

9.2. The City reserves the right to request presentations and interviews as necessary. Subsequent to receipt of the proposals, the City will provide written notice of the request



for an interview to any of the Design-Builders as needed. The purpose of the presentation is to allow the Panel to ask questions and to seek clarifications about the proposal. It also provides an opportunity for the Design-Builders to elaborate on and highlight significant parts of their proposals.

- 9.2.1. Interviews will be thirty minute presentations and up to thirty minutes for questions and answers. The presentations shall be given by the Design-Builders' key personnel who will be continuously involved in the project.
- 9.2.2. The Design-Builders will be 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. Additional instructions for the presentation will be provided as necessary.

**10. Final Selection Based on Weighted Criteria**

- 10.1. Based on the Design-Builders' Proposals and any follow-up presentations, and using the Project's Evaluation Criteria, the Panel will continue to rank the Design-Builder's Proposals by determining an overall score which shall be calculated as follows:
- 10.2. A maximum of 70 points will be assigned for the Contract Price as proposed. The lowest total 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 Contract Prices compare to the lowest:

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

- 10.3. A maximum of 30 points will be assigned for the qualitative criteria described in the RFP. All Proposals shall receive scores based on .30 times the average of the composite ratings provided by the Panel.
- 10.4. The Selected Design-Builder will be the team with the highest total score earned. Design-Builders will be notified in writing of the City's final decision.
- 10.5. For example, if the lowest total Contract Price of all proposals is \$100, that Proposal would receive the maximum allowable points for the price category. If the total 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 - the score cannot be a negative number. The below example using the same 80/20 split illustrates the calculation outcome 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	88.00	17.60	\$130	56.00	73.60
C	50.00	10.00	\$100	80.00	90.00
Note: All figures will be rounded off to two decimal places.					

**ATTACHMENT H**  
**PRICE PROPOSAL FORMS**

## PRICE PROPOSAL FORMS

The Design-Builder agrees to the design and construction of **Botanical Building Improvements**, 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 from the date Proposals are due. The duration of the price guarantee may be extended as required by mutual consent.

Item No.	NAICS CODE	Description	Quantity	D*	Unit	Unit Price	Extension
<b>BASE PROPOSAL</b>							
1	524126	Bonds (Payment and Performance)	1		LS	<del>                    </del>	\$ 105,860
2	541330	Engineering and Design Services	1	D	LS	<del>                    </del>	\$ 1,357,826
3	236220	Construction	1		LS	<del>                    </del>	\$ 9,373,985
4	236220	Building Permit (EOCP Type I)	1		AL	<del>                    </del>	\$50,000.00
5	238210	Dry Utilities Fees (EOC Type I)	1		AL	<del>                    </del>	\$30,000.00
6		City Contingency (EOC Type II)	1		AL	<del>                    </del>	\$800,000.00
7	541330	WPCP Development	1	D	LS	<del>                    </del>	\$ 19,631
8	237310	WPCP Implementation	1		LS	<del>                    </del>	\$ 46,134
9	541370	Survey Services	1		LS	<del>                    </del>	\$ 42,067
10	238120	Special Material Testing : Bolt Type T1 Testing	(2) RIVET		EA	\$ 251.00	\$ 502
11	238120	Special Material Repair/Replacement : Bolt Type T1	(280) RIVET		EA	\$ 15.00	\$ 4,200
12	238120	Special Material Testing : Concrete Footing Type T2 Testing	(2) LOCATION		EA	\$ 707.00	\$ 1,414

Item No.	NAICS CODE	Description	Quantity	D*	Unit	Unit Price	Extension	
13	238120	Special Material Repair/Replacement : Concrete Footing Type T2	(12) ANCHOR BOLT		EA	\$ N/A *	\$ N/A *	
14	238120	Special Material Testing : Structural Welding & Welding Size Type T3 Testing	(2) ROW		EA	\$ N/A *	\$ N/A *	
15	238120	Special Material Repair/Replacement : Structural Welding & Welding Size Type T3	(240) INCH		EA	\$ N/A *	\$ N/A *	
16	238120	Special Material Testing : Steel Plate Type T4 Testing	(3) PLATE		EA	\$ 82.00	\$ 246	
17	238120	Special Material Repair/Replacement : Steel Plate Type T4	(16) PLATE		EA	\$ 964.00	15,424	
18	238120	Special Material Testing & Repair: Cupola (EOC Type I)	1		AL	X	\$50,000.00	
19	238120	Special Material Repair/Replacement: Steel Framing Member: Diagonal Web Members (Include Connections)	80		EA	\$ 187.00	\$ 14,960	
20	238120	Special Material Repair/Replacement: Steel Framing Member: Chord Member	40		EA	\$ 526.00	\$ 21,040	
21	238120	Wood Lattice	6700		SF	\$ 69.76	\$ 467,392	
22	238120	Special Material Testing: Base Plate	12		EA	\$ N/A *	\$ N/A *	
23	238120	Special Material Repair/Replacement: Base Plate	3		EA	\$ N/A *	\$ N/A *	
<b>TOTAL DESIGN-BUILD BASE PROPOSAL (ITEMS NO 1 THROUGH 23 INCLUSIVE):</b>							<b>\$ <del>12,400,748</del></b>	<b>12,400,681.00</b>

\* The approach ECC intends to utilize for structural upgrade to base of Trusses B, C, & D is included in our Construction Price for Line Item #3. We do not consider the approach indicated in the RFP to replace portions of the B, C, & D truss bases to be a viable option when we consider all the existing elements of the structure and what it would take to replace them. We have figured to provide new bases for these trusses as noted in the Technical Proposal. Therefore, we have indicated N/A for these pricing elements as they would not apply to our approach.

Item No.	NAICS CODE	Description	Quantity	D*	Unit	Unit Price	Extension
<b>ADDITIVE ALTERNATE A</b>							
A	236220	Additive Alternate #1: North Entry, New Storage & Maintenance Addition	1		LS	X	\$ 1,597,250
<b>TOTAL DESIGN-BUILD ADDITIVE ALTERNATE A:</b>							\$ 1,597,250
<b>ADDITIVE ALTERNATE B</b>							
B	236220	Additive Alternate #2: East Fountain	1		LS	X	\$ 263,716
<b>TOTAL DESIGN-BUILD ADDITIVE ALTERNATE B</b>							\$ 263,716
<b>ITEMS NO 1 THROUGH 23 PLUS ADDITIVE ALTERNATE A THROUGH ADDITIVE ALTERNATE B, INCLUSIVE):</b>							\$ <del>14,261,984</del>

\$14,261,647.00

- Design Element (For City Use)



Total Price for Design-Build Proposal, (Items No. 1 through 23 PLUS Additive Alternate A through Additive Alternate B, inclusive) amount written in words: Fourteen Million Two Hundred Sixty One Thousand Nine Hundred Eighty Four Dollars and Zero Cents

Design-Builder: Sherri L Summers

Title: CEO

Signature: 

The names of all persons interested in the foregoing proposal as principals are as follows:

Sherri L. Summers, CEO

James J. Summers, President

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 Attachment G of the RFP will be determined by the base proposal plus all the Alternates.
- B. After the selected Design-Builder has been determined, the City may, at its sole discretion, award the contract for the Base Proposal alone or for the Base Proposal plus one or more alternates.
- C. Proposals shall not contain any recapitulation of the Work. Conditional Proposals may be rejected as being **non-responsive**. Alternative proposals will not be considered unless called for.
- D. Subcontractors' License Numbers must be filled in. Failure to provide the information specified may deem the bidder **non-responsive**.
- E. Blank spaces must be filled in. The Design-Builder's failure to submit a price may render the Proposal non-responsive and ineligible for award.
- F. Unit prices shall be entered for all unit price items. Unit prices shall not exceed two (2) decimal places. If the Unit prices entered exceed two (2) decimal places, the City will only use the first two digits after the decimal points without rounding up or down.
- G. All extensions of the unit prices bid will be subject to verification by the City. In the case of conflict between the Product of the Quantity x Unit Price and the written Extension, the Product shall govern.
- H. In the case of conflict, between the sum of the Extensions and the Bid Total, the sum of the Extensions shall govern.



**DESIGN-BUILD LIST OF SUBCONTRACTORS**  
**\*\* TO BE INCLUDED WITH 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	DIR REGISTRATION NUMBER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB <sup>①</sup>	WHERE CERTIFIED <sup>②</sup>	CHECK IF JOINT VENTURE PARTNERSHIP
Name: <u>Platt Whitelaw</u> Address: <u>Architects</u> City: _____ State: <u>San Diego CA</u> Zip: <u>92104</u> Phone: _____ Email: _____	Designer	1000018271	ARCHITECT C10375 ARCHITECT C33668 ARCHITECT C21073	Architect	Base Bid \$981,235  Alt 1 \$134,820  Alt 2 \$23,890	SLBE		
Name: <u>Richardson</u> Address: <u>Steel</u> City: _____ State: <u>Spring Valley</u> Zip: <u>CA</u> Phone: _____ Email: _____	Constructor	1000000243	756989	Structural Steel	Base Bid \$372,000  Alt 1 \$27,500			

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

**The Design-Builder will not receive any subcontracting participation percentages if the Design-Builder fails to submit the required proof of certification.**

**DESIGN-BUILD LIST OF SUBCONTRACTORS**  
**\*\* TO BE INCLUDED WITH 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	DIR REGISTRATION NUMBER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB <sup>①</sup>	WHERE CERTIFIED <sup>②</sup>	CHECK IF JOINT VENTURE PARTNERSHIP
Name: <u>Sylvester</u> Address: <u>Roofing Co, Inc.</u> City: _____ State: <u>Escondido CA</u> Zip: <u>92026</u> Phone: _____ Email: _____	Constructor	1000006357	516696	Roofing	Base bid \$75,000  Alt 1 \$15,000			
Name: <u>Challenger</u> Address: <u>Sheet Metal</u> City: _____ State: <u>Santee CA</u> Zip: <u>92071</u> Phone: _____ Email: _____	Constructor	1000001937	525782	Sheet Metal	Base Bid \$61,860  Alt 1 \$29,680			

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.**

**DESIGN-BUILD LIST OF SUBCONTRACTORS**  
**\*\* TO BE INCLUDED WITH 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	DIR REGISTRATION NUMBER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB <sup>①</sup>	WHERE CERTIFIED <sup>②</sup>	CHECK IF JOINT VENTURE PARTNERSHIP
Name: <u>Anton's Service</u> Address: <u>Inc.</u> City: _____ State: <u>Lakeside CA</u> Zip: <u>92040</u> Phone: _____ Email: _____	Constructor	1000002533	861069	Demo	Base Bid \$188,169  Alt 1 \$24,776			
Name: <u>E.L. Hobbs Inc.</u> Address: _____ City: <u>El Cajon CA</u> State: <u>92022</u> Zip: _____ Phone: _____ Email: _____	Constructor	1000004428	777073	Lath & Plaster	Base Bid \$745,650  Alt 1 \$169,400			

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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Name: <u>Spectra Company</u> Address: _____ City: <u>Pomona CA</u> State: <u>91767</u> Zip: _____ Phone: _____ Email: _____	Constructor	1000006472	605280	Historic Doors & Windows	Base Bid \$2,174,050  Alt.#1 <\$60,000>			
Name: <u>RW Little</u> Address: _____ City: <u>San Diego CA</u> State: <u>92170</u> Zip: _____ Phone: _____ Email: _____	Constructor	1000007620	873225	Sandblast	\$324,000			

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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		

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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

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Name: <u>SoCal Coatings, Inc</u> Address: _____ City: <u>Spring Valley CA</u> State: <u>91978</u> Zip: _____ Phone: _____ Email: _____	Constructor	100000453	993854	Paint	Base Bid \$284,000  Alt 1 \$12,000			
Name: <u>California Aquatics</u> Address: _____ City: <u>Santee CA</u> State: <u>92071</u> Zip: _____ Phone: _____ Email: _____	Constructor	1000029873	526940	Fountains	Base Bid \$182,573  Alt 2 \$198,671			

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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		

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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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Name: <u>SJ Electric</u> Address: _____ City: <u>Santee CA</u> State: <u>92071</u> Zip: _____ Phone: _____ Email: _____	Constructor	1000369720	1035709	Electrical	Base Bid \$430,000  Alt 1 \$72,000  Alt 2 \$2,300	SLBE		
Name: <u>Premier</u> Address: <u>Consultant</u> City: <u>Services</u> State: _____ Zip: <u>Murrieta CA</u> Phone: <u>92562</u> Email: _____	Constructor	1000052711	N/A	Getotech & Special Inspection	Base Bid \$53,725  Alt 1 \$20,980  Alt 2 \$2,920	SLBE		

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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		

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City of San Diego	CITY	State of California Department of Transportation	CALTRANS
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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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Name: <u>Hurricane &amp;</u> Address: <u>Poway Fence</u> City: <u>Co, Inc.</u> State: _____ Zip: <u>Romona Ca</u> Phone: <u>92065</u> Email: _____	Constructor	1000011357	891123	Fence	Base Bid \$10,880  Alt 1 \$19,584	SLBE		
Name: <u>HR Plumbing,</u> Address: <u>Inc</u> City: _____ State: <u>Oceanside</u> Zip: <u>CA</u> Phone: <u>92056</u> Email: _____	Constructor	1000002886	970044	Plumbing	Base Bid \$153,819  Alt 1 \$80,710	SLBE		

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Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
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Name: <u>Coast</u> Address: <u>Landscape Inc.</u> City: _____ State: <u>Vista CA 92081</u> Zip: _____ Phone: _____ Email: _____	Constructor	1000004310	353359	Landscape	\$336,000	SLBE		
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____								

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State of California's Department of General Services	CADoGS	City of Los Angeles	LA
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**DESIGN-BUILD ADDITIVE/DEDUCTIVE ALTERNATE LIST OF SUBCONTRACTORS**

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The Design-Builder is to list all Subcontractors described in the Design-Builder's Base Bid whose percentage of work will increase or decrease if alternates are selected for award. The Design-Builder is to also list additional Subcontractors not described in the Design-Builder's Base Bid who, as a result of the alternates, will perform work or labor, or render services, or specially fabricate and install a portion [type] of work or improvements in an amount in excess of 0.5%. Failure to comply with this requirement 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, SDB, WoSB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any mandatory, voluntary, or both subcontracting participation percentages.

<b>ADDITIVE/ ALTERNATE</b>	<b>NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR</b>	<b>CONSTRUCTOR OR DESIGNER</b>	<b>DIR REGISTRATION NUMBER</b>	<b>SUBCONTRACTOR LICENSE NUMBER</b>	<b>TYPE OF WORK</b>	<b>DOLLAR VALUE OF SUBCONTRACT</b>	<b>MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB<sup>①</sup></b>	<b>WHERE CERTIFIED<sup>②</sup></b>	<b>CHECK IF JOINT VENTURE PARTNERSHIP</b>
Alt 1	Name: <u>Long Glazing</u> Address: <u>&amp; Doors Inc.</u> City: : _____ State: : <u>Santee CA</u> Zip: : <u>92071</u> Phone: : _____ Email: : _____	Constructor	100038012	1013077	Glazing	\$477,398			
Alt 1	Name: <u>ProSpectra</u> Address: <u>Contract</u> City: : <u>Flooring</u> State: : _____ Zip: : <u>Poway CA</u> <u>92064</u> Phone: : _____ Email: : _____	Constructor	1000002810	740392	Tiling	\$108,165			

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Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
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ADDITIVE/ ALTERNATE	NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	DIR REGISTRATION NUMBER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB <sup>①</sup>	WHERE CERTIFIED <sup>②</sup>	CHECK IF JOINT VENTURE PARTNERSHIP
Alt 1	Name: <u>Arce Custom</u> Address: <u>Cabinets, Inc</u> City: _____ State: : <u>Lakeside CA</u> Zip: : <u>92040</u> Phone: : _____ Email: : _____	Constructor	1000005414	930618	Case work	\$53,639			
	Name: _____ Address: _____ City: : _____ State: : _____ Zip: : _____ Phone: : _____ Email: : _____								

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State of California's Department of General Services	CADoGS	City of Los Angeles	LA
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**DESIGN-BUILD NAMED EQUIPMENT/MATERIAL SUPPLIER LIST**

**\*\*TO BE INCLUDED WITH 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	DIR REGISTRATION NUMBER	DOLLAR VALUE OF MATERIAL OR SUPPLIES	SUPPLIER (Yes/No)	MANUFACTURER (Yes/No)	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB <sup>①</sup>	WHERE CERTIFIED <sup>②</sup>
Name: _____ Address: _____ N/A _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____							
Name: _____ Address: _____ N/A _____ City: _____ State: _____ Zip: _____ Phone: _____ 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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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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**EQUAL OPPORTUNITY CONTRACTING (EOC)**

1200 Third Avenue, Suite 200 • San Diego, CA 92101  
Phone: (619) 236-6000 • Fax: (619) 236-5904

**WORK FORCE REPORT**

The objective of the *Equal Employment Opportunity Outreach Program*, San Diego Municipal Code Sections 22.3501 through 22.3517, is to ensure that contractors doing business with the City, or receiving funds from the City, do not engage in unlawful discriminatory employment practices prohibited by State and Federal law. Such employment practices include, but are not limited to unlawful discrimination in the following: employment, promotion or upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rate of pay or other forms of compensation, and selection for training, including apprenticeship. Contractors are required to provide a completed *Work Force Report (WFR)*.

**NO OTHER FORMS WILL BE ACCEPTED  
CONTRACTOR IDENTIFICATION**

Type of Contractor:  Construction  Vendor/Supplier  Financial Institution  Lessee/Lessor  
 Consultant  Grant Recipient  Insurance Company  Other

Name of Company: EC Constructors, Inc.

ADA/DBA: \_\_\_\_\_

Address (Corporate Headquarters, where applicable): 9834 River Street

City: Lakeside County: San Diego State: CA Zip: 92040

Telephone Number: 6194407181 Fax Number: 6194407180

Name of Company CEO: Sherri L. Summers

Address(es), phone and fax number(s) of company facilities located in San Diego County (if different from above):

Address: same as above

City: \_\_\_\_\_ County: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ Email: \_\_\_\_\_

Type of Business: General Contractor Type of License: A, B, C-8

The Company has appointed: Sherri L. Summers

As its Equal Employment Opportunity Officer (EEOO). The EEOO has been given authority to establish, disseminate and enforce equal employment and affirmative action policies of this company. The EEOO may be contacted at:

Address: 9834 River Street, Lakeside CA 92040

Telephone Number: 6194407181 Fax Number: 6194407180 Email: sherri@ecconstructors.com

- One San Diego County (or Most Local County) Work Force - Mandatory
- Branch Work Force \*
- Managing Office Work Force

Check the box above that applies to this WFR.

\*Submit a separate Work Force Report for all participating branches. Combine WFRs if more than one branch per county.

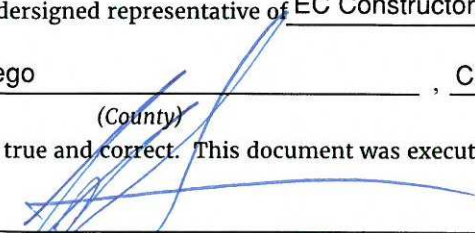
I, the undersigned representative of EC Constructors, Inc.

(Firm Name)

San Diego, CA hereby certify that information provided

(County) (State)

herein is true and correct. This document was executed on this 4th day of May, 2021



(Authorized Signature)

JAMES J. SUMMERS, PRESIDENT

(Print Authorized Signature Name)

**WORK FORCE REPORT – Page 2**

NAME OF FIRM: EC Constructors, Inc. DATE: 05/04/2021

OFFICE(S) or BRANCH(ES): 9834 River Street, Lakeside CA 92040 COUNTY: San Diego

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- (1) Black or African-American
- (2) Hispanic or Latino
- (3) Asian
- (4) American Indian or Alaska Native
- (5) Native Hawaiian or Pacific Islander
- (6) White
- (7) Other race/ethnicity; not falling into other groups

Definitions of the race and ethnicity categories can be found on Page 4

ADMINISTRATION OCCUPATIONAL CATEGORY	(1) Black or African American		(2) Hispanic or Latino		(3) Asian		(4) American Indian/ Nat. Alaskan		(5) Pacific Islander		(6) White		(7) Other Race/ Ethnicity	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Management & Financial											2	2		
Professional				1							3	1	0	1
A&E, Science, Computer														
Technical														
Sales					1						5		2	1
Administrative Support				1								4		
Services														
Crafts														
Operative Workers														
Transportation														
Laborers*														

\*Construction laborers and other field employees are not to be included on this page

Totals Each Column			0	2	1						10	7	2	2
--------------------	--	--	---	---	---	--	--	--	--	--	----	---	---	---

Grand Total All Employees 24

Indicate by Gender and Ethnicity the Number of Above Employees Who Are Disabled:

Disabled														
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Non-Profit Organizations Only:

Board of Directors														
Volunteers														
Artists														

**WORK FORCE REPORT – Page 3**

NAME OF FIRM: EC Constructors, Inc.

DATE: 05/04/21

OFFICE(S) or BRANCH(ES): 9834 River Street, Lakeside CA 92040

COUNTY: San Diego

INSTRUCTIONS: For each occupational category, indicate number of males and females in every ethnic group. Total columns in row provided. Sum of all totals should be equal to your total work force. Include all those employed by your company on either a full or part-time basis. The following groups are to be included in ethnic categories listed in columns below:

- (1) Black or African-American
- (2) Hispanic or Latino
- (3) Asian
- (4) American Indian or Alaska Native
- (5) Native Hawaiian or Pacific Islander
- (6) White
- (7) Other race/ethnicity; not falling into other groups

Definitions of the race and ethnicity categories can be found on Page 4

TRADE OCCUPATIONAL CATEGORY	(1) Black or African American		(2) Hispanic or Latino		(3) Asian		(4) American Indian/ Nat. Alaskan		(5) Pacific Islander		(6) White		(7) Other Race/ Ethnicity	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Brick, Block or Stone Masons														
Carpenters	1		10									3		
Carpet, Floor & Tile Installers Finishers														
Cement Masons, Concrete Finishers			12											
Construction Laborers			7									3		
Drywall Installers, Ceiling Tile Inst														
Electricians														
Elevator Installers														
First-Line Supervisors/Managers			9									5		
Glaziers														
Helpers; Construction Trade														
Millwrights														
Misc. Const. Equipment Operators														
Painters, Const. & Maintenance														
Pipelayers, Plumbers, Pipe & Steam Fitters														
Plasterers & Stucco Masons														
Roofers														
Security Guards & Surveillance Officers														
Sheet Metal Workers														
Structural Metal Fabricators & Fitters														
Welding, Soldering & Brazing Workers														
Workers, Extractive Crafts, Miners														

Totals Each Column	1	0	38									11		
--------------------	---	---	----	--	--	--	--	--	--	--	--	----	--	--

**Grand Total All Employees** 50

Indicate By Gender and Ethnicity the Number of Above Employees Who Are Disabled:

Disabled														
----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

## Work Force Report

### HISTORY

The Work Force Report (WFR) is the document that allows the City of San Diego to analyze the work forces of all firms wishing to do business with the City. We are able to compare the firm's work force data to County Labor Force Availability (CLFA) data derived from the United States Census. CLFA data is a compilation of lists of occupations and includes the percentage of each ethnicity we track (American Indian or Alaska Native, Asian, Black or African-American, Native Hawaiian or Pacific Islander, White, and Other) for each occupation. Currently, our CLFA data is taken from the 2010 Census. In order to compare one firm to another, it is important that the data we receive from the consultant firm is accurate and organized in the manner that allows for this fair comparison.

### WORK FORCE & BRANCH WORK FORCE REPORTS

When submitting a WFR, especially if the WFR is for a specific project or activity, we would like to have information about the firm's work force that is actually participating in the project or activity. That is, if the project is in San Diego and the work force is from San Diego, we want a San Diego County Work Force Report<sup>1</sup>. By the same token, if the project is in San Diego, but the work force is from another county, such as Orange or Riverside County, we want a Work Force Report from that county<sup>2</sup>. If participation in a San Diego project is by work forces from San Diego County and, for example, from Los Angeles County and from Sacramento County, we ask for separate Work Force Reports representing your firm from each of the three counties.

### MANAGING OFFICE WORK FORCE

Equal Opportunity Contracting may occasionally ask for a Managing Office Work Force (MOWF) Report. This may occur in an instance where the firm involved is a large national or international firm but the San Diego or other local work force is very small. In this case, we may ask for both a local and a MOWF Report<sup>1,3</sup>. In another case, when work is done only by the Managing Office, only the MOWF Report may be necessary.<sup>3</sup>

### TYPES OF WORK FORCE REPORTS:

Please note, throughout the preceding text of this page, the superscript numbers one <sup>1</sup>, two <sup>2</sup> & three <sup>3</sup>. These numbers coincide with the types of work force report required in the example. See below:

- <sup>1</sup> One San Diego County (or Most Local County) Work Force – Mandatory in most cases
- <sup>2</sup> Branch Work Force \*
- <sup>3</sup> Managing Office Work Force

*\*Submit a separate Work Force Report for all participating branches. Combine WFRs if more than one branch per county.*

### RACE/ETHNICITY CATEGORIES

**American Indian or Alaska Native** – A person having origins in any of the peoples of North and South America (including Central America) and who maintains tribal affiliation or community attachment.

**Asian** – A person having origins in any of the peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.

**Black or African American** – A person having origins in any of the Black racial groups of Africa.

**Native Hawaiian or Pacific Islander** – A person having origins in any of the peoples of Hawaii, Guam, Samoa, or other Pacific Islands.

**White** – A person having origins in any of the peoples of Europe, the Middle East, or North Africa.

**Hispanic or Latino** – A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin.

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## Exhibit A: Work Force Report Job Categories – Administration

Refer to this table when completing your firm's Work Force Report form(s).

### Management & Financial

Advertising, Marketing, Promotions, Public Relations, and Sales Managers  
Business Operations Specialists  
Financial Specialists  
Operations Specialties Managers  
Other Management Occupations  
Top Executives

### Professional

Art and Design Workers  
Counselors, Social Workers, and Other Community and Social Service Specialists  
Entertainers and Performers, Sports and Related Workers  
Health Diagnosing and Treating Practitioners  
Lawyers, Judges, and Related Workers  
Librarians, Curators, and Archivists  
Life Scientists  
Media and Communication Workers  
Other Teachers and Instructors  
Postsecondary Teachers  
Primary, Secondary, and Special Education School Teachers  
Religious Workers  
Social Scientists and Related Workers

### Architecture & Engineering, Science, Computer

Architects, Surveyors, and Cartographers  
Computer Specialists  
Engineers  
Mathematical Science Occupations  
Physical Scientists

### Technical

Drafters, Engineering, and Mapping Technicians  
Health Technologists and Technicians  
Life, Physical, and Social Science Technicians  
Media and Communication Equipment Workers

### Sales

Other Sales and Related Workers  
Retail Sales Workers  
Sales Representatives, Services  
Sales Representatives, Wholesale and Manufacturing  
Supervisors, Sales Workers

### Administrative Support

Financial Clerks  
Information and Record Clerks  
Legal Support Workers

Material Recording, Scheduling, Dispatching, and Distributing Workers  
Other Education, Training, and Library Occupations  
Other Office and Administrative Support Workers  
Secretaries and Administrative Assistants  
Supervisors, Office and Administrative Support Workers

### Services

Building Cleaning and Pest Control Workers  
Cooks and Food Preparation Workers  
Entertainment Attendants and Related Workers  
Fire Fighting and Prevention Workers  
First-Line Supervisors/Managers, Protective Service Workers  
Food and Beverage Serving Workers  
Funeral Service Workers  
Law Enforcement Workers  
Nursing, Psychiatric, and Home Health Aides  
Occupational and Physical Therapist Assistants and Aides  
Other Food Preparation and Serving Related Workers  
Other Healthcare Support Occupations  
Other Personal Care and Service Workers  
Other Protective Service Workers  
Personal Appearance Workers  
Supervisors, Food Preparation and Serving Workers  
Supervisors, Personal Care and Service Workers  
Transportation, Tourism, and Lodging Attendants

### Crafts

Construction Trades Workers  
Electrical and Electronic Equipment Mechanics, Installers, and Repairers  
Extraction Workers  
Material Moving Workers  
Other Construction and Related Workers  
Other Installation, Maintenance, and Repair Occupations  
Plant and System Operators  
Supervisors of Installation, Maintenance, and Repair Workers  
Supervisors, Construction and Extraction Workers  
Vehicle and Mobile Equipment Mechanics,



Installers, and Repairers  
Woodworkers

### **Operative Workers**

Assemblers and Fabricators  
Communications Equipment Operators  
Food Processing Workers  
Metal Workers and Plastic Workers  
Motor Vehicle Operators  
Other Production Occupations  
Printing Workers  
Supervisors, Production Workers  
Textile, Apparel, and Furnishings Workers

### **Transportation**

Air Transportation Workers  
Other Transportation Workers  
Rail Transportation Workers  
Supervisors, Transportation and Material  
Moving Workers  
Water Transportation Workers

### **Laborers**

Agricultural Workers  
Animal Care and Service Workers  
Fishing and Hunting Workers  
Forest, Conservation, and Logging Workers  
Grounds Maintenance Workers  
Helpers, Construction Trades  
Supervisors, Building and Grounds Cleaning  
and Maintenance Workers  
Supervisors, Farming, Fishing, and Forestry  
Workers

## **Exhibit B: Work Force Report Job Categories-Trade**

### **Brick, Block or Stone Masons**

Brickmasons and Blockmasons  
Stonemasons

### **Carpenters**

### **Carpet, floor and Tile Installers and Finishers**

Carpet Installers  
Floor Layers, except Carpet, Wood and Hard  
Tiles  
Floor Sanders and Finishers  
Tile and Marble Setters

### **Cement Masons, Concrete Finishers**

Cement Masons and Concrete Finishers  
Terrazzo Workers and Finishers

### **Construction Laborers**

### **Drywall Installers, Ceiling Tile Inst**

Drywall and Ceiling Tile Installers  
Tapers

### **Electricians**

### **Elevator Installers and Repairers**

### **First-Line Supervisors/Managers**

First-line Supervisors/Managers of  
Construction Trades and Extraction Workers

### **Glaziers**

### **Helpers, Construction Trade**

Brickmasons, Blockmasons, and Tile and  
Marble Setters  
Carpenters  
Electricians  
Painters, Paperhangers, Plasterers and Stucco  
Pipelayers, Plumbers, Pipefitters and  
Steamfitters  
Roofers  
All other Construction Trades

**Millwrights**

Heating, Air Conditioning and Refrigeration  
Mechanics and Installers  
Mechanical Door Repairers  
Control and Valve Installers and Repairers  
Other Installation, Maintenance and Repair  
Occupations

**Misc. Const. Equipment Operators**

Paving, Surfacing and Tamping Equipment  
Operators  
Pile-Driver Operators  
Operating Engineers and Other Construction  
Equipment Operators

**Painters, Const. Maintenance**

Painters, Construction and Maintenance  
Paperhangers

**Pipelayers and Plumbers**

Pipelayers  
Plumbers, Pipefitters and Steamfitters

**Plasterers and Stucco Masons****Roofers****Security Guards & Surveillance Officers****Sheet Metal Workers****Structural Iron and Steel Workers****Welding, Soldering and Brazing Workers**

Welders, Cutter, Solderers and Brazers  
Welding, Soldering and Brazing Machine  
Setter, Operators and Tenders

**Workers, Extractive Crafts, Miners**

**ATTACHMENT I**  
**CERTIFICATIONS AND FORMS**

## **CERTIFICATIONS AND FORMS**

The Proposer, by submitting its electronic proposal, agrees to and certifies under penalty of perjury under the laws of the State of California, that the certifications, forms and affidavits submitted as part of this bid are true and correct.


**DESIGN-BUILD PROPOSAL**

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 entitled **Botanical Building Improvements 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: 5/4/21 \_\_\_\_\_

The Design-Builder: EC Constructors Inc. \_\_\_\_\_

By:  \_\_\_\_\_  
(Signature)

Title: CEO \_\_\_\_\_

# 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 \_\_\_\_\_
- (2) Name of each member of partnership, indicate character of each partner, general or special (limited):  
\_\_\_\_\_  
\_\_\_\_\_
- (3) Signature (Note: Signature must be made by a general partner)  
\_\_\_\_\_  
  
Full Name and Character of partner  
\_\_\_\_\_  
\_\_\_\_\_
- (4) Place of Business (Street & Number) \_\_\_\_\_
- (5) City and State \_\_\_\_\_ Zip Code \_\_\_\_\_
- (6) Telephone No. \_\_\_\_\_ Facsimile No. \_\_\_\_\_
- (7) Email Address \_\_\_\_\_

**IF A CORPORATION, SIGN HERE:**

- (1) Name under which business is conducted EC Constructors Inc.
- (2) Signature, with official title of officer authorized to sign for the corporation:  
  
(Signature)  
Sherri L. Summers  
(Printed Name)  
CEO  
(Title of Officer)  
  
(Impress Corporate Seal Here)
- (3) Incorporated under the laws of the State of California
- (4) Place of Business (Street & Number) 9834 River Street
- (5) City and State Lakeside, CA Zip Code 92040
- (6) Telephone No. 619-440-7181 Facsimile No. 619-440-7180
- (7) Email Address sherri@ecconstructors.com

**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, B, C-8

LICENSE NO. 585677 EXPIRES 02/28/2022

DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGISTRATION NUMBER: 1000004249

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.



E-Mail Address: sherri@econconstructors.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 *Sherri Summers* Title CEO

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21<sup>st</sup> DAY OF April, 2021.

Notary Public in and for the County of San Diego, State of California

See Attached

(NOTARIAL SEAL)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )

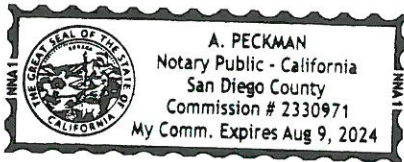
On 4/21/2021 before me, A. Peckman, Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Sherri Summers  
*Name(s) of Signer(s)*

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.



Signature [Signature]  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Sherri Summers  
 Corporate Officer — Title(s): CEO  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID UNDER 23  
UNITED STATES CODE 112 AND PUBLIC CONTRACT CODE 7106**

State of California

County of San Diego

The bidder, being first duly sworn, deposes and says that he or she is authorized by the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, 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 bid are true; and further, that the bidder has not, directly or indirectly, submitted his or her bid 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, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

## CONTRACTOR CERTIFICATION

---

### DRUG-FREE WORKPLACE

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 the WHITEBOOK, Section 5-1.3, "Drug-Free Workplace", of the project specifications, and that;

This company\_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.

## CONTRACTOR CERTIFICATION

---

### AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE CERTIFICATION

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-4 regarding the Americans With Disabilities Act (ADA) outlined in the WHITEBOOK, Section 5-1.2 "California Building Code, California Code of Regulations Title 24 and Americans with Disabilities Act" of the project specifications, and that:

This company has in place 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.

## **CONTRACTOR CERTIFICATION**

---

### **CONTRACTOR STANDARDS – PLEDGE OF COMPLIANCE**

I declare under penalty of perjury that I am authorized to make this certification on behalf of the company submitting this bid/proposal, that as Contractor, I am familiar with the requirements of City of San Diego Municipal Code § 22.3004 regarding Contractor Standards as outlined in the WHITEBOOK, Section 5-1.4, ("Contractor Standards and Pledge of Compliance"), of the project specifications, and that Contractor has complied with those requirements.

I further certify that each of the Contractor's subcontractors has completed a Pledge of Compliance attesting under penalty of perjury of having complied with City of San Diego Municipal Code § 22.3004.

## **CONTRACTOR CERTIFICATION**

---

### **EQUAL BENEFITS ORDINANCE CERTIFICATION**

I declare under penalty of perjury that I am familiar with the requirements of and in compliance with the City of San Diego Municipal Code § 22.4300 regarding Equal Benefits Ordinance.

## **CONTRACTOR CERTIFICATION**

---

### **EQUAL PAY ORDINANCE CERTIFICATION**

Contractor shall comply with the Equal Pay Ordinance (EPO) codified in the San Diego Municipal Code (SDMC) at section 22.4801 through 22.4809, unless compliance is not required based on an exception listed in SDMC section 22.4804.

Contractor shall require all of its subcontractors to certify compliance with the EPO in their written subcontracts.

Contractor must post a notice informing its employees of their rights under the EPO in the workplace or job site.

By signing this Contract with the City of San Diego, Contractor acknowledges the EPO requirements and pledges ongoing compliance with the requirements of SDMC Division 48, section 22.4801 et seq., throughout the duration of this Contract.





## Mandatory Disclosure of Business Interests Form

### BIDDER/PROPOSER INFORMATION

<b>Legal Name</b>		<b>DBA</b>	
EC Constructors, Inc.			
<b>Street Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
9834 River Street	Lakeside	California	92040
<b>Contact Person, Title</b>		<b>Phone</b>	<b>Fax</b>
Sherri Summers, CEO		619-440-7181	619-440-7180

Provide the name, identity, and precise nature of the interest\* of all persons who are directly or indirectly involved\*\* in this proposed transaction (SDMC § 21.0103).

\* The precise nature of the interest includes:

- the percentage ownership interest in a party to the transaction,
- the percentage ownership interest in any firm, corporation, or partnership that will receive funds from the transaction, the value of any financial interest in the transaction,
- any contingent interest in the transaction and the value of such interest should the contingency be satisfied, and any philanthropic, scientific, artistic, or property interest in the transaction.

\*\* Directly or indirectly involved means pursuing the transaction by:

- communicating or negotiating with City officers or employees,
- submitting or preparing applications, bids, proposals or other documents for purposes of contracting with the City, or directing or supervising the actions of persons engaged in the above activity.

<b>Name</b>	<b>Title/Position</b>
Sherri L. Summers	CEO
<b>City and State of Residence</b>	<b>Employer (if different than Bidder/Proposer)</b>
Alpine, CA	
<b>Interest in the transaction</b>	
51% Owner of EC Constructors, Inc.	

<b>Name</b>	<b>Title/Position</b>
James J. Summers	President
<b>City and State of Residence</b>	<b>Employer (if different than Bidder/Proposer)</b>
Alpine, CA	
<b>Interest in the transaction</b>	
49% Owner of EC Constructors, Inc.	

### \* Use Additional Pages if Necessary \*

Under penalty of perjury under the laws of the State of California, I certify that I am responsible for the completeness and accuracy of the responses contained herein, and that all information provided is true, full and complete to the best of my knowledge and belief. I agree to provide written notice to the Mayor or Designee within five (5) business days if, at any time, I learn that any portion of this Mandatory Disclosure of Business Interests Form requires an updated response. Failure to timely provide the Mayor or Designee with written notice is grounds for Contract termination.

Sherri L. Summers, CEO

Print Name, Title



Signature

April 30, 2021

Date

**Failure to sign and submit this form with the bid/proposal shall make the bid/proposal non-responsive. In the case of an informal solicitation, the contract will not be awarded unless a signed and completed Mandatory Disclosure of Business Interests Form is submitted.**

**DEBARMENT AND SUSPENSION CERTIFICATION**  
**PRIME CONTRACTOR**  
**FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE**

EFFECT OF DEBARMENT OR SUSPENSION
<p>To promote integrity in the City's contracting processes and to protect the public interest, the City shall only enter into contracts with responsible- bidders and contractors. In accordance with San Diego Municipal Code §22.0814 (a): <i>Bidders and contractors</i> who have been <i>debarred</i> or <i>suspended</i> are excluded from submitting bids, submitting responses to requests for proposal or qualifications, receiving <i>contract</i> awards, executing <i>contracts</i>, participating as a <i>subcontractor</i>, employee, agent or representative of another <i>person</i> contracting with the City.</p>

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 Names of the Principal Individual owner(s).

The names of all persons interested in the foregoing proposal as Principals are as follows:

NAME	TITLE
Sherri L. Summers	CEO
James J. Summers	President

**IMPORTANT NOTICE:** If Bidder 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 Bidder or other interested person is an individual, state first and last names in full.

The Bidder, under penalty of perjury, certifies that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, manager:

- Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Contractor Name: EC Constructors Inc.

Certified By Sherri L. Summers Title CEO  
Name

 Date April 30, 2021  
Signature

**NOTE:** Providing false information may result in criminal prosecution or administrative sanctions

**DEBARMENT AND SUSPENSION CERTIFICATION**  
**SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS**  
**\*TO BE COMPLETED BY BIDDER\***  
**FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE**

Names of the Principal individual owner(s)

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 Names of the Principal Individual owner(s) for their subcontractor/supplier/manufacturers.

Please indicate if principal owner is serving in the capacity of **subcontractor, supplier, and/or manufacturer:**

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
SJ Electric	
Sam Judd	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Coast Landscaping Inc	
Christopher Mason	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Richardson Steel Inc.	
Lance Richardson	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
HR Plumbing, Inc.	
Ryan Everest	President

Contractor Name: EC Constructors Inc.

Certified By Sherri L. Summers Title CEO

Name

  
Signature

Date April 30, 2021

**\*USE ADDITIONAL FORMS AS NECESSARY\***

**DEBARMENT AND SUSPENSION CERTIFICATION**  
**SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS**  
**\*TO BE COMPLETED BY BIDDER\***  
**FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE**

Names of the Principal individual owner(s)

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 Names of the Principal Individual owner(s) for their subcontractor/supplier/manufacturers.

Please indicate if principal owner is serving in the capacity of **subcontractor, supplier, and/or manufacturer:**

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Anton's Service Inc	
Anton Botter II	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
RW Little Co.	
Juan H. Loza	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Long Glazing & Doors	
James H Long	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Prospectra Contract Flooring	
Steve Landreth	President

Contractor Name: EC Constructors Inc.

Certified By Sherri L. Summers Title CEO

Name

*Sherri L. Summers*

Signature

Date April 30, 2021

**\*USE ADDITIONAL FORMS AS NECESSARY\***

**DEBARMENT AND SUSPENSION CERTIFICATION**  
**SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS**  
**\*TO BE COMPLETED BY BIDDER\***  
**FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE**

Names of the Principal individual owner(s)

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 Names of the Principal Individual owner(s) for their subcontractor/supplier/manufacturers.

Please indicate if principal owner is serving in the capacity of **subcontractor, supplier, and/or manufacturer:**

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Premier Consultant Services	
Tiffany Hilborn	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Sylvester Roofing Co., Inc	
Anthony Zaffuto	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
E.L Hobbs	
Erik Hobbs	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
GT Door, Inc.	
Grant Hodge	President

Contractor Name: EC Constructors Inc.

Certified By Sherri L. Summers Title CEO

Name

*Sherri L. Summers*

Signature

Date April 30, 2021

**\*USE ADDITIONAL FORMS AS NECESSARY\***

**DEBARMENT AND SUSPENSION CERTIFICATION**  
**SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS**  
**\*TO BE COMPLETED BY BIDDER\***  
**FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE**

Names of the Principal individual owner(s)

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 Names of the Principal Individual owner(s) for their subcontractor/supplier/manufacturers.

Please indicate if principal owner is serving in the capacity of **subcontractor, supplier, and/or manufacturer:**

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Arce Custom Cabinets, Inc	
Armando Arce	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Coastal Caulking Waterproofing	
Jeff Arboit	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
San Diego Sheet Metal Inc.	
Alex Chertkov	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Caldwell Specialties Inc.	
Joseph Alexander Caldwell	President

Contractor Name: EC Constructors Inc.

Certified By Sherri L. Summers Title CEO

Name

*Sherri L. Summers*

Signature

Date April 30, 2021

**\*USE ADDITIONAL FORMS AS NECESSARY\***

**DEBARMENT AND SUSPENSION CERTIFICATION**  
**SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS**  
**\*TO BE COMPLETED BY BIDDER\***  
**FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE**

Names of the Principal individual owner(s)

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 Names of the Principal Individual owner(s) for their subcontractor/supplier/manufacturers.

Please indicate if principal owner is serving in the capacity of **subcontractor, supplier, and/or manufacturer:**

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
California Aquatics	
Jim Dorsey	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Spectra Company	
Ray Adamyk	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
So Cal Coatings, Inc.	
Norma Alicia Alonso	President

Contractor Name: EC Constructors Inc.

Certified By Sherri L. Summers Title CEO

Name

*Sherri L. Summers*  
Signature

Date April 30, 2021

**\*USE ADDITIONAL FORMS AS NECESSARY\***

**DEBARMENT AND SUSPENSION CERTIFICATION**  
**SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS**  
**\*TO BE COMPLETED BY BIDDER\***  
**FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE**

Names of the Principal individual owner(s)

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 Names of the Principal Individual owner(s) for their subcontractor/supplier/manufacturers.

Please indicate if principal owner is serving in the capacity of **subcontractor, supplier, and/or manufacturer:**

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Plattwhitelaw Architects, Inc.	
Sandra S. Gramley	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Certified Mechanical Systems, Inc.	
Robert Campbell	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Hurricane & Poway Fence Co Inc.	
Laurann Volk	President

SUBCONTRACTOR       SUPPLIER       MANUFACTURER

NAME	TITLE
Bradford Signs	
Matthew Brian Bradford	President

Contractor Name: EC Constructors Inc.

Certified By Sherri L. Summers Title CEO

Name

  
Signature

Date April 30, 2021

**\*USE ADDITIONAL FORMS AS NECESSARY\***



**ATTACHMENT I**  
**CERTIFICATIONS AND FORMS**

**ATTACHMENT J**  
**DESIGN-BUILD AGREEMENT**

## DESIGN-BUILD AGREEMENT

This Phase-Funded Design-Build agreement [Contract] is made and entered into this 24<sup>th</sup> day of August 2021, by and between The City of San Diego [City], a municipal corporation, and **EC Constructors, Inc.** [Design-Builder], for the purpose of designing and constructing the **Botanical Building Improvements** (Project) in the total amount **Fourteen Million Two Hundred Six One Thousand Six Hundred Forty Seven Dollars and Zero Cents (\$14,261,647.00)**, which is comprised of the Base Proposal plus Alternates A and B, consisting of an amount not to exceed **\$2,700,000.00 for Phase 1;** and **\$11,561,647.00 for Phase 2.**

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 Request for Proposal (RFP) number **K-21-1932-DB2-3-A** for **Botanical Building Improvements**, 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 wishes to construct this Project on a Phase- Funded basis. In accordance with Whitebook section 7-3.10, the City is only obligated to pay for phase I; Design-Builder cannot begin, nor is the City financially liable for Phase II, unless and until Design-Builder is issued a Notice to Proceed for Phase II by the City.
- F. 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.
- G. The Design-Builder is ready, willing, and able to perform the services required in accordance with the terms and conditions of this Agreement.
- H. 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 2018 Edition of the Standard Specifications for Public Works Construction [The GREENBOOK], including amendments set forth in the 2018 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**

Mara W. Elliott, City Attorney

By 

By 


Print Name: Claudia C. Abarca  
Director  
Purchasing & Contracting Department

Print Name: Christina L. Rae  
Deputy City Attorney

Date: August 17, 2021

Date: 8/24/2021

**CONTRACTOR**

By 

Print Name: James J. Summers

Title: President

Date: 8/16/21

City of San Diego License No.: B2012044182

State Contractor's License No.: 585677

**ATTACHMENT K**  
**PERFORMANCE AND PAYMENT BONDS**

**PERFORMANCE BOND AND LABOR AND MATERIAL MEN'S BOND**

---

**FAITHFUL PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND:**

**EC Constructors, Inc.** \_\_\_\_\_, a corporation, as principal, and  
\_\_\_\_\_  
Hartford Fire Insurance Company \_\_\_\_\_, a corporation authorized to do  
business in the State of California, as Surety, hereby obligate themselves, their successors and assigns,  
jointly and severally, to The City of San Diego a municipal corporation in the sum of **Twelve Million  
Four Hundred Thousand Six Hundred Eighty One and Zero Cents (\$12,400,681.00)** for the faithful  
performance of the annexed contract, and in the sum of **Twelve Million Four Hundred Thousand Six  
Hundred Eighty One and Zero Cents (\$12,400,681.00)** for the benefit of laborers and materialmen  
designated below.

**Conditions:**

If the Principal shall faithfully perform the annexed contract **Botanical Building  
Improvements**, Bid Number, **K-21-1932-DB2-3-A**, 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.

The Surety shall pay reasonable attorney's fees should suit be brought to enforce the provisions  
of this bond.

PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND (Cont.)

Dated June 4, 2021

Approved as to Form

EC Constructors, Inc.  
Principal

By 

James J. Summers, President

Printed Name of Person Signing for Principal

Mara W. Elliott, City Attorney

By Christina K. Lee  
Deputy City Attorney 8/24/2021

Hartford Fire Insurance Company  
Surety

By 

Attorney-in-fact Lawrence F. McMahon

Approved:

One Pointe Drive, 6th Floor  
Local Address of Surety

By CA Parca  
Director, Purchasing & Contracting

Brea, CA 92821-2333  
Local Address (City, State) of Surety

(714) 674-1307  
Local Telephone No. of Surety

Premium \$ 106,654.00  
Subject to Adjustment Based on Final Contract Price

Bond No. 72BCSIH3070

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** Civil Code § 1189

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.

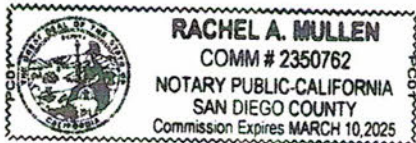
STATE OF CALIFORNIA

County of San Diego

On JUN 04 2021 before me, Rachel A. Mullen, Notary Public,  
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Lawrence F. McMahon  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Place Notary Seal Above

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.

Signature Rachel A. Mullen  
Signature of Notary Public Rachel A. Mullen

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

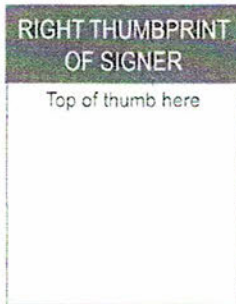
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

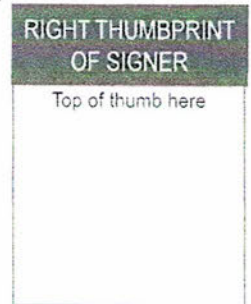
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer is Representing:  
Surety Company

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer is Representing:  
\_\_\_\_\_  
\_\_\_\_\_



# POWER OF ATTORNEY

Direct Inquiries/Claims to:

**THE HARTFORD**  
 BOND, T-12  
 One Hartford Plaza  
 Hartford, Connecticut 06155  
[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: ALLIANT INSURANCE SERVICES INC  
 Agency Code: 72-160200

- 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** :

Lilia De Loera, Maria Guise, Janice Martin, Lawrence F. McMahon, Sarah Myers of SAN DIEGO, California

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 May 6, 2015 the Companies have caused these presents to be signed by its Senior 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.



*John Gray*

John Gray, Assistant Secretary

*M. Ross Fisher*

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }  
 COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, 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 Senior 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

*Kathleen T. Maynard*

Kathleen T. Maynard  
 Notary Public

My Commission Expires July 31, 2021

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 June 4, 2021

Signed and sealed at the City of Hartford.



*Kevin Heckman*

Kevin Heckman, Assistant Vice President

RIDER

To be attached to and form a part of:

Bond No. 72BCSIH3070

Type of Bond: Performance & Payment Bond

Executed by EC Constructors, Inc., as Principal,  
and by Hartford Fire Insurance Company, as Surety, in  
favor of City of San Diego and dated June 4, 2021.

In Consideration of the premium charged for the attached bond, it is hereby agreed to  
change:

Bond Amount \_\_\_\_\_.

From: \$12,400,681.00 \_\_\_\_\_.


To: \$14,261,647.00 \_\_\_\_\_.

This rider is effective June 17, 2021 \_\_\_\_\_.

This rider is executed upon the express condition that the surety's liability under said  
bond shall not be cumulative and shall in no event exceed the amount specifically set  
forth in said bond or any existing certificate changing the amount of said bond. The  
referenced bond shall be subject to all its agreements, limitations and conditions except  
as herein expressly modified.

SIGNED, SEALED AND DATED this 18th day of June, 2021.

Hartford Fire Insurance Company

By:   
Lawrence F. McMahon, Attorney In Fact

Surety Phone No. 714-674-1200



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** Civil Code § 1189

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  
06/18/2021

On 06/18/2021 before me, Sarah Myers, Notary Public,  
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Lawrence F. McMahon  
Name(s) of Signer(s)

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/it/they executed the same in his/her/its/their authorized capacity(ies), and that by his/her/its/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.

Signature [Signature]  
Signature of Notary Public Sarah Myers



Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
Top of thumb here

Signer is Representing:  
Surety Company

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**  
Top of thumb here

Signer is Representing:  
\_\_\_\_\_  
\_\_\_\_\_

# POWER OF ATTORNEY

Direct Inquiries/Claims to:  
**THE HARTFORD**  
BOND, T-12  
One Hartford Plaza  
Hartford, Connecticut 06155  
[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)  
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: ALLIANT INSURANCE SERVICES INC  
Agency Code: 72-160200

- 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 :

Lilia De Loera, Maria Guise, Janice Martin, Lawrence F. McMahon, Sarah Myers of SAN DIEGO, California

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 May 6, 2015 the Companies have caused these presents to be signed by its Senior 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.



*John Gray*

John Gray, Assistant Secretary

*M. Ross Fisher*

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }  
COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, 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 Senior 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

*Kathleen T. Maynard*

Kathleen T. Maynard  
Notary Public

My Commission Expires July 31, 2021

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 June 18, 2021

Signed and sealed at the City of Hartford.



*Kevin Heckman*

Kevin Heckman, Assistant Vice President

# City of San Diego

CITY CONTACT: Rosa Riego, Senior Contract Specialist, Email: [RRiego@sandiego.gov](mailto:RRiego@sandiego.gov)  
Phone No. (619) 533-3426

## ADDENDUM 1 PROPOSAL DOCUMENTS



## FOR BOTANICAL BUILDING IMPROVEMENTS

RFQ NO.:	<u>K-20-1932-DB2-3</u>
RFP NO.:	<u>K-21-1932-DB2-3-A</u>
SAP NO. (WBS/IO/CC):	<u>S-20005</u>
CLIENT DEPARTMENT:	<u>1714</u>
COUNCIL DISTRICT:	<u>3</u>
PROJECT TYPE:	<u>BT</u>

**PROPOSALS DUE:**

**12:00 NOON  
APRIL 14, 2021**

**CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS**

<http://www.sandiego.gov/cip/bidopps/index.shtml>

## A. CHANGES TO CONTRACT DOCUMENTS

The following changes to the Contract Documents are hereby made effective as though originally issued with the bid package. Bidders are reminded that all previous requirements to this solicitation remain in full force and effect.

## B. ATTACHMENTS

1. To Attachment A, Project Description, Scope of Work, Performance Specifications, page 47, Item 2.4, Additive Alternate (Bid Alternates), Sub-Item 2.4.1, **DELETE** in its entirety and **SUBSTITUTE** with the following:

### 2.4. Additive Alternate (Bid Alternates)

#### 2.4.1. Additive Alternate 1 – North Entry, New Storage & Maintenance Addition

Design and reconstruct for the existing North Entry/Maintenance Area as indicated in the Bridging Documents. Include in the Additive Alternate 1 the cost of a complete and functioning North Entry, Accessible Toilet, Maintenance and Storage entries including flooring, walls, doors, windows, roof, mechanical, plumbing, electrical and interior casework. Design and Construct the Additions for the new Storage and Maintenance rooms on either side of the new North Entry as indicated in the Bridging Documents.

Include in the Additive Alternate 1 the cost of a complete and functioning addition, including flooring, walls, doors, windows, roof, mechanical, plumbing, electrical and interior casework.

James Nagelvoort, Director  
Engineering & Capital Projects Department

Dated: *March 24, 2021*  
San Diego, California

JN/MJN/mlw

# City of San Diego

CITY CONTACT: Rosa Riego, Senior Contract Specialist, Email: [RRiego@sandiego.gov](mailto:RRiego@sandiego.gov)  
Phone No. (619) 533-3426

## ADDENDUM 2 PROPOSAL DOCUMENTS



## FOR BOTANICAL BUILDING IMPROVEMENTS

RFQ NO.:	<u>K-20-1932-DB2-3</u>
RFP NO.:	<u>K-21-1932-DB2-3-A</u>
SAP NO. (WBS/IO/CC):	<u>S-20005</u>
CLIENT DEPARTMENT:	<u>1714</u>
COUNCIL DISTRICT:	<u>3</u>
PROJECT TYPE:	<u>BT</u>

**PROPOSALS DUE:**

**12:00 NOON  
APRIL 14, 2021**

**CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS**

<http://www.sandiego.gov/cip/bidopps/index.shtml>

## A. CHANGES TO CONTRACT DOCUMENTS

The following changes to the Contract Documents are hereby made effective as though originally issued with the bid package. Bidders are reminded that all previous requirements to this solicitation remain in full force and effect.

## B. BIDDER'S QUESTIONS

Q1. Has any scope of work been deleted from the previous RFP?

A1. No.

Q2. The alternates from the previous bid including Alt#1 North Arches and Alt#4 Exterior Site Work are no longer in this new RFP. Is this work now included in the base bid of the new project?

A2. Exterior Site work and North Arches are part of the Base Bid. It is the responsibility of the D/B to review the RFP in its entirety.

Q3. Please provide a detailed plan sheet outlining the exact demarcation of the alternates versus the base bid.

A3. It is the responsibility of the D/B to review the RFP in its entirety. Please refer to Scope of Work, Section 2.4. Additive Alternates (Bid Alternates), and Attachment A, Bridging document of the proposed building design drawing set where the Additive Alternative 1 and 2 are identified in various sheets, where applicable.

## C. CHANGES TO THE REQUEST FOR PROPOSALS

1. To the Request for Proposals, Item 10, Mandatory Online Pre-Proposal Meeting Via Gotomeeting, page 6, **ADD** the following:

### 10.1. PRE-PROPOSAL SITE VISIT:

The shortlisted D/B firms will have the opportunity to visit the site. This is not required, but highly encouraged. The Botanical Building will open on April 1, 2021 for the following Design-Build teams as scheduled:

Barnhart-Reese:	8:30 AM - 10:30 AM
EC Constructors:	11:00 AM - 1:00 PM
SOLPAC Construction dba Soltek:	1:30 PM - 3:30 PM



A maximum of ten (10) people per Design-Build team will be allowed at the project site during the allotted schedule as assigned. There will be no presentations and no City personnel on site to answer questions. Any questions must be submitted via written RFI.

The Design-Builders agree to adhere to all State and local guidelines/mandates related to COVID-19. The City will assume no responsibility.

James Nagelvoort, Director  
Engineering & Capital Projects Department

Dated: *March 30, 2021*  
San Diego, California

JN/MJN/mlw

# City of San Diego

CITY CONTACT: Rosa Riego, Senior Contract Specialist, Email: [RRiego@sandiego.gov](mailto:RRiego@sandiego.gov)

Phone No. (619) 533-3426

## ADDENDUM 3 PROPOSAL DOCUMENTS



**FOR**

## **BOTANICAL BUILDING IMPROVEMENTS**

RFQ NO.:	<u>K-20-1932-DB2-3</u>
RFP NO.:	<u>K-21-1932-DB2-3-A</u>
SAP NO. (WBS/IO/CC):	<u>S-20005</u>
CLIENT DEPARTMENT:	<u>1714</u>
COUNCIL DISTRICT:	<u>3</u>
PROJECT TYPE:	<u>BT</u>

**PROPOSALS DUE:**

**12:00 NOON  
APRIL 30, 2021**

**CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS**

<http://www.sandiego.gov/cip/bidopps/index.shtml>

## **A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the Contract Documents are hereby made effective as though originally issued with the bid package. Bidders 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**

Q1. Please clarify as to what list of documents are to be submitted at time of bid.

A1. There are several documents which must be submitted for a responsive proposal. Please refer to page 9 of the solicitation Section 2.6, Technical Proposal and Price Proposal are to be separate on the requirements.

Q2. Is there a Bid Bond form we are to provide?

A2. There is not a Bid Bond form to be submitted for this Request for Proposal.

Q3. In the bridging document plans, it calls for an approved qualified tree care specialist. Can the City provide a list of current Approved Tree Care Specialist.

A3. A certified horticulturalist or Arborist will be acceptable.

Q4. Please clarify contract duration that would be included in final contract with City

A4. Total working days is 396, as stated on the RFP.

Q5. Item 4.1 lists key proposed member so the DB Team but does not include Landscape Architect. Based upon the scope of work, which includes a fairly significant contribution on from the landscape architect, we were curious if this was an oversight or purposely left off the list. The Landscape Architect, like most others in this list, was included in the RFQ process for team qualifications.

A5. See Attachment G of the RFP.

- Q6. Item 4.1.12 relative to Historical Experts indicates to Demonstrate that your team has a solid record with each specialty below ... Reading the remainder of the paragraph related to this item, we do not see "each specialty below" as noted. Can the City please clarify what specialty items this expert must meet so know how to respond in the proposal?
- A6. See Attachment G of the RFP.
- Q7. On Page 28 of the RFP (Page 7 of Attachment A), Item 2.1.7 indicates scope of work by DB to include Coordination on and payment of all test and inspection on services. Standard City inspections are typically included in permit fees that are part \$50,000 Allowance for Building Permit. Please confirm that this items relates to any necessary special testing and inspections that may be required in addition to standard City DSD Inspection services covered under the building permit.
- A7. Special Inspections are not part of the allowance.
- Q8. Page 595 of RFP, Item 5.1.2 indicates "Provide a schematic design and rendering." The RFP includes significant bridging documents that shows what would be considered schematic design as this project is really a repair to the existing historical facility in keeping with the original design. Please clarify what would be considered as schematic design that could be different than the bridging documents in keeping with original design.
- A8. Schematic design and/or renderings are not a requirement as part of the technical proposal. It is up to the DB team to best convey to the City their understanding of the project and deliverables.
- Q9. We can provide estimates in our schedule for duration of permitting through DSD. However, the overall duration of this process is not within the control of the design builder. Please confirm that Design Builder is not liable if the permitting process through DSD takes longer than anticipated. Perhaps it would be good for City to advise all proposers of duration to utilize for permit process through DSD as an allowance of me whereby DB nor City are responsible for cost each may incur if the duration is longer than reasonably allowable duration.
- A9. DB is responsible for completing the project within the stipulated contract duration.

- Q10. Per page 5 of the RFP, Item 7, "Contract Period" The Project, including the Plant Establishment Period, shall be completed within 396 Contract Days from Notice to proceed (NTP). Question: are these working or Calendar Days?
- A10. Working Days. It is up to the DB to utilize the contract duration to complete the project in accordance with the RFP.
- Q11. Per page 7 of the RFP, section 12 Selection and Award Schedule, Is the "Limited Notice to Proceed" on August, 2021.
- A11. LNTP date is a tentative schedule. Refer to the Whitebook for definition of LNTP and what work can commence once LNTP is issued.
- Q12. 2.1.22.1 (Plant Salvage and Protection) [also 2.1.22.4.4 (General/Interior Plants to be Salvaged and/or Protected in Place)] – Please confirm if D/B is to provide a new arborist report or if D/B is to utilize City's previously prepared arborist report. (pg 334 of RFP).
- A12. No new arborist report required. DB to provide tree protection plan during design for City review.
- Q13. 2.1.22.1 (Plant Salvage and Protection) – Please confirm City staff will be removing and relocating all salvaged plant material and that the D/B responsibility is only for transport of City salvaged material.
- A13. DB is responsible of removing, relocating, and transporting all salvaged plant materials. Any plants not on the "salvage/relocate" list or "protect in place" list may remain in place or must be removed/demolished by the contractor as required for new construction. DB to coordinate with the City for review and approval.
- Q14. 2.1.22.4.2 (Miscellaneous Planting and Irrigation Repair)/2.1.22.4.5 Irrigation Materials – Please verify the extent of the City's expectation regarding the exterior irrigation renovation.
1. System modifications based on impact from construction only?
  2. Replacement of heads throughout all immediate landscape areas adjacent to the structure?
  3. Replacement of manifolds, laterals, and head configuration?

4. Replacement of entire system including mainline, manifolds, laterals, and head configuration?

A14. Responses:

1. No modification. DB is responsible to repair/replace if impacted due to construction operation.
2. No.
3. No.
4. No.

The exterior irrigation renovation shall include new sleeving as shown and (a) system modifications based on impact from construction.

Q15. 2.1.22.4.5 (Exterior Irrigation) – “There will be a dedicated irrigation meter and backflow assembly for the exterior irrigation.”

Please confirm a new meter and backflow is not required for the exterior irrigation renovation.

A15. Confirmed; a new meter and backflow are not required for the exterior irrigation renovation.

Q16. 2.1.22.4.5 (Interior Irrigation) – “Interior irrigation to connect to existing exterior irrigation system. Provide stub-out inside building in planter space.

{next item} There will be a dedicated irrigation meter and backflow assembly for the interior irrigation which will be feeding three irrigation types within the building. See irrigation type descriptions below.”

Please confirm whether the interior irrigation will connect to existing exterior irrigation system or will be serviced by a dedicated irrigation meter and backflow.

A16. Confirmed; the interior irrigation will connect to the existing exterior irrigation system.

Q17. 2.1.22.4.2 (Interior Spaces) – West Garden – Please confirm if interpretive education elements are to be included within the D/B scope of work.

A17. Interpretive Education Elements are not part of the scope.

- Q18. 02.1.22.4.2 (Interior Spaces)- West Garden/East Garden and Terrace- Interior to the structure the bridging documents only reflect mainline and sleeving for irrigation infrastructure. Should the proposing D/B teams include manifold stub outs for future use and isolation valves for partial system isolation?
- A18. Irrigation mainline routing is shown within the Maintenance Yard structure only and shall be capped at locations as indicated for future mainline connections at these stub-outs. Manifold stub-outs and isolation valves are not required at this time.
- Q19. 2.1.22.4.5 (Exterior Irrigation)- The bridging documents identify the use of purple pipe and appurtenances for future reclaimed water. Please confirm this is still desired by the City given no regional availability of reclaimed water.
- A19. 2.1.22.4.5 (Exterior Irrigation-Page (40-41))- No reclaimed water is anticipated to be available for this site. However, in the event this projection changes during the course of the project design, the exterior irrigation equipment will utilize purple pipe and boxes to allow for connection to reclaimed irrigation in the future.
- Q20. 2.1.22.4.2 (Interior Spaces)- Sheet L1.07 note 10 (W-E sections) and 13 (N-S section) and sheet L1.10 Detail 1 Note 9: "TEMPORARY BACKFILL PER CONTRACTOR TO EVENTUALLY BE REPLACED BY GUTURE AMENDED PLANTING SOIL."

Please confirm if the City will provide the import topsoil for interior planters or if topsoil is to be provided by the D/B team.

- A20. New topsoil is not required by the DB team. DB team to salvage/reuse existing topsoil for the interior planters.
- Q21. The preliminary design Bridging Documents were completed for the Conservancy. Many design decisions were made, such as the size and layout of the north addition, the added doors at the south façade, new water features, the glass walls/roof and ceramic tile façade of the north addition, etc. Are any of these non-historic elements subject to redesign now that the City of the San Diego is the client?
- A21. No redesign is required unless code compliance issues arise. The preliminary design and bridging documents were reviewed by both The Conservancy

and the City of San Diego's Parks and Rec Department and Engineering and Capital Projects Department. However, obtaining final design permitting and approvals are the DBs responsibility.

Q22. The RFP requires that a "schematic design and rendering" be submitted (Attachment G). It is our understanding that the bridging documents constitute the approved Schematic Design. If not, we will need to know what changes the City desires to provide an alternate Schematic Design. Regarding the rendering, there are currently five renderings of the current design included in the RFP document (page 435). Please clarify what type of rendering is required.

A22. Schematic design and/or renderings are not a requirement as part of the technical proposal. It is up to the DB team to best convey to the City their understanding of the project and deliverables.

Q23. After the initial job walk inside the Botanical Garden Building, we identified many large boulders, lava rocks, hanging plants and water features that are incorporated into the landscaping that are not shown within the bridging docs. Question: are we to dispose of these and or return to City?

A23. Response:

1. Large boulders can remain in place if they do not impact construction. Any boulders that are impacted by construction can be temporarily relocated on-site or, at the Contractor's option, transported to the Balboa Park Nursery by the Contractor for temporary storage. Contractor will be responsible for returning large boulders to the Botanical Building.
2. Lava rocks can remain in place if they do not impact construction. Any lava rocks that are impacted by construction can be temporarily relocated on-site or, at the Contractor's option, transported to the Balboa Park Nursery by the contractor for temporary storage. Contractor will be responsible for returning large boulders to the Botanical Building.
3. Hanging plants will be removed by Parks and Recreation forces prior to the start of construction.
4. Water features shall be demolished and disposed of by the contractor. Any utilities associated with the fountain (electrical, water supply, drainage) shall be capped off/saved off by the Contractor.



- Q24. Are written Technical Specifications available beyond the Performance Specifications that were included in Attachment A?
- A24. No, DB is responsible for the technical specifications beyond what is provided in the RFP.
- Q25. The Schematic Documents show the point of connection for the new panel "A" at the existing main switchboard "DSB" at the existing Casa Del Prado Theater. Was a maximum demand load recording performed at "DSB" to demonstrate adding the new loads to that equipment will be acceptable?
- A25. No, Design Build to perform any load tests that are required.
- Q26. On drawing EP101, a stub-up conduit for fiber optic is shown.
- 1) What should be the size of this conduit?
  - 2) How far from the building it should stub-out?
- A26. Response:
- 1) Provide a min 2" conduit.
  - 2) Stub-out the conduit at least 1'-0" from the building. Provide a pull box at the stub-out.
- Q27. On drawing EP101, stub-up conduits for the security camera are shown. What should be the size of these conduits.
- A27. Refer to Note 3 on Drawing EP101.
- Q28. On drawing EP101, keynote 5 indicates 'relocate light fixtures' to three pole fixtures. However, on sheet EL100 this note happen only 1 pole fixture. Please provide define scope of work for these fixtures, including their type.
- A28. Refer to Keynote 5 on EP101 and Detail 2 on L1.10 for scope regarding existing pole lights.
- Q29. Can the City provide CAD or Revit files for the current set of bridging documents?
- A29. Revit model is not required for the proposal. The Auto CADD file and the Revit model will be released after final selection and announcement to the winning DB team, and the DB team signs a release of liability.

- Q30. Is there a current Geotechnical Report available?
- A30. No existing report is available. Provide a new Geotechnical Report per the RFP, Section 1.3.2.3.
- Q31. Can the City provide structural analysis files for the trusses immediately for the proposal and the design phase?
- A31. The preliminary structural analysis files will be shared to the selected Design Build team. It is SEOR's responsibility to provide final analysis and calculation to the City.
- Q32. RFP drawing sheet S401 calls for replacement of the base shoe-plate and anchor bolts for trusses B, C and D. This is logistically difficult. What is the basis for the replacement and what is the objective? There may be better ways to solve the problem if you can identify what the problem is.
- A32. Per preliminary observation, an assumption of more than 10% section loss of original material at the base shoe-plates was made. Verify the assumption with detailed site survey and testing. The final decisions of either repairs or replacements will be determined by SEOR and their review. Refer to sheets S100 and S400 of the bridging documents.
- Q33. Please provide make/model and type of light fixtures required for the building and site requirement. Our Team would like to properly design and price the lighting fixtures but would like to know if there is a Basis of Design the City had in mind. Pricing can vary immensely based on type excepted and designed. If possible, can the City provide a Basis of Design for lighting requirements so that all GC's can be compared in scope?
- A33. Refer to Sheet EL000-Fixture Schedule of this Addendum.
- Q34. Under 3.6.1. GENERAL DESCRIPTION, Paragraph F Sentence F.1.4 – It is stated to provide Telecommunications: services that include voice and data transmission and cable/satellite TV service.
- 1) are these services required?
  - 2) if the voice and data transmission and cable are required, could you please provide the point of the connections for those?

- 3) can we reuse the existing lines?
- 4) If the cable service is available, is the satellite TV service require?

A34. Response:

- 1) Cable/satellite TV service is not required.
- 2) N/A.
- 3) Yes.
- 4) No cable service required. No satellite TV required.

Q35. RFI regarding steel and concrete repairs/replacements:

Drawings appear to indicate that base bids should include the following repairs per S400 tables:

1. 25 bolts replacements
2. 10 concrete footing replacements (T2 per S100)
3. 5 weld replacements
4. 8 steel plate replacements Additionally:
5. S300 detail 1 indicates that testing and repair for bolts, plates, and welds occurs only at trusses A6, A7, A8, A10, A11.
6. S301 detail 1 indicates that concrete footing and steel base shoes require testing and 50% replacement at trusses B1 thru B4.
7. S302 detail 1 indicates that concrete footing need testing and 50% replacement and base shoe welds need testing and 50% replacement at trusses C and D.

These testing and replacement requirements are ambiguous and unclear for the Base Bid. Steel testing and repair is indicated only for selected trusses, not all trusses. Foundation replacement indicated for trusses is not a plausible or practical requirement.

Please clarify the extend of repair intended to be included in the Base Bid.

A35. Refer to Sheets S100, S400, and S401 of the bridging documents.

- Q36. Currently the existing exterior horizontal wood batten which are attached over the vertical 1"x3" furring strips would require to be removed to replace the 25% of the damaged battens. The current bridging documents do not show to remove and replace these horizontal wood battens. Please clarify horizontal if wood battens are to be removed and replaced.
- A36. Yes, remove and replace damaged horizontal wood battens.
- Q37. Please clarify if water fountains inside Botanical Building are to receive lighting. The current bridging documents do not have any lighting shown for the water features. Our thoughts was since the water features are new, now would be the time to provide power for future lighting.
- A37. DB to bid the lighting and water features RFP requirements as is.
- Q38. During our site visit we noticed an existing wall mounted voice/data rack in the back area. Could you please provide the scope of work associated with this equipment?
- A38. Existing voice/data rack houses the patch panel for the building's internet/phone lines. DB to protect in place. Refer to sheets EP101 and EP102 for additional work in this area.
- Q39. On the northeast corner of the botanical building, there is a locked pedestal with conduits going into it. Could you please provide the scope of work associated with this equipment?
- A39. Protect in place existing locked pedestal. Refer to Sheets EP101, EP102, and ES101 for additional work in this area.
- Q40. On the northeast corner of the botanical building, there is an exposed conduit rising into the building. Could you please provide information regarding this conduit: is it power? or telecom? And what is the scope of work associated with this conduit?
- A40. It is data line. Protect in place existing conduits. Refer to Drawings EP101 and EP102 for additional work in this area.

Q41. We reviewed all provided as-builts and could not find any electrical plans.  
Could we receive those for the building and the site?

A41. To access the project documents and as-builts, use the following link:

<https://drive.google.com/drive/folders/1sxLKLyQoKD2NIFVSNiYICzNw9C0p-fAb?usp=sharing>

Q42. Scheduling question: Once awarded the Project, when will the Contractor have full access to the site and building regarding inspection, surveying, and testing?

A42. Once the NTP is issued. City will coordinate with the winning DB.

Q43. Regarding all salvaged materials and equipment, will these be removed by selection and notification date of April 2021?

A43. City will coordinate with the winning DB.

Q44. Design review process:

- a. what entities are involved?
- b. And what is time frame for review?

A44. Response:

- a. Reference Sections 1.3 of the RFP.

1.3. Process

1.3.1. Design and Approvals

The project has been reviewed by a consortium of user organizations including the Parks and Recreation Department, Balboa Park Committee, Save Our Heritage, and other user groups. It also went through the initial review by the City of San Diego Historical Resources Board and the City of San Diego Development Services. The DB Team is tasked to submit and obtain necessary approvals from the organizations including historical review, FAA, City of San Diego Development Services, and others that are required.

- b. Review time frame is depending on the review entity which the project is submitted for review and approval. It is the DBs responsibility to obtain all necessary reviews, approvals, and permits.
- Q45. Per Section 2.1.21.2 of Section A of the RFP states that the Project has been determined to be exempt from coverage under the California Construction Permit, and no SWPPP will be required. Per the bridging documents, it appears that the overall ground disturbance footprint will be less than 1 acre, so per City of SD requirements, a Water Pollution Control Plan (WPCP) would be required, but not a SWPPP. Please confirm.
- A45. Our initial findings indicate a SWPPP is not required. However, meeting all storm water requirements are the DBs responsibility.
- Q46. Will RNT release the Rivit model to use with the proposals? It would be cost and time prohibitive to reproduce this information for the proposal.
- A46. Revit model is not required for the proposal. The Auto CADD file and the Revit model will be released after final selection and announcement to the winning DB team, and the DB team signs a release of liability.
- Q47. Please provide an allowance for building permits. Having us guess on the cost will cost the City money. Permit costs vary greatly.
- A47. See Attachment H, Price Proposal Forms of the RFP.
- Q48. Please provide CAD files for the 2019 Topographic Survey.
- A48. Auto CADD files will be released after final selection and announcement to the winning DB team, and the DB team signs a release of liability.
- Q49. Per the specifications and bridging documents, it indicates some standard prudent protection criteria for protecting the flora within the project. Items such as "...1' of protected area radius per 1" of trunk diameter, and in others fencing to the drip line of the trees..."
- Given the dense nature of planting, would the City be open to alternate effective methods of protecting and/or salvaging for replanting?
- A49. DB to bid the RFP as is.
- Q50. There are also several plants/trees in direct space conflict with new structural upgrade work and architectural elements, such as the arcade, that will be

needed to be relocated. Would it be acceptable to move additional plants/trees as needed to gain access and work safely around?

A50. DB to coordinate with City for review and approval if existing plants/trees are impacted due to construction.

Q51. For the environmental services requested on Page 594 (Biology, Noise, Paleontology, Archeology, and Native American Monitoring), does the City envision full technical studies needing to be prepared? If not, what level of review does the City recommend?

A51. The project has CEQA clearance, the level of environmental services needed for the Botanical Building are for construction monitoring services.

Q52. Are any preliminary calculations for the "A" trusses available, specifically reactions at the base of the recommended location for truncating the truss above the existing pilasters? If not, are there clearer copies of sheet 12 of the original Panama California Exposition drawings such that chord forces can be read?

A52. The preliminary structural analysis will be shared with the DB team after the award. There are not any clearer copies of the existing drawings.

Q53. Please identify plants to protect in place and move by species and size

A53. Reference the Arborist report table titles "Botanical Building and Gardens Plant Salvage List". DB to verify size of the species that are to be relocated and/or protected.

Q54. Are the Storage Area 01 (with a kitchen sink) and Maintenance Area 03 rooms considered occupiable spaces, and will they require ventilation? No ventilation is illustrated in the bridging documents for these areas.

A54. The storage area and maintenance area are not considered occupiable spaces.

No ventilation is required beside any exhaust that is required per CMC.

Q55. Item #13 on L1.07 is pointing to a drain line but states Temp backfill, "to eventually be replaced by future amended planting".

Please clarify the intent, will this contract not include any amended planting soil?

If so, will all temp backfill material be using existing soils?

A55. DB team to salvage/reuse existing topsoil.

Q56. Item #12 on L1.07 states "Future Planter Area Surface Drain & Pipe Connection to French Drain". In that planter item #5 states "Future French Drain".

Item #8 on L1.07 calls for Future Overhead Irrigation and Misting System.

Please clarify if these "Future" areas and items are to be included in the scope of this project, or are they not intended to be included in the scope of this project, but instead will be provided in the future as a separate project?

A56. Reference to future items are for information only. It is not part of the scope of this project.

Q57. Is there an address/Location defined for the temporary relocation/storing of plants during the renovation?

A57. For bidding purposes, use the Balboa Park Nursery as the choice of location.

Q58. Is a Hazmat report available? Indications are that a Hazmat report is to be done post bid.

A58. Asbestos and Lead report was completed. Anything beyond those reports are DBs responsibility.

Q59. If it is discovered there is lead paint, is it acceptable to encapsulate the lead paint if it is not flaking.

A59. Yes it is, as long as the encapsulation process does not involve sanding, scraping or otherwise disturbing the lead based paint.

Q60. Has any kind of CEQA EIR been done?

A60. Refer to Section 6-6.1.1 Environmental Document of the RFP.



- Q61. What CEQA documentation has been done to date?
- A61. Refer to Section 6-6.1.1 Environmental Document of the RFP.
- Q62. What is the source of the funding? Are there any federal funds? If there are federal funds, is a section 106 required? Has a section 106 consultation with the California State Historic Preservation Officer been started? If so what point in the consultation is the project? Or has it already received concurrence?
- A62. This project has State Funding. No Federal Funding.
- Q63. Please provide a plan & description that states what finishes we are to provide on the north side of the building if Alt 1 is not taken. Including any landscaping/flatwork in lieu of the new building footprint.
- A63. It is the responsibility of the DB to review the RFP in its entirety. Please refer to Scope of Work, Attachment A, and Bridging document of the proposed building design drawing set for details.
- Q64. Please confirm that we are to assume 25% of the existing Lathe will be replaced only, and that any scope that exceeds this will be at cost to the owner, not the contractor.
- A64. For bidding purposes assume 25% replacement (5600 SF) of lattice in kind. Amount exceeding the 25% will be compensated per the unit price agreed upon on the Price Proposal Forms.
- Q65. The wood planter with irrigation on the south elevation of the building will be susceptible to failure over time due to soils/plants/water. Please confirm that you wish us to use wood for this scope, and that you wish for the planter to be irrigated.
- A65. DB to bid RFP as is.
- Q66. On Page 30 of the RFP, Item 2.1.16 indicates "Relocation of specified plants in the existing building to Balboa Park Nursery or Park and Rec choice of Nursery." Please confirm that we are to bid relocation of plants to Balboa Park Nursery and not a location to be determined at a later time. We cannot properly provide a cost for moving to a nursery we do not know where it is located.
- A66. For bidding purposes, use the Balboa Park Nursery as the choice of location.

Q67. Item 2.1.16 and other areas of the RFP indicate that Park and Rec will be responsible for maintenance of relocated plants. There could be a potential issue if any of the relocated plants were to perish when our landscape firm is doing the relocation and the maintenance is done by others. Each party will point the finger at the other. Is it possible to have Parks & Rec Staff relocate the plants that they want to relocate so the relocation and maintenance is done by one party with that party being responsible for the future health of the plants? We want to avoid conflict in the future should something happen. Please advise.

A67. DB to bid RFP as is.

Q68. On Page 32 of the RFP, the middle of the page talks about removal and replacement of existing walks to meet ADA. The third bullet point indicates "Sidewalk from Old Globe Way to the fountain on the east side of the Botanical Building." Looking at C-102 of the Bridging Documents, there is very limited removal and replacement of existing walk on the east side of the existing Botanical Building and it does not extend all the way north to Old Globe Way. There may be other conflicts like this where there is no practical way for DBE to know without extensive research exactly what all needs to be replaced. Please confirm that DBE is expected to price out for removal and replacement of existing walks as shown on Bridging Documents and that if additional replacement is later determined to be required, DBE will be compensated for that additional work that may be required utilizing City Contingency as noted on the Price Proposal Forms.

A68. Confirmed. If additional replacement will be required, DBE will be compensated.

Q69. Near the top of Page 39 of the RFP there is verbiage that indicates "Non-planted site walls must be graffiti proof." Please clarify what this means. Does this simply mean the City wants an Anti-graffiti coating applied to these walls? The verbiage just before this in the same paragraph indicates "No applied colors or finishes will be accepted." Does that mean no anti-graffiti coatings can be applied. We need to understand what "Graffiti proof" means so we can price accordingly.

A69. Refer to Painting Schedule, Section 099623-Anti Graffiti Coatings of Attachment A.

Q70. Please advise if there are any skilled and trained workforce requirements for this project.

A70. Skilled and trained workforce requirements are not required for this project.

Q71. Given the number of RFI's to be answered (both carried over from the previous bid and new questions), we request that the bid date is pushed back by 2 weeks. This will allow for us to incorporate responses into our design to provide competitive pricing to the betterment of the city.

A71. Please see changes as part of this Addendum.

**C. CHANGES TO THE REQUEST FOR PROPOSALS**

1. To the Request for Proposal, Item 4, Proposal Due Date and Time, page 5, **DELETE** in its entirety and **SUBSTITUTE** with the following:

4. **PROPOSAL DUE DATE AND TIME ARE: APRIL 30, 2021 at 12:00 NOON.**

James Nagelvoort, Director  
Engineering & Capital Projects Department

Dated: *April 2, 2021*  
San Diego, California

JN/MJN/mlw

# City of San Diego

CITY CONTACT: Rosa Riego, Senior Contract Specialist, Email: [RRiego@sandiego.gov](mailto:RRiego@sandiego.gov)

Phone No. (619) 533-3426

## ADDENDUM 4 PROPOSAL DOCUMENTS



**FOR**

## **BOTANICAL BUILDING IMPROVEMENTS**

RFQ NO.:	<u>K-20-1932-DB2-3</u>
RFP NO.:	<u>K-21-1932-DB2-3-A</u>
SAP NO. (WBS/IO/CC):	<u>S-20005</u>
CLIENT DEPARTMENT:	<u>1714</u>
COUNCIL DISTRICT:	<u>3</u>
PROJECT TYPE:	<u>BT</u>

**PROPOSALS DUE:**

**2:00 PM  
MAY 4, 2021**

**CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS**

<http://www.sandiego.gov/cip/bidopps/index.shtml>

**DEPUTY CITY ENGINEER**

The engineering Specifications and Special Provisions contained herein have been prepared by or under the direction of the following Registered Engineer:

Edgar Lozano   
\_\_\_\_\_  
For City Engineer

4.20.2021  
\_\_\_\_\_  
Date

Seal:



## **A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the Contract Documents are hereby made effective as though originally issued with the bid package. Bidders are reminded that all previous requirements to this solicitation remain in full force and effect.

THE SUBMITTAL DATE AND TIME FOR THIS PROJECT HAS BEEN **EXTENDED AS STATED ON THE COVER PAGE.**

## **B. BIDDER'S QUESTIONS**

- Q1. The Bridging Documents Sheet A202 show the North Elevation Concept with the North Addition that is part of the Alternate Bid item. This shows the building addition between Grids 5-7 and Grids 9-11 with the arches reinstated at the other grid lines. The 1915 version of the building had the North Wing which extended off the existing structure to the north between Grids 7 & 9. If the City does not award the Alternate to do the addition at the north side, please advise what DBE should be pricing as part of the base bid price for the north elevation between Grids 5-7 & 9-11 as well as between Grid 7-9 to treat the existing structure. We need to be clear about is expected in the base bid to determine the cost difference between it and the work as shown for Alternate 1 – North Addition.
- A1. Arches are reinstated between grids 5-7 & 9-11 as part of the base bid; all historic 1915 arches are base bid. The existing building between grids 7 and 9 remains as-is if Additive Alternate 1 is not awarded. Base bid includes work regarding repair of lath where it meets the existing building.
- Q2. Sheet S400 Testing Quantity table, Replacement/Repair Quantity table, and work shown in the referenced details do not seem to align. Please clarify the following:
- a. On Sheet S400, the table for Testing Quantity indicates Type T2 "Existing Concrete Under 2 Base Shoe-Plates and below it the Replacement/Repair Quantity table indicates T2 to bid 12 anchor bolts per R5/S401 and R6/S401. This is confusing as the test itself seems to be for the actual concrete footing but the pricing for this is relates only to the anchor bolts. Please clarify if there is a concern about the actual concrete footing under the existing base plates as per the wording of the Testing Quantity table or if this is only asking for testing of existing anchor bolts and replacement of anchor bolts.

- b. Sheet S400 and Pricing Schedule Item No. 13 indicates to price 12 each Anchor Bolt for T2. However, when you look at details R5/S401 and R6/S401, they talk about installing four (4) new post installed anchors in replacement base plates. Where do we give a unit price for the new base plates indicated in details? Is this in the base bid? If so, then why break out the price of the anchor bolts only?
- c. Also, there appears to be 12 locations of new base plates for the three different types of trusses per the two details noted for T2 with 4 anchor bolts each. Should this really be 48 anchor bolts if the City wants a price just for anchor bolts?

A2. Responses:

- a. The T2 testing refers to testing the existing concrete footing as described in Note. 5 per S100. The concern is the existing concrete strength. If the testing strength does not meet the design strength that is shown in Note. 5 per S100, the SEOR shall design post installed anchors for the existing concrete strength. For bidding purposes, assume 12 of the existing anchor bolts need to be replaced per Table on S400.
- b. For bidding purposes, assume the replacement of the existing base plates in three locations. The means and method of shoring, cutting, and pertinent work of replacing existing base plates should be included in the unit cost item #23. The unit cost for testing (12) base plates shall be included in bid line item # 22.
- c. Please refer to responses for Q2.a and Q2.b. For bidding purposes, assume 12 anchors need to be replaced.

Q3. Sheet S400 Testing Quantity indicates T3 as "1 Row of Fillet Weld per Base Plate, 2 Base Plates total." This seems to indicate testing for and existing fillet weld. Please clarify which fillet welds are to be tested on the existing B, C, & D type trusses if in fact the testing is related to existing welds. Should this really just be testing or inspection of bottoms of existing trusses where they connect to existing base plates?

A3. It is assumed rusting and welding deficiency around the connection of the truss to the cast iron shoe. The locations occur at assembly details of the angles and the horizontal 7/16" plates of bottom of truss connections per Detail R5A and R6A on S401. The testing quantity is per T3, refer to Sheet S400.

- Q4. Sheet S400, Replacement/Repair Quantity table for T3 indicates "12 Base Plates (20" Fillet Welding per Base Plate)" and references details R5/S401 and R6/S401. When you look at these details, they do indicate to replace existing cast iron shoe w/(N) steel base fitting. There are 12 locations for this but there are no fillet welds that we can see related to any new steel base fittings. Detail R5/S401 does talk about a (N) 7/16"x10"x11" long plate with 1/2" weld all the way around but that would not be considered a "Base Plate". It seems like the verbiage for the "12 Base Plates" in T3 really should be with the T2 work noted above. T3 should perhaps be related to the new 7/16" plate with welding all around although that size of a plate would require at least 42" of weld rather than the 20" noted. (20" of welding would work if the welding was only on the two 10" sides of the added plate) Please clarify what is required for T3 as it relates to Testing and Replacement/Repair as the current information is very confusing and could create issues for all later in the process.
- A4. Per Table S400, DB to assume the replacement/repair quantity for T3, the assembly detail of bottom of truss connection to base plate, is 20" at (12) locations, for a total 240" of fillet welding. In addition, please refer to responses for Q2.b, Q3 and Notes per Detail R6 on S401.
- Q5. On S400 the Steel Framing Member Replacement/Repair indicates Bid Quantity of 40 Chord Member per R7/S401. Detail R7/S401 shows two (2) each new steel plates where repair is needed. For proper pricing and later application of said unit price, please clarify if there is one (1) new plate or two (2) new plates welded at 40 locations. The real question is are we to price installation and welding of 40 new plates or 80 new plates at 40 different locations? This needs to be clarified for proper pricing and application of pricing once the final work is known. Please clarify.
- A5. For bidding purposes, install and weld 40 new plates at 40 different locations. Unit cost to be included in bid line item # 20 (special material repair/replacement steel framing: chord member). Actual quantities will be determined by the SEOR.
- Q6. On Page 30 of the RFP, Item 2.1.18 still indicates "Refer to Additive Alternates concerning the existing concrete on the north side." It appears the removal of the concrete at the base of existing Truss A locations on both the north and south side is in the base bid now. Please confirm this verbiage should be removed.
- A6. Removal of the concrete at the base of existing Truss A locations on the North and South side is part of Base Bid. Delete the following verbiage in



item 2.1.18: *"Refer to Additive Alternates concerning the existing concrete on the north side."*

- Q7. The Price Proposal Form includes Line 21 for 1x3 Wood Slat at 6" O.C. and we are to price out 5,600 sf. The attached photo (1166) shows the two different patterns of wood slats on the building. The work involved in replacing the lattice work on the wings and upper dome seems to be the type of lattice wood slats noted in this line item. The other areas at the center of the building and at the east & west ends of the wings have approximately twice as much actual lattice slats as the single slat areas and therefore would take more labor & material to replace. Please advise how the City would like for us to price this as we cannot determine how much of each type of lattice may be required to be replaced once the full investigation is completed. This one line items will not properly cover the cost associated with the two different type of lattice work.
- A7. DB to perform structural material testing survey and replace 25% of each lattice condition and 25% replacement for the ornate wood above the steel trusses. Include the removal and replacement of lath members in each area, above and below, for a total of 25%, or 5600 SF, replacement of all lattice and ornate wood conditions. The unit cost for the lattice replacement per SF shall be included in bid line item #21.
- Q8. Looking at photo 1166 attached to this message, please clarify how the City would like for us to price repairs that may be necessary to the ornate wood work that is at the top of the various truss elements, in the elevations of the center core, and in the east & west elevations of the wings. There will likely be repair work needed in these locations but is it not practical to quantify at this time. Please advise.
- A8. Refer to response on Q6.
- Q9. Attached is a photo of a deteriorated 6x6 member that supports the 1x3 wood slats. It is not possible to determine at this time how many of these elements that will remain in the building will need to be replaced. Additionally, to replace them members it is likely that the 1x3 wood slats and 1x6 wood cover at the slat splices would also need to be replaced to make this repair. Please advise how the City would like for DBE to price this work in our proposal when we cannot reasonably determine an actual quantity at this time.
- A9. Refer to response on Q6.

- Q10. On Page 45 of the RFP, Item 2.1.23.3 it talks about removing and replacing damaged horizontal wood battens. It goes on to indicate "Existing exterior horizontal wood batten are attached over the vertical 1"x 3" furring strips would require to be removed to replace 25% of the damaged battens." For clarity, please advise what elements are what as it relates to slats, battens, furring strips, etc. Looking at the existing conditions and photos and reading the verbiage in the RFP, it seems to us that the 1x3 furring strips are the same as the 1x3 wood slat noted in Line 21 of the pricing schedule and called furring strips in this part of the RFP. The "horizontal wood battens" noted in this verbiage would seem to be the 1x6 elements applied over the wood slats (furring strips) and attached to the 6x6 beams. Please clarify what the City describes each element as and how we are expected to price the replacement of these various elements when they are all inter-related and while you could replace the 1x6 elements without replacing the other two, and you could replace the 1x3 and 1x6 without replacing the 6x6 beam, when a beam has to be replace, it would involve all the various elements. Please advise as there is a line item in the price proposal form that only deals with one element of this system. We need to know how to properly price and provide unit price so there is no confusion later in the execution of the work and application of the unit prices to the actual work.
- A10. Refer to response on Q6.
- Q11. Bridging Documents note the Maintenance Yard as part of Alternate #1 along with the building elements on the north side. However, L1.03 indicates that West Fountain Pump and Filtration System is located in this portion of the project. West Fountain is part of Base Bid so if the City does not accept Alternate #1, where would you like to have the West Fountain Pump & Filtration System located. Additionally, Sheet L2.01 indicates irrigation pipe work in this area as well. Please clarify what should be in base bid and what should be part of Alternate.
- A11. West Fountain Pump & Filtration System and L2.01 lines and stub-outs should all be included in the base bid. If the Maintenance Yard enclosure per Alternate #1 is not accepted, then provide a secure vault/cage/enclosure for the Fountain Pump & Filtration System to be located within. The DB team shall submit and obtain necessary approvals from City representative.
- Q12. Please confirm that it is a requirement that existing web brace concrete columns must be removed.

Clarification from DB- R1 on Sheet S400 details the removal of the existing concrete pier and truss column. We are looking for confirmation that you want this demolition to take place, and that the steel will be replaced in kind but without a concrete pier. The issue is that this steel beam will once again be within a planter space with no protection from soil conditions/rusting etc which will have caused most of this deterioration in the first place.

A12. Refer to response to Q13.

Q13. R1 on Sheet S400 details the removal of the existing concrete pier and truss column. We are looking for confirmation that you want this demolition to take place, and that the steel will be replaced in kind but without a concrete pier. The issue is that this steel beam will once again be within a planter space with no protection from soil conditions/rusting etc which will have caused most of this deterioration in the first place.

A13. Confirmed, demolish existing concrete piers and replace the steel in kind to the 1915 drawings appearance without a concrete pier. DB shall design steel with a coating for moisture protection with consideration of the historic 1915 drawings.

Q14. We have reviewed the As-built Documentation provided in the RFP and we do not see any information on existing storm drain systems at the northwest corner of the site. Can the City provide information on the existing storm drain system so we can determine how the new storm drain system and bio-basin will be coordinated with existing drainage systems.

A14. For bidding purposes, assume there is no bio basin for this project.

Q15. Notes 17 and 18 on Sheet L1.03 indicates to connect new trench drain and area drain to sewer line. These drains will collect rain water and potentially irrigation water as this portion of the building is not weatherproof. Please clarify if the City has determined that the rain water and/or irrigation water can be conveyed to the sewer system or if it should be connected to the storm drain system and properly treated. This could potentially have an impact on the size of storm water treatment system per City Standards 2.1.22.4.5 (Exterior Irrigation) – “There

A15. DB to assess existing condition of vitrified clay pipe (refer to As-Built 5\_5\_Botanical Building\_12191\_Set), clean and flush before pipe connection. Refer to revised sheet L1.03 for more details.

- Q16. Please provide a plan & description that states what finishes we are to provide on the north side of the building if Alt 1 is not taken. Including any landscaping/flatwork in lieu of the new building footprint
- A16. If Additive Alternate #1 is not awarded, existing area to remain as is.
- Q17. Page 30 of the RFP states: 2.1.18: Removal of existing concrete piers on the south side of the Building. Refer to Additive Alternates concerning the existing concrete on the north side. Referring to the additive alternates on page 47, there is no mention of the existing concrete at the north side. The bridging docs seem to indicate that the concrete removal at the north and south are to be included in the base bid. Is the concrete removal at the north side to be an add alternate? Or is it to be included in the base bid?
- A17. Include concrete pier removal on the North side as part of the base bid.
- Q18. Page 36 of the RFP indicates "Flood test all paving areas to ensure proper drainage and repair areas showing evidence of ponding." Please provide clarification of what the City considers "ponding" that would require replacement of new interior concrete paving. The finishes on this concrete are variations of a sandblast type finish that by its nature will somewhat restrict the natural flow of water from the surface. Therefore, we need to understand what the City would consider "ponding" as there is a real possibility that some standing water may linger on these types of finishes for hours after they are wetted. Please advise so there is no confusion later in the project acceptance.
- A18. DB shall provide paving with positive drainage to eliminate puddling and no areas of standing water. All finish surfaces shall maintain slopes per city design standard. During design built phase, DB shall notify and work with City representatives to resolve conflicts on maintaining drainage.
- Q19. To fulfill the requirements for the Good Faith Effort please advise if an accepted or declined response from a subcontractor through a third party system (I.e. Smart Bid) would suffice for written verification accepting or declining to bid the project.
- A19. Please refer to Section B, Subsection 2.2 of the SLBE-ELBE Good Faith Guidelines. Written verification received from subcontractors must be provided.

Q20. Is Anti-Graffiti Paint required on the exterior plaster of the building, if so, should this be to full height or will 10' height suffice

A20. Yes, full height of anti-graffiti paint.

Q21. Sheet S100 'Surface Preparation and Pre-Painting' note 3 states, "All new wood structure shall be stained to match existing wood". Please confirm if we are to allow for re-staining/painting all of the wood lath/exposed wood structure, or only that which has been newly replaced.

A21. Confirmed, paint all wood lath and exposed wood structure that are existing and new.

Q22. Will the City remove the fish, turtles, and water in the pond on the south side of the building during construction or will we need to figure to work around those existing elements? If we need to work around those elements, please confirm the City will maintain the fish & turtles within the pond area rather than the Contractor.

A22. DB will be responsible for removing and relocating the flora to the lower pond and drain the upper pond prior to construction; protect and keep the pond clear of debris during construction; clean and refill the pond and move the flora back to the pond after construction to original conditions. Work to be coordinated with city representative. The fauna/aquatic animals in upper pond to be donated to a humane society or relocated to lower pond prior to construction. Relocation of fauna not required after completion of construction.

Q23. Page 5 of the RFP states " CONTRACT PERIOD: The Project, including the Plant Establishment Period, shall be completed within 396 Working Days from the Notice to Proceed (NTP)."

If the establishment period is 120 days and we are to include that in the construction period that will leave very little time for design/construction. Please confirm that the plant establishment period can take place after the 396 working days has been completed.

A23. Refer to page 546 of the RFP Section 3-13.1.1- Requirements Before Requesting Substantial Completion

1-l) if the work includes Plant Establishment Period, Work in accordance with 801-6, "MAINTENACE AND PLANT ESTABLISHMENT" shall be completed

prior to requesting Substantial Completion, unless approved otherwise by the owner.

Q24. Page 5 of the RFP states " CONTRACT PERIOD: The Project, including the Plant Establishment Period, shall be completed within 396 Working Days from the Notice to Proceed (NTP)."

Is the 396 working days to include the design phase?

A24. 396 working days is contract duration for the completion of the project which includes design phase.

Q25. For the Design-Build List of Subcontractors requirements, please confirm that the Design-Builder is required to include a valid proof of certification for a subcontractor only if they do not possess a SLBE/ELBE certification, i.e. WBE, DVBE etc.

A25. Please refer to the Proposal Documents, Section 13, Subsection 13.1

Q26. Please confirm if we are to provide solid fixed wood panels or glazed panels for 'Arch 1' & 'Arch 5' per the door schedule on A701.

A26. Provide solid wood for Arch 1 & Arch 5 door types. Refer to as-builts: 5\_4\_Botanical Building\_08007\_set.

Q27. Please confirm the Species of the Wood for 'Arch 1-5' per the door schedule on A701.

A27. Match wood species to existing structure (redwood). The DB team shall submit and obtain necessary approvals from the following organizations including but not limited to, historical review, FAA, City of San Diego Developmental Services, and others that are required.

Q28. Please confirm If we are to stain or paint the Wood for 'Arch 1-5' per the door schedule on A701.

A28. Paint wood for 'Arch 1-5'.

Q29. Please confirm the amount of damaged woodwork to be repaired/replaced (that is not the lath or the horizontal battens) will be determined by the wood survey and will be priced after the survey is complete.

A29. Refer to response Q7.

- Q30. Please confirm anticipated duration that the city will take to approve the DB Contractors Design Submittals & Historic Design Submittals.
- A30. DB is responsible for completing the project within the stipulated contract duration.
- Q31. Page 80 of the RFP, Item C.3 indicates "The design intent of the project for the on-site drainage is to maintain existing flow patterns and for the new building addition to drain the site to the west into a proposed biobasin." This seems to indicate that the roof area of the new addition would drain to the west into a proposed biobasin. The bridging document civil plans do not indicate a biobasin anywhere on the site and the northwest corner of the site has limited space for a potential biobasin location around the existing trees that are to remain per G1.01. There is an existing catch basin that presumably has a pipe system that takes storm water from the northwest portion of the site to somewhere unknown to us. Please provide clarification as to what this is intended by the verbiage relative to new building addition and proposed biobasin. Trees currently shown to be protected in place would need to be removed to create a biobasin. Please advise if the project is required to provide stormwater treatment for the new building addition and sidewalk improvements.
- A31. For bidding purposes, assume there is no bio basin for this project. Refer to revised section C Grading.
- Q32. Page 80 of the RFP, Item C.4 indicates "Grading shall drain away from the structures and direct drainage to the north and west via catch basins and a conveyance system." Please clarify if "Grading" in this passage references regrading of the entire area around the existing building and if the portion about drainage to the north & west via catch basins and a conveyance system" relates to the entire site within the limits of work or just the area on the north near the addition. The entire site other than a portion of the north side of the site and a portion of the west side of the site currently drains to the south west based upon existing topo. If we are to provide catch basins and a conveyance system to drain everything in the limits of work to the north and west, that would conflict with C.3 which indicates the intent is to maintain existing drainage flow patterns. Please clarify how C.4 applies to the work anticipated for the project.
- A32. Areas of new grading only. Refer to revised section C Grading.

Q33. E.3 and E.4 of the Performance Specifications (Page 82 of the RFP) talk about Post Construction BMPs such as bio swale, bioretention, and biofiltration facilities. The bridging document civil plans are based upon C.3 on Page 80 where the on-site drainage is to maintain existing flow patterns which is primarily sheet flow over existing. Please clarify if it is the intent of the City to incorporate bio swales, bioretention, or biofiltration elements into this project as these elements would have a significant cost impact and cause the existing flows to be modified. These types of elements will also impact the landscape design which is not currently taken into consideration in the bridging documents. Please clarify what is intended so the project can be properly budgeted, and designer know how to price their design efforts.

A33. For bidding purposes, assume this project is Standard Development and bioretention basin or bioswale are not required. Refer to section 2.1.21.2. If during design, it is determined that this project must comply with Permanent Storm Water requirements for Priority Development Projects, reference section E - Storm Water Management. Any costs associated with this change will be paid for utilizing Bid Line Item #6 - Contingency.

Q34. A. On the North side of the building there is a 3" PVC Storm line to be installed. At the Zurn deck drain it has an I.E of 280.71 and a rim of 281.38. The pipe OD is 3.5 inches. The pipe will be in the new concrete. From there it drops to 277.00 i.e. at the cleanout, and then goes UPHILL to a 280.42 i.e/ FL at the curb cut.

B. Is there an existing line at the new clean-out that we are supposed to be tying into?

C. If you run a straight fall from the deck drain to the curb cut, most of it will be in or near the bottom of the concrete sidewalk and the line may be too shallow to install a proper cleanout. You may have to have a flow through drain where you can remove the grate to clean out any lines? Please confirm if this is acceptable.

A34. Responses:

A. Cleanout deleted and invert adjusted to flow at 0.5%. See revised sheet C202.

B. No.

C. Yes, this is acceptable



- Q35. Referencing the Bridging documents '2016 Balboa Park, Botanical Building and Grounds Restoration and Enhancement Phase 1- Concept Development Book 2 of 3'; This documents shows various concept plans and renderings that show a new Pergola to the west of the site. This is not mentioned in the Attachment A of the RFP, nor is it shown in the Plans for the project. Please confirm if we are to include the cost of this pergola in our project.
- A35. Pergola is not part of the scope of this project.
- Q36. Referencing the Bridging documents '2016 Balboa Park, Botanical Building and Grounds Restoration and Enhancement Phase 1- Concept Development Book 2 of 3'; This documents shows various concept plans and renderings that show various site paths as being DG and not Concrete paving. Please confirm if this is accurate or if all paths must be Concrete.
- A36. DB to bid RFP per the plans and specifications. The "2016 Balboa Park, Botanical Building and Grounds Restoration and Enhancement Phase 1- Concept Development Book 2 of 3" is a conceptual and renderings not for bidding purposes.
- Q37. We are working on our proposal, including construction schedule. The RFP indicates 396 work days which includes 120 calendar days of Plant Establishment Period. Typically a plant establishment period would be for new vegetation that is planted as part of the project. Other than patching or replacement of existing exterior plantings that may be damaged during construction, there is no new planting. Can the City please advise what they would consider to be included in the 120 Calendar Day Plant Establishment Period that is part of the total project duration so we know how to apply that in the project schedule requested. Please advise.
- A37. Refer to page 546 of the RFP Section 3-13.1.1-Requirements Before Requesting Substantial Completion
- 1-l) if the work includes Plant Establishment Period, Work in accordance with 801-6, "MAINTENACE AND PLANT ESTABLISHMENT" shall be completed prior to requesting Substantial Completion, unless approved otherwise by the owner.
- Q38. Addendum #3, Q&A #19 indicates "in the event this projection changes during the course of the project design, the exterior irrigation equipment will utilize purple pipe and boxes to allow for connection to reclaimed irrigation in the future." Please clarify how we price this as there is fairly

significant cost difference between the purple pipe and standard irrigation pvc piping. Furthermore, the exterior irrigation system is primarily an existing system that we have to repair based upon the new work and any damage to same. If the exterior irrigation system is to connect to a reclaimed water system, that would be a replacement of existing piping rather than repair. Please advise how we are to price the work. It seems as though we can only price for standard pvc piping and a change to purple piping in the future would have to be handled as a change condition once the total scope is known.

- A38. Bid for standard PVC piping requirements per RFP.
- Q39. Addendum #3, Q&A 25 indicates that Design Build is to perform load test that may be required to determine if existing DSB in Casa Del Prado Theater. We can do that testing, however, we will can only price to run the service for the new panel to the existing DSB as indicated in the RFP and Bridging Documents. Please confirm that if the existing DSB at Casa Del Prado Theater cannot handle the added load and it has to be upsized or the point of connection has to be changed after award of contract, City contingency would be utilized to reconcile any added cost that may be incurred. We can only price what we have available to us during the proposal phase.
- A39. Confirm, bid per Q/A #25 of Addendum 3.
- Q40. Section 1.4.2 on Page 27 of the RFP indicates "In future phases, the restored interior gardens will house existing preserved and new permanent plantings ..." and then goes on to indicate Phase 1 refers to current scope of work and Phase 2 refers to future scope of work. This would seem to indicate that new permanent plantings are in a future phase and not the scope of this project. However, Note 5 on G1.01 of the Bridging Documents indicates "Contractor shall return plants to Botanical Building for replanting at a future date." Please clarify scope of work in the current phase. Is the Contractor required to include cost in this project to return plants to the Botanical Building? If so, we must assume that would be within the project duration. Please advise.
- A40. Refer to page 546 of the RFP Section 3-13.1.1-Requirements Before Requesting Substantial Completion
- 1-l) if the work includes Plant Establishment Period, Work in accordance with 801-6, "MAINTENACE AND PLANT ESTABLISHMENT" shall be completed prior to requesting Substantial Completion, unless approved otherwise by the owner.

- Q41. Q&A #58 indicates "Asbestos and Lead report was completed. Anything beyond those reports are DBs responsibility." Please advise how DBs are supposed to be able to figure out where lead paint may existing beyond that shown in the report provided as part of the RFP Documents. Is the City expecting that each DB shall go out and do their own report during the proposal phase to ascertain if the current report is complete and accurate? Please advise.
- A41. Color in this case is subjective and all components were tested. Lead based paint was found in the potting work room only, and lead containing paint was found on the door frames as the report indicates. The lead based paints and lead containing paints can be encapsulated. The contractor should always follow Cal OSHA and ensure their workers are protected either by knowing which paint not to disturb, or if they need to take precaution to protect the workers when that paint is disturbed. Encapsulation can be performed without disturbance.
- Q42. The current Asbestos and Lead Report included in the RFP indicates that "Brown" paint on metal column at interior for Side C and Side A are negative. The existing paint on the trusses appears to us to be "Green" in color and therefore does not appear to have been tested as part of the report included in the RFP. Please advise how we are to figure to deal with the green paint on the existing trusses.
- A42. Refer to response to Q41.
- Q43. Q&A #59 in indicates it is acceptable to encapsulate existing lead paint if it does not involve sanding, scraping or otherwise disturbing the lead based paint. Note #2 on Sheet S100 of the Bridging Documents under SURFACE PREPARATION AND PRE-PAINTING indicates "All existing exposed structural steel shall have its surface prepared for repainting by removing all existing rust and surface coatings." Is this note intended to indicate that all existing paint on all exposed structural steel elements are to be stripped of existing coatings down to bare metal prior to "repainting"? This is a critical pricing consideration and it is critical to have some reasonable basis of understanding as to whether there is lead paint on the various components that would be stripped of surface coatings. Please advise.
- A43. Refer to response to Q41.
- Q44. On Page 39 of the RFP, the third bullet point down from top indicates "Trash Enclosure is to be constructed out of concrete masonry unit, ..." and finishes

with "Note, trash enclosure is set within the larger maintenance enclosure described below." The first bullet point under Maintenance Enclosure indicates "Maintenance enclosure shall be constructed of chain linked fence with privacy screen." The Maintenance Enclosure is also addressed in the Bridging Documents on L1.03 and indicates per Note 10A that it is enclosed with an 8' chain link fence with privacy screen. This appears to be a conflict in the documents. Please advise if Trash Enclosure is to be constructed with CMU or chain link fence. Furthermore, the Maintenance Enclosure as currently laid out does not depict an area for a "trash enclosure". Please confirm if the Maintenance Enclosure is to include a trash enclosure and if not, where on the site a trash enclosure is desired.

A44. Maintenance enclosure will not include a trash enclosure. Trash enclosure is not part of scope of work.

**C. ADDENDUM**

1. To Addendum 3, Section C, Changes to the Request for Proposals, page 18, Item 1, **DELETE** in its entirety and **SUBSTITUTE** with the following:

**4. PROPOSAL DUE DATE AND TIME ARE: MAY 4, 2021 at 2:00 PM.**

**D. CHANGES TO THE REQUEST FOR PROPOSALS**

1. To Request for Proposals, Item 11, Subcontracting Participation Percentages, page 6, Sub-Item 11.1, **DELETE** in its entirety and **SUBSTITUTE** with the following:

**11.1.** 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 **6.0%**
- 2. ELBE participation **8.7%**
- 3. Total mandatory participation **14.7%**

2. To Request for Proposals, Item 12, Selection and Award Schedule, Sub-item 12.3. Proposal Sude Date, **DELETE** in its entirety and **SUBSTITUTE** with the following:

**12.3. Proposal Due Date May 4, 2021**

3. To Attachment A, Project Description, Scope of Work and Performance Specifications, page 30, **DELETE** in its entirety and **SUBSTITUTE** with page 19 of this Addendum.
4. To Attachment A, Project Description, Scope of Work and Performance Specifications, page 33, **DELETE** in its entirety and **SUBSTITUTE** with page 20 of this Addendum.
5. To Attachment A, Project Description, Scope of Work and Performance Specifications, page 39, **DELETE** in its entirety and **SUBSTITUTE** with page 21 of this Addendum.
6. To Attachment A, Project Description, Scope of Work and Performance Specifications, page 80, **DELETE** in its entirety and **SUBSTITUTE** with page 22 of this Addendum.
7. To Attachment H, Price Proposal Forms, pages 619 through 622, **DELETE** in their entirety and **SUBSTITUTE** with pages 23 through 26 of this Addendum.

**E. PLANS**

1. To Civil Sheets, C-101 through C105 and C-202, **DELETE** in their entirety and **REPLACE** with pages 27 through 32 of this Addendum.
2. To Landscape Sheets, L1.02-L1.06, **DELETE** in their entirety and **REPLACE** with pages 33 through 37 of this Addendum.

James Nagelvoort, Director  
Engineering & Capital Projects Department

Dated: April 20, 2021  
San Diego, California

JN/MJN/mlw

## Attachment A: **Scope of Work**

### 2. **Scope of Work**

2.1. The Scope of Work for the Design-Build firm includes but is not limited to:

- 2.1.1 Architectural and engineering design services. Design and approvals required to restore and reconstruct the existing building as well as construct the single story addition to the existing building. The project requires close attention to the historic character of the site and the building.
- 2.1.2 Permitting submittal and approvals from local and state agencies. The Balboa Park is a registered National Historic Places and the Botanical Building is one of the few buildings designed to be the permanent structure. Adherence to the Secretary of Interior's Standards for the Treatment of Historic Properties is required. It is the DB's responsibility to identify and obtain any and all necessary permits.
- 2.1.3 Coordination of payment of all fees.
- 2.1.4 Project Management.
- 2.1.5 On site and off site wet and dry utilities design, coordination, and installation in the public right of way. The project boundary is indicated on the civil drawings of the bridging documents.
- 2.1.6 Commissioning of systems and equipment.
- 2.1.7 Coordination and payment of all test and inspection services.
- 2.1.8 Coordination and scheduling work of Team and others providing services to design and construct the project. The entire construction site should be fenced with a temporary minimum 6 feet chain-link fence with a green privacy screen. Demolition and fine grading within the project boundary.
- 2.1.9 All on-site and off-site design and grading for new construction storm water compliance (WPCP, BMPs, City of San Diego Storm Water Manual, MS4).
- 2.1.10 Insurance and bonding.
- 2.1.11 Coordination with City representatives.
- 2.1.12 NOT USED
- 2.1.13 The Geotechnical Survey; include site utilities in the geotechnical investigation.
- 2.1.14 Steel Members Integrity Testing. Refer to Tables and Notes per sheets S100, S400, and S401 for bid average testing quantity and bid average repair/replacement quantity. Survey and test the existing steel structure to determine the extent of existing damaged steel structure. Provide a report to the City prior to commencing repairs.
- 2.1.15 Data/Cable/Voice/Communication infrastructure for City network use.
- 2.1.16 Relocation of specified plants in the existing building to Balboa Park Nursery or Park and Rec choice of Nursery. Refer to Landscape drawings for tree removal, salvaging, and protecting in place. Park and Rec will be responsible for maintenance upon relocation.
- 2.1.17 Install paving, planters, and fountain infrastructure. Refer to Additive Alternates (Item 2.4) concerning the construction of the East Fountain.
- 2.1.18 Restoration or reconstruction of the windows and doors.  
Removal of existing concrete piers on the south side of the Building.  
Structural reinforcement. Repair/replace existing redwood lath. Paint the building.
- 2.1.19 Remodel and expansion of the existing north maintenance area. Refer to Additive Alternates concerning the expansion.

(SWPPP) will be required. A WPCP will be required for this project. Additionally, the project has been determined to be a standard project in accordance with the 2018 City of San Diego Storm Water Standards Manual.

### 2.1.21.3 Wet Utilities

#### 2.1.21.3.1 Domestic Water Service

There is no existing water service to the Botanical Building. The nearest water main was originally constructed in 2012 and is located beneath Old Globe Way, approximately 75 feet northwest of the Botanical Building. The water distribution main is within the university heights pressure zone and consists of an 8 inch PVC distribution main based on City record drawing number 38013-6-D. The new water service will consist of a 1-½ inch PVC line, associated pipe bedding, and trench backfill per SDW-110. The proposed domestic water service shall also include a new backflow preventer per SDW-155. *NOTE: Referenced As-Builts can be obtained at the DSD Maps and Records.*

#### 2.1.21.3.2 Sanitary Sewer

There is no existing sewer connection to the Botanical Building. The nearest sewer main was constructed in 2005 and is located beneath El Prado street, approximately 400 feet southwest of the Botanical Building. The sewer main has invert elevations between 263.24 and 265.06 and consists of an 8 inch PVC collection main based on City record drawing number 28573-3-D. The new sewer connection will consist of a 4-inch PVC line, associated pipe bedding, and trench backfill per SDS-110. The proposed sanitary sewer service shall include sewer cleanouts per SC-01. *NOTE: Referenced As-Builts can be obtained at the DSD Maps and Records.*

### 2.1.22 Landscape Elements

#### 2.1.22.1 Plant Salvage and Protection

D/B is responsible of removing, relocating, and transporting all salvaged plant materials. Any plants not on the "salvage/relocate" list or "protect in place" list may remain in place or must be removed/demolished by the contractor as required for new construction. D/B to coordinate with the City for review and approval.

#### 2.1.22.2 Water service and pressure

The D/B team is responsible for verifying points of connection and pressure for irrigation and water fountain supplies

#### 2.1.22.3 Soils Test

The D/B team is responsible for soils test to assess drainage and compaction properties of native site soil for future planting and to design pavement and footing sections.

#### 2.1.22.4 Landscape Scope Narrative:

The narrative below includes general description of landscape scope items for building interior and exterior and maintenance enclosure. Please see drawings for additional detail. Note: building interior refers to non-conditioned

cast concrete caps in finish, color and profile to match existing Balboa Park site walls in vicinity of Botanical Building.

- Site Walls are concrete or concrete unit masonry walls with integral color, texture, and finish. No applied colors or finishes will be accepted. Non-planted site walls must be graffiti proof.
- Non-vehicular curbs are integrally colored concrete in color and finish to match or complement adjacent hardscape finishes. Joint locations, types, radius of tooled edges per City of San Diego standard details.
- Contractor shall provide (2) two rounds of mock-ups for each wall and curb type.
  
- Maintenance enclosure
  - Maintenance enclosure shall be constructed of chain linked fence with privacy screen.
  - Access gates at trash enclosure and equipment yard shall have heavy duty hinges, cane bolts to secure gates in open and closed positions and lockable latches and/or hasps for securing enclosure per City of San Diego standards.
  - Include an accessible route/path to the doorway of the enclosure compliant with CBC, 2010 ADA Standards, and City of San Diego Standard Drawings and Access Memo 2004-04 - [https://www.sandiego.gov/sites/default/files/legacy/publicworks/pdf/edocref/accessmemo04\\_04.pdf](https://www.sandiego.gov/sites/default/files/legacy/publicworks/pdf/edocref/accessmemo04_04.pdf)
  - Maintenance pad shall have a minimum of two hose bibs and one or more drains for cleaning and wet downs.
  - Provide shop drawings of maintenance enclosure including all elevations, plan layout, typical section details, structural design of footings and sizing of steel members, materials, finishes, fasteners and hardware for review by City's Authorized Representative prior to beginning construction.
  
- Site Furnishings:
  - Exterior trash receptacles, water fountains, light poles, bicycle racks and wayfinding signage shall match Balboa Park standards.
  - Interior benches shall be custom fabricated, painted or semi-transparent stain on decay-resistant wood to match existing at House of Hospitality courtyard and elsewhere in Balboa Park.
  - Provide shop drawings of wood benches including all materials, finishes, fasteners and hardware for review by City's Authorized Representative prior to beginning construction.



prepared by WSP, shall be updated to incorporate current building codes, which may require additional measures to be implemented. All changes are subject to review and approval by the City of San Diego.

B All grading and storm water improvements will be reviewed by City staff. This review will be coordinated by the City Project Manager.

C Grading

C.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.

C.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), and whitebook current edition.

C.3 *NOT USED.*

C.4 Grading shall drain away from structures and direct drainage to the north and west via catch basins and a conveyance system.

C.5 The ADA path of travel is from the parking stalls to the north of the building across Old Globe Way and then to the west of the botanical building, cross slopes will need to be 1.5% max and running slopes will need to be 4.5% max to comply with ADA laws. The Design-Builder is responsible for providing an accurate site survey to determine ADA compliance at the north parking area to the loading zone.

D Utilities

D.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 to for the routing of the sewer line to determine site features and invert elevations of the proposed tie in location, The Design-Builder will need to determine all underground utility locations 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.

D.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.

D.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.

D.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. Selected Design Build team shall be responsible for all coordination with Utility providers.

D.5 Design-Builder is responsible for all coordination with utilities. Trench excavation,

Request for Proposal:  
Attachment A  
Botanical Building Improvements

## PRICE PROPOSAL FORMS

The Design-Builder agrees to the design and construction of **Botanical Building Improvements**, 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 from the date Proposals are due. The duration of the price guarantee may be extended as required by mutual consent.

Item No.	NAICS CODE	Description	Quantity	D*	Unit	Unit Price	Extension
<b>BASE PROPOSAL</b>							
1	524126	Bonds (Payment and Performance)	1		LS	<del>                    </del>	\$
2	541330	Engineering and Design Services	1	D	LS	<del>                    </del>	\$
3	236220	Construction	1		LS	<del>                    </del>	\$
4	236220	Building Permit (EOCP Type I)	1		AL	<del>                    </del>	\$50,000.00
5	238210	Dry Utilities Fees (EOC Type I)	1		AL	<del>                    </del>	\$30,000.00
6		City Contingency (EOC Type II)	1		AL	<del>                    </del>	\$800,000.00
7	541330	WPCP Development	1	D	LS	<del>                    </del>	\$
8	237310	WPCP Implementation	1		LS	<del>                    </del>	\$
9	541370	Survey Services	1		LS	<del>                    </del>	\$
10	238120	Special Material Testing : Bolt Type T1 Testing	(2) RIVET		EA	\$	\$
11	238120	Special Material Repair/Replacement : Bolt Type T1	(280) RIVET		EA	\$	\$
12	238120	Special Material Testing : Concrete Footing Type T2 Testing	(2) LOCATION		EA	\$	\$

Item No.	NAICS CODE	Description	Quantity	D*	Unit	Unit Price	Extension
13	238120	Special Material Repair/Replacement : Concrete Footing Type T2	(12) ANCHOR BOLT		EA	\$	\$
14	238120	Special Material Testing : Structural Welding & Welding Size Type T3 Testing	(2) ROW		EA	\$	\$
15	238120	Special Material Repair/Replacement : Structural Welding & Welding Size Type T3	(240) INCH		EA	\$	\$
16	238120	Special Material Testing : Steel Plate Type T4 Testing	(3) PLATE		EA	\$	\$
17	238120	Special Material Repair/Replacement : Steel Plate Type T4	(16) PLATE		EA	\$	
18	238120	Special Material Testing & Repair: Cupola (EOC Type I)	1		AL	<del>                    </del>	\$50,000.00
19	238120	Special Material Repair/Replacement: Steel Framing Member: Diagonal Web Members (Include Connections)	80		EA	\$	\$
20	238120	Special Material Repair/Replacement: Steel Framing Member: Chord Member	40		EA	\$	\$
21	238120	Wood Lattice	5600		SF	\$	\$
22	238120	Special Material Testing: Base Plate	12		EA	\$	\$
23	238120	Special Material Repair/Replacement: Base Plate	3		EA	\$	\$
<b>TOTAL DESIGN-BUILD BASE PROPOSAL (ITEMS NO 1 THROUGH 23 INCLUSIVE):</b>							<b>\$</b>

Item No.	NAICS CODE	Description	Quantity	D*	Unit	Unit Price	Extension
<b>ADDITIVE ALTERNATE A</b>							
A	236220	Additive Alternate #1: North Entry, New Storage & Maintenance Addition	1		LS	<del>          </del>	\$
<b>TOTAL DESIGN-BUILD ADDITIVE ALTERNATE A:</b>							<b>\$</b>
<b>ADDITIVE ALTERNATE B</b>							
B	236220	Additive Alternate #2: East Fountain	1		LS	<del>          </del>	\$
<b>TOTAL DESIGN-BUILD ADDITIVE ALTERNATE B</b>							<b>\$</b>
<b>ITEMS NO 1 THROUGH 23 PLUS ADDITIVE ALTERNATE A THROUGH ADDITIVE ALTERNATE B, INCLUSIVE):</b>							<b>\$</b>

- **Design Element (For City Use)**

Total Price for Design-Build Proposal, (Items No. 1 through 23 PLUS Additive Alternate A through Additive Alternate B, inclusive) amount written in words: \_\_\_\_\_

Design-Builder: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

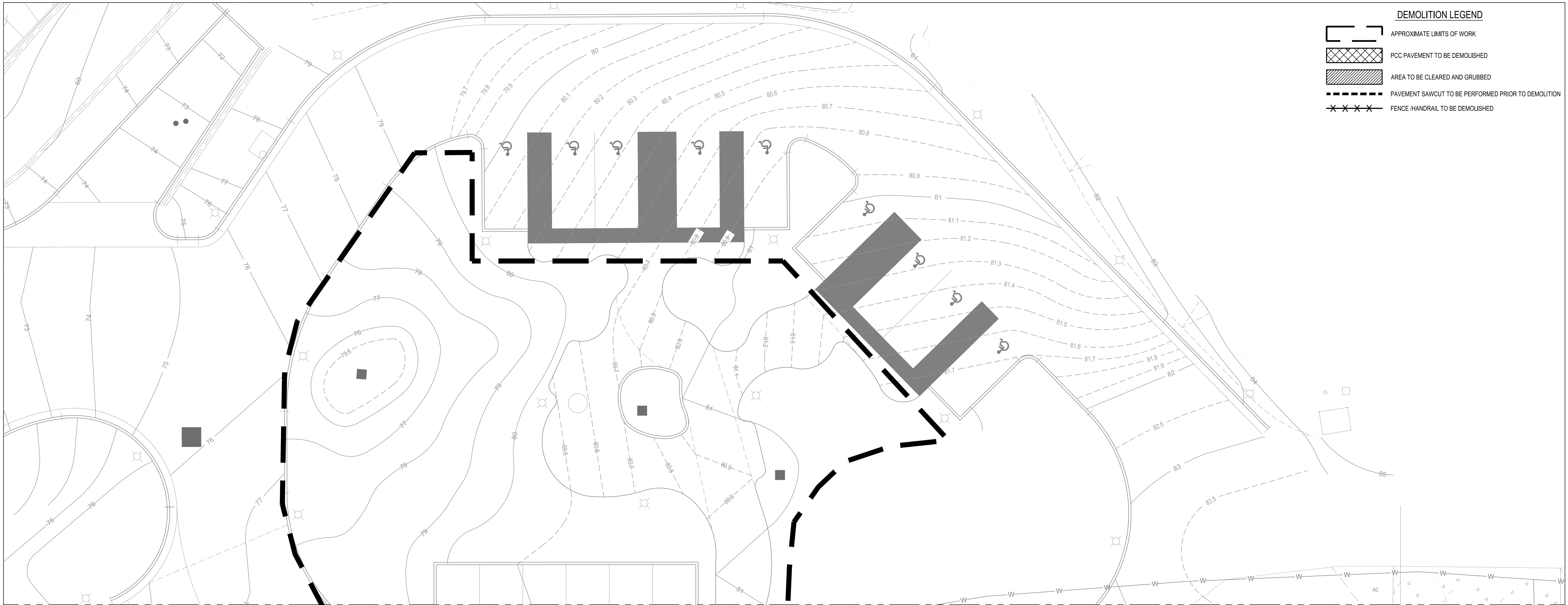
The names of all persons interested in the foregoing proposal as principals are as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.



**DEMOLITION LEGEND**

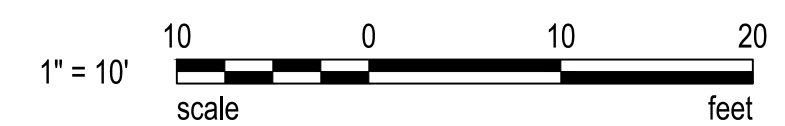
	APPROXIMATE LIMITS OF WORK
	PCC PAVEMENT TO BE DEMOLISHED
	AREA TO BE CLEARED AND GRUBBED
	PAVEMENT SAWCUT TO BE PERFORMED PRIOR TO DEMOLITION
	FENCE / HANDRAIL TO BE DEMOLISHED

MATCHLINE - C-102

DEMOLITION KEYNOTES	
1	SAWCUT, DEMOLISH, AND REMOVE EXISTING PORTLAND CEMENT CONCRETE (PCC) PAVEMENT, INCLUDING BASE MATERIALS, ENTIRELY FROM JOINT TO JOINT.
2	SAWCUT, DEMOLISH, AND REMOVE EXISTING ASPHALT CONCRETE (AC) PAVEMENT AND BASE MATERIAL
3	SAWCUT, DEMOLISH, AND REMOVE EXISTING CONCRETE CURB AND GUTTER ENTIRELY FROM JOINT TO JOINT.
4	DEMOLISH AND REMOVE EXISTING CONCRETE STAIRS, INCLUDING EXISTING CURBS AND HANDRAILS
5	REMOVE AND SALVAGE EXISTING BENCH
6	REMOVE AND SALVAGE EXISTING STREET LIGHT
7	DEMOLISH AND REMOVE EXISTING TREE, INCLUDING STUMP AND ROOTS PER CURRENT GREENBOOK / WHITEBOOK STANDARDS
8	PROTECT IN PLACE EXISTING PAVEMENT TO REMAIN
9	DEMOLISH AND REMOVE EXISTING SITE WALL, INCLUDING FOUNDATION
10	PROTECT IN PLACE EXISTING SITE WALL TO REMAIN
11	DEMOLISH AND REMOVE EXISTING CONCRETE MOW CURB
12	PROTECT IN PLACE EXISTING CONCRETE MOW CURB TO REMAIN
13	PROTECT IN PLACE EXISTING LIGHT AND ASSOCIATED ELECTRICAL LINES TO REMAIN
14	PROTECT IN PLACE EXISTING ELECTRICAL BOX TO REMAIN
15	PROTECT IN PLACE EXISTING WATER LINE TO REMAIN
16	PROTECT IN PLACE EXISTING WATER VALVE BOX TO REMAIN
17	DEMOLISH AND REMOVE EXISTING WATER VALVE BOX
18	PROTECT IN PLACE EXISTING STORM DRAIN
19	PROTECT IN PLACE EXISTING STORM DRAIN CLEANOUT
20	DEMOLISH AND REMOVE EXISTING SEWER BOX
21	NOT USED
22	DEMOLISH AND REMOVE COMMUNICATION BOX
23	DEMOLISH AND REMOVE ELECTRICAL BOX
24	PROTECT IN PLACE CONCRETE BENCH TO REMAIN
25	REMOVE EXISTING BLUE PAVEMENT MARKING / STRIPING

**DEMOLITION NOTES**

- REFER TO SHEET C-100 FOR GENERAL DEMOLITION NOTES AND COMPLETE DEMOLITION LEGEND.
- DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF WORK UNLESS INDICATED OTHERWISE. KEYNOTES REFER TO TYPICAL ITEMS OF DEMOLITION AND SHOULD NOT BE CONSIDERED ALL-INCLUSIVE.
- ALL CONCRETE CURB, GUTTER, SIDEWALK, AND PAVEMENT "TO BE DEMOLISHED AND REMOVED" SHALL BE EXTEND OUT TO NEAREST JOINT(S), EDGE(S), OR SCORE MARK(S) TO PROVIDE A SMOOTH AND TRUE EDGE WITH NO SHATTER.
- WHERE UTILITY TRENCHES CROSS EXISTING HARDSCAPE PAVEMENT, THE PAVEMENT SHALL BE SAWCUT, DEMOLISHED, AND REMOVED ENTIRELY FROM JOINT TO JOINT TO PROVIDE A SMOOTH AND TRUE EDGE WITH NO SHATTER.
- ALL TREES, INCLUDING ROOT STRUCTURES, SHALL BE PRESERVED IN PLACE TO FULLEST EXTENT POSSIBLE, UNLESS OTHERWISE SPECIFIED IN CONSTRUCTION DRAWINGS.



C-101

**BOTANICAL BUILDING IMPROVEMENTS  
DEMOLITION PLAN**

CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS DEPARTMENT SHEET ___ OF ___ SHEETS		WBS S-20005
APPROVED:	DATE	SUBMITTED BY:
FOR CITY ENGINEER		TINA HUANG
PRINT NAME	RCE#	PROJECT MANAGER
		JULIANA SOULAQA
DESCRIPTION	BY	PROJECT ENGINEER
ORIGINAL	XX/XX	206-1719
		CCS27 COORDINATE
		1847-6266
		CCS83 COORDINATE
		41947-01-D
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

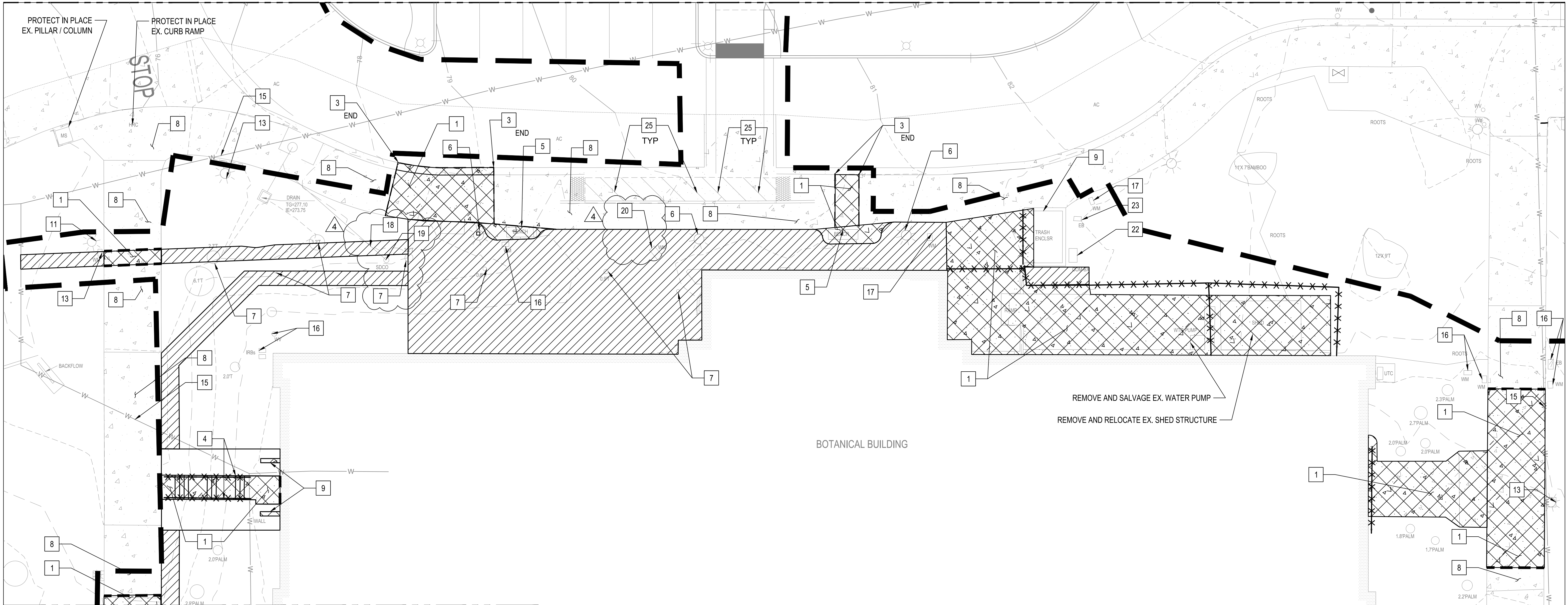
**WARNING**  
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10525 Vista Sorrento Parkway, Suite 350  
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TEL: (858) 500-4500 FAX: (858) 500-4501



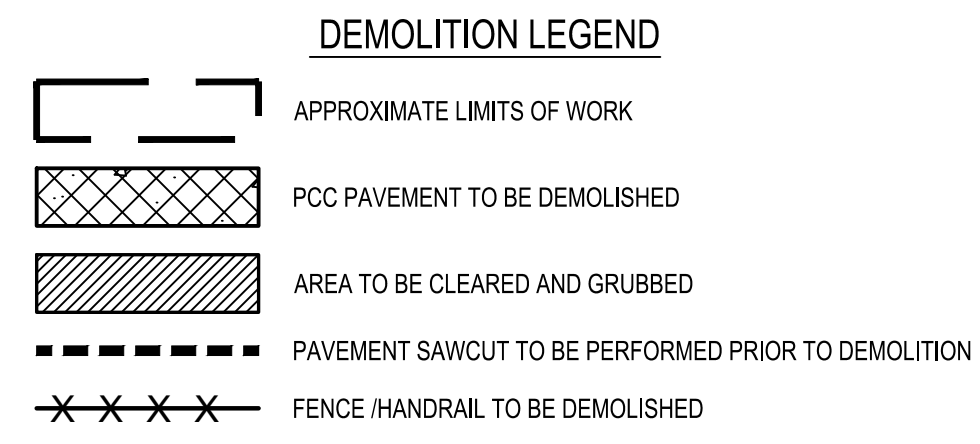
BOTANICAL BUILDING & GARDEN RESTORATION AND ENHANCEMENT



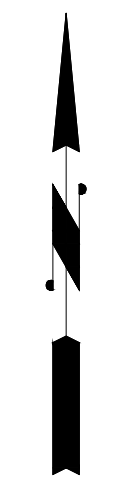
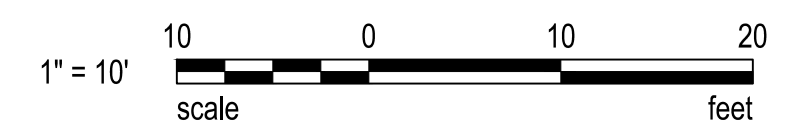
MATCHLINE - C-103

MATCHLINE - C-104

DEMOLITION KEYNOTES		9	18
1	SAWCUT, DEMOLISH, AND REMOVE EXISTING PORTLAND CEMENT CONCRETE (PCC) PAVEMENT, INCLUDING BASE MATERIALS, ENTIRELY FROM JOINT TO JOINT.	DEMOLISH AND REMOVE EXISTING SITE WALL, INCLUDING FOUNDATION	PROTECT IN PLACE EXISTING STORM DRAIN
2	SAWCUT, DEMOLISH, AND REMOVE EXISTING ASPHALT CONCRETE (AC) PAVEMENT AND BASE MATERIAL	10	PROTECT IN PLACE EXISTING SITE WALL TO REMAIN
3	SAWCUT, DEMOLISH, AND REMOVE EXISTING CONCRETE CURB AND GUTTER ENTIRELY FROM JOINT TO JOINT.	11	DEMOLISH AND REMOVE EXISTING CONCRETE MOW CURB
4	DEMOLISH AND REMOVE EXISTING CONCRETE STAIRS, INCLUDING EXISTING CURBS AND HANDRAILS	12	PROTECT IN PLACE EXISTING CONCRETE MOW CURB TO REMAIN
5	REMOVE AND SALVAGE EXISTING BENCH	13	PROTECT IN PLACE EXISTING LIGHT AND ASSOCIATED ELECTRICAL LINES TO REMAIN
6	REMOVE AND SALVAGE EXISTING STREET LIGHT	14	PROTECT IN PLACE EXISTING ELECTRICAL BOX TO REMAIN
7	DEMOLISH AND REMOVE EXISTING TREE, INCLUDING STUMP AND ROOTS PER CURRENT GREENBOOK / WHITEBOOK STANDARDS	15	PROTECT IN PLACE EXISTING WATER LINE TO REMAIN
8	PROTECT IN PLACE EXISTING PAVEMENT TO REMAIN	16	PROTECT IN PLACE EXISTING WATER VALVE BOX TO REMAIN
		17	DEMOLISH AND REMOVE EXISTING WATER VALVE BOX
		18	PROTECT IN PLACE EXISTING STORM DRAIN
		19	PROTECT IN PLACE EXISTING STORM DRAIN CLEANOUT
		20	DEMOLISH AND REMOVE EXISTING SEWER BOX
		21	NOT USED
		22	DEMOLISH AND REMOVE COMMUNICATION BOX
		23	DEMOLISH AND REMOVE ELECTRICAL BOX
		24	PROTECT IN PLACE CONCRETE BENCH TO REMAIN
		25	REMOVE EXISTING BLUE PAVEMENT MARKING / STRIPING



- DEMOLITION NOTES**
- REFER TO SHEET C-100 FOR GENERAL DEMOLITION NOTES AND COMPLETE DEMOLITION LEGEND.
  - DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF WORK UNLESS INDICATED OTHERWISE. KEYNOTES REFER TO TYPICAL ITEMS OF DEMOLITION AND SHOULD NOT BE CONSIDERED ALL-INCLUSIVE.
  - ALL CONCRETE CURB, GUTTER, SIDEWALK, AND PAVEMENT TO BE DEMOLISHED AND REMOVED SHALL BE EXTEND OUT TO NEAREST JOINT(S), EDGE(S), OR SCORE MARK(S) TO PROVIDE A SMOOTH AND TRUE EDGE WITH NO SHATTER.
  - WHERE UTILITY TRENCHES CROSS EXISTING HARDSCAPE PAVEMENT, THE PAVEMENT SHALL BE SAWCUT, DEMOLISHED, AND REMOVED ENTIRELY FROM JOINT TO JOINT TO PROVIDE A SMOOTH AND TRUE EDGE WITH NO SHATTER.
  - ALL TREES, INCLUDING ROOT STRUCTURES, SHALL BE PRESERVED IN PLACE TO FULLEST EXTENT POSSIBLE, UNLESS OTHERWISE SPECIFIED IN CONSTRUCTION DRAWINGS.



C-102

**BOTANICAL BUILDING IMPROVEMENTS  
DEMOLITION PLAN**

**CONSTRUCTION CHANGE / ADDENDUM**

CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

**WARNING**

0 1  
INCHES

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CITY OF SAN DIEGO, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
SHEET \_\_\_ OF \_\_\_ SHEETS

WBS S-20005

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
FOR CITY ENGINEER \_\_\_\_\_ RCE# \_\_\_\_\_

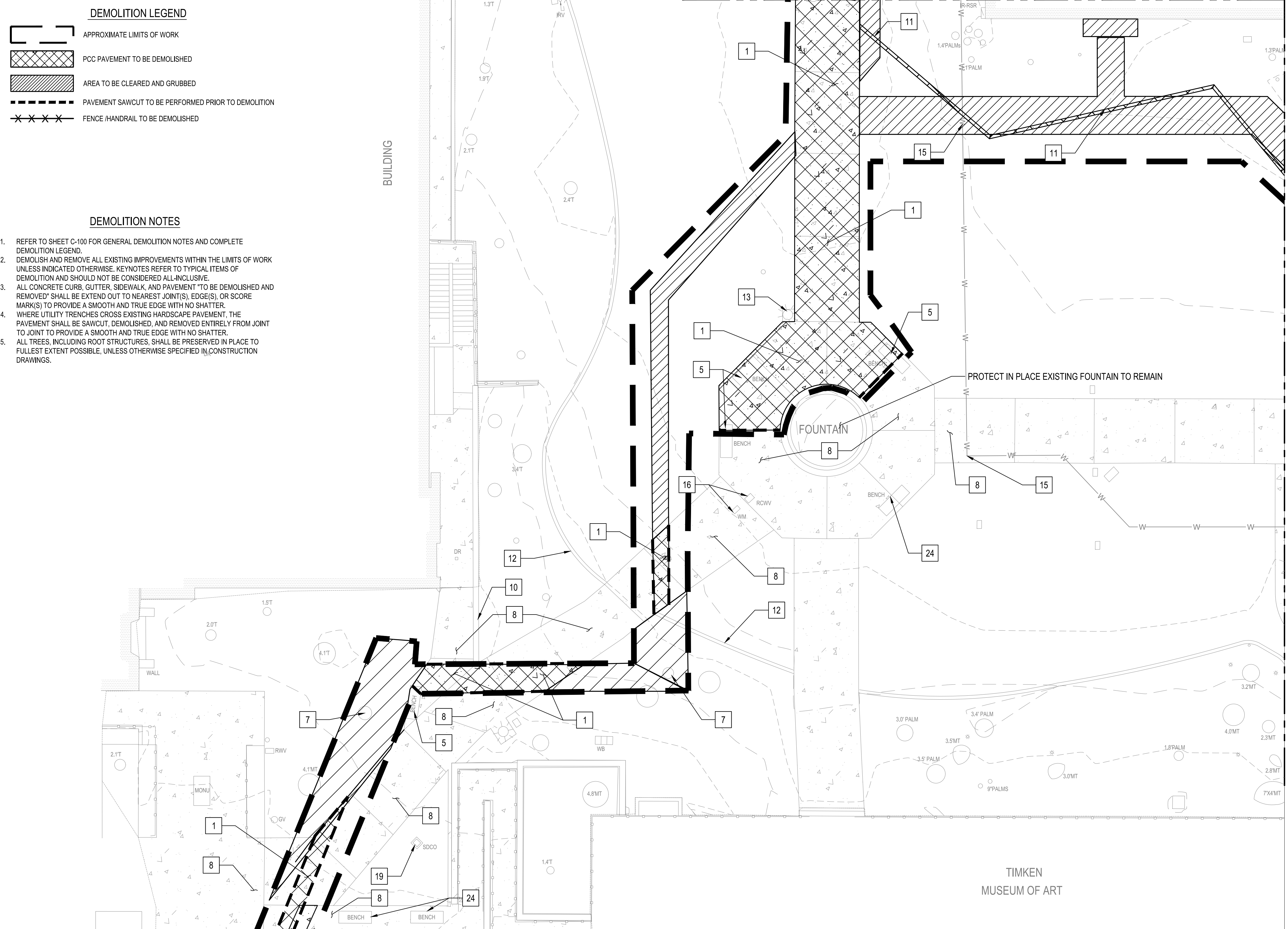
PRINT NAME \_\_\_\_\_

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XX/XX			

DATE STARTED \_\_\_\_\_ DATE COMPLETED \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ INSPECTOR \_\_\_\_\_

SUBMITTED BY: TINA HUANG  
PROJECT MANAGER  
CHECKED BY: JOULIANA SOULAOA  
PROJECT ENGINEER  
206-1719  
CCS27 COORDINATE  
1847-6266  
CCS83 COORDINATE  
41947-01-D



MATCHLINE - C-104

**DEMOLITION LEGEND**

- APPROXIMATE LIMITS OF WORK
- PCC PAVEMENT TO BE DEMOLISHED
- AREA TO BE CLEARED AND GRUBBED
- PAVEMENT SAWCUT TO BE PERFORMED PRIOR TO DEMOLITION
- FENCE / HANDRAIL TO BE DEMOLISHED

**DEMOLITION NOTES**

1. REFER TO SHEET C-100 FOR GENERAL DEMOLITION NOTES AND COMPLETE DEMOLITION LEGEND.
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7	DEMOLISH AND REMOVE EXISTING TREE, INCLUDING STUMP AND ROOTS PER CURRENT GREENBOOK / WHITEBOOK STANDARDS
8	PROTECT IN PLACE EXISTING PAVEMENT TO REMAIN
9	DEMOLISH AND REMOVE EXISTING SITE WALL, INCLUDING FOUNDATION
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18	PROTECT IN PLACE EXISTING STORM DRAIN
19	PROTECT IN PLACE EXISTING STORM DRAIN CLEANOUT
20	DEMOLISH AND REMOVE EXISTING SEWER BOX
21	NOT USED
22	DEMOLISH AND REMOVE COMMUNICATION BOX
23	DEMOLISH AND REMOVE ELECTRICAL BOX
24	PROTECT IN PLACE CONCRETE BENCH TO REMAIN

MATCHLINE - C-105

**BOTANICAL BUILDING WEST DEMOLITION PLAN**

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

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TEL: (858) 500-4500 FAX: (858) 500-4501



**C-103**

**BOTANICAL BUILDING IMPROVEMENTS**

**DEMOLITION PLAN**

CITY OF SAN DIEGO, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
SHEET \_\_\_ OF \_\_\_ SHEETS

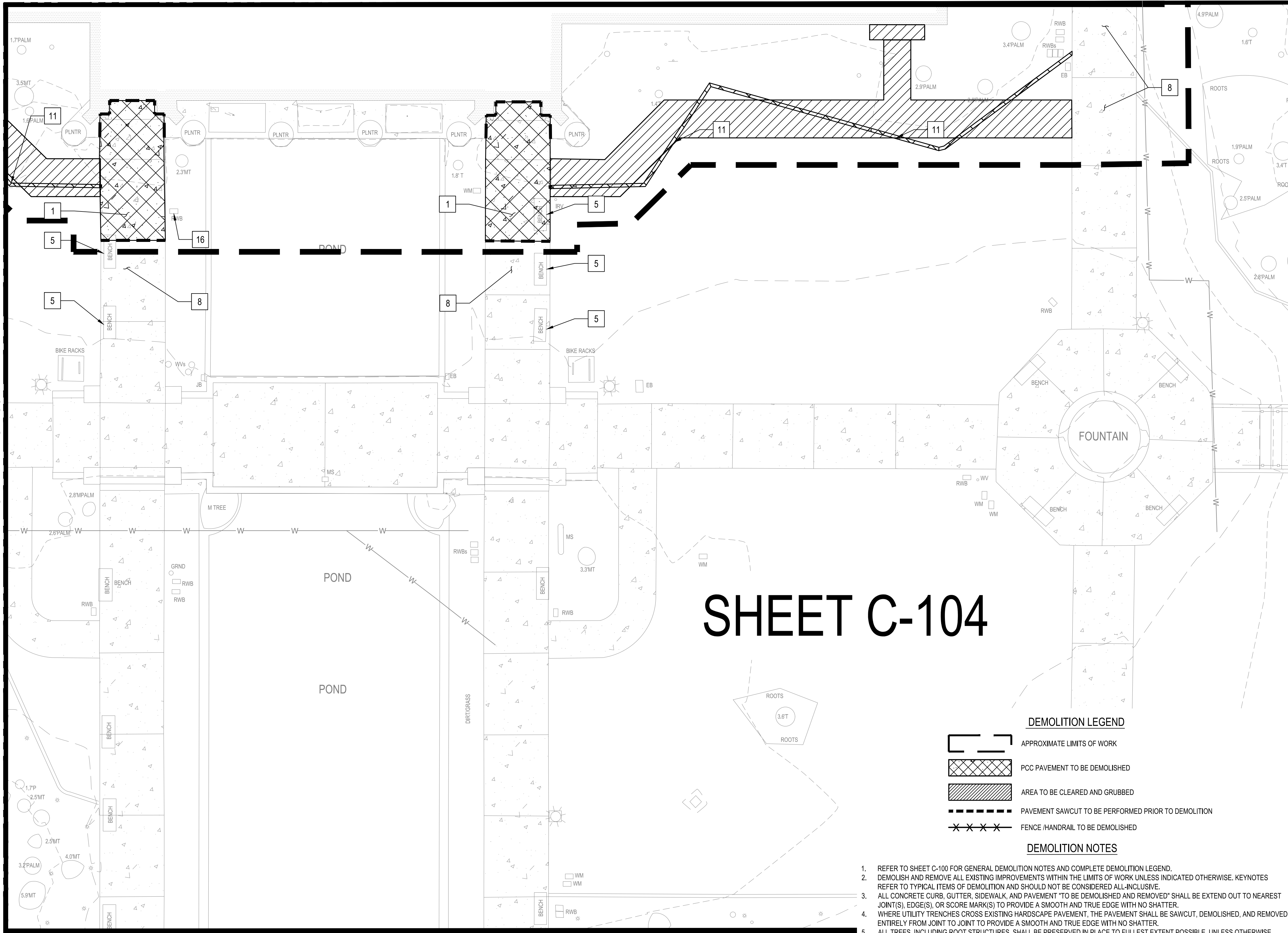
WBS S-20005

APPROVED:		DATE:		SUBMITTED BY:	
FOR CITY ENGINEER				TINA HUANG	
PRINT NAME		RCE#		PROJECT MANAGER	
JULIANA SOULAQA				PROJECT ENGINEER	
DESCRIPTION	BY	APPROVED	DATE	FILMED	COORDINATE
ORIGINAL	XX/XX				206-1719
					CCS27 COORDINATE
					1847-6266
					CCS83 COORDINATE
					41947-01-D

CONTRACTOR: \_\_\_\_\_ DATE STARTED: \_\_\_\_\_  
 INSPECTOR: \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_

BOTANICAL BUILDING & GARDEN RESTORATION AND ENHANCEMENT





# SHEET C-104

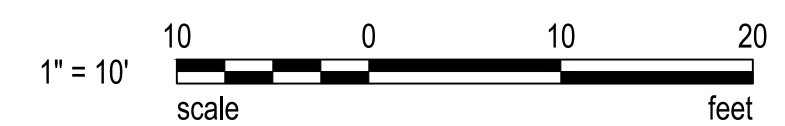
**DEMOLITION LEGEND**

- APPROXIMATE LIMITS OF WORK
- PCC PAVEMENT TO BE DEMOLISHED
- AREA TO BE CLEARED AND GRUBBED
- PAVEMENT SAWCUT TO BE PERFORMED PRIOR TO DEMOLITION
- FENCE / HANDRAIL TO BE DEMOLISHED

**DEMOLITION NOTES**

1. REFER TO SHEET C-100 FOR GENERAL DEMOLITION NOTES AND COMPLETE DEMOLITION LEGEND.
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1	SAWCUT, DEMOLISH, AND REMOVE EXISTING PORTLAND CEMENT CONCRETE (PCC) PAVEMENT, INCLUDING BASE MATERIALS, ENTIRELY FROM JOINT TO JOINT.
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6	REMOVE AND SALVAGE EXISTING STREET LIGHT
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19	PROTECT IN PLACE EXISTING STORM DRAIN CLEANOUT
20	DEMOLISH AND REMOVE EXISTING SEWER BOX
21	NOT USED
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23	DEMOLISH AND REMOVE ELECTRICAL BOX
24	PROTECT IN PLACE CONCRETE BENCH TO REMAIN



C-104

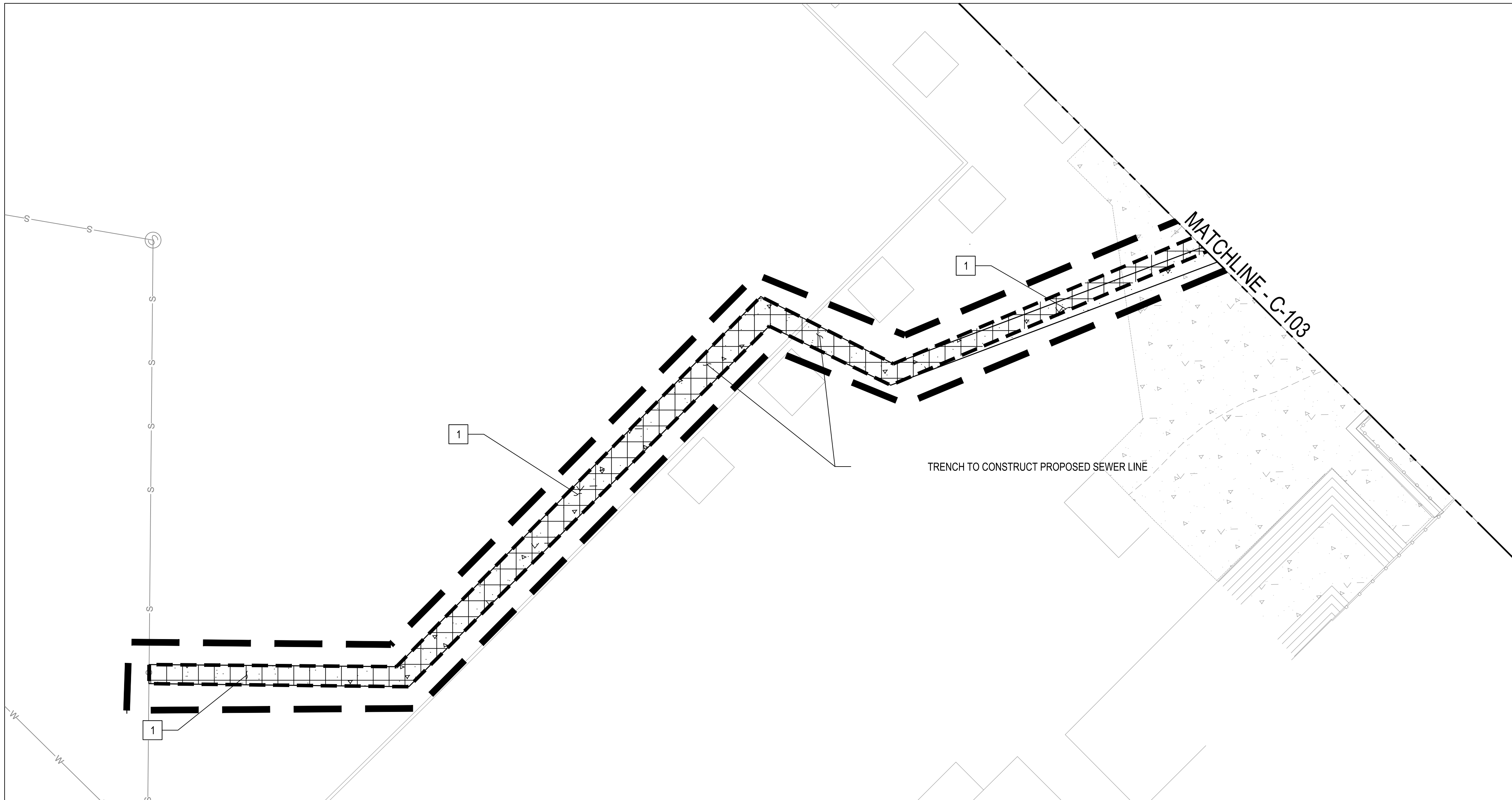
## BOTANICAL BUILDING EAST DEMOLITION PLAN

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

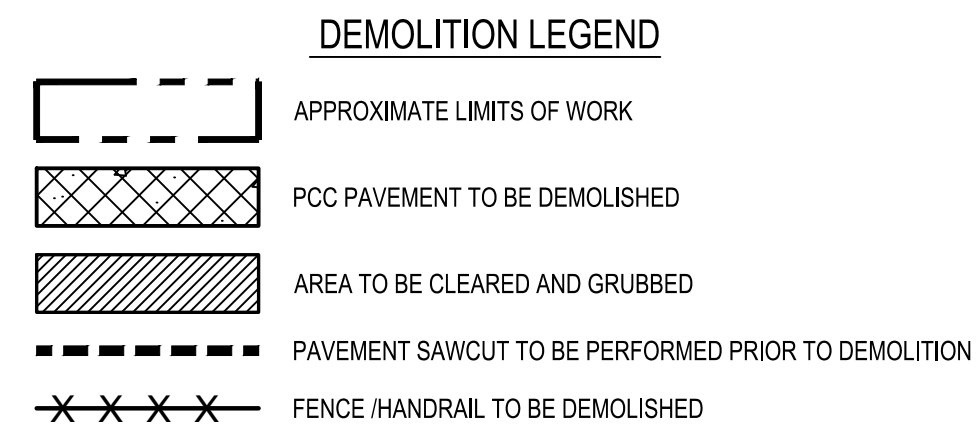
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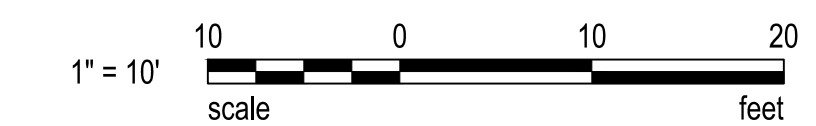
CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS DEPARTMENT SHEET ___ OF ___ SHEETS				WBS S-20005	
APPROVED: FOR CITY ENGINEER _____ DATE _____		SUBMITTED BY: TINA HUANG PROJECT MANAGER		CHECKED BY: JOULIANA SOULAQA PROJECT ENGINEER	
PRINT NAME _____ RCE# _____		PROJECT ENGINEER		206-1719	
DESCRIPTION	BY	APPROVED	DATE	FILMED	1847-6266
ORIGINAL	XX/XX				CCS27 COORDINATE
					1847-6266
					CCS83 COORDINATE
CONTRACTOR _____ DATE STARTED _____				41947-01-D	
INSPECTOR _____ DATE COMPLETED _____					



DEMOLITION KEYNOTES	
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16	PROTECT IN PLACE EXISTING WATER VALVE BOX TO REMAIN
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18	PROTECT IN PLACE EXISTING STORM DRAIN
19	PROTECT IN PLACE EXISTING STORM DRAIN CLEANOUT
20	DEMOLISH AND REMOVE EXISTING SEWER BOX
21	NOT USED
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23	DEMOLISH AND REMOVE ELECTRICAL BOX
24	PROTECT IN PLACE CONCRETE BENCH TO REMAIN



- DEMOLITION NOTES**
- REFER TO SHEET C-100 FOR GENERAL DEMOLITION NOTES AND COMPLETE DEMOLITION LEGEND.
  - DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF WORK UNLESS INDICATED OTHERWISE. KEYNOTES REFER TO TYPICAL ITEMS OF DEMOLITION AND SHOULD NOT BE CONSIDERED ALL-INCLUSIVE.
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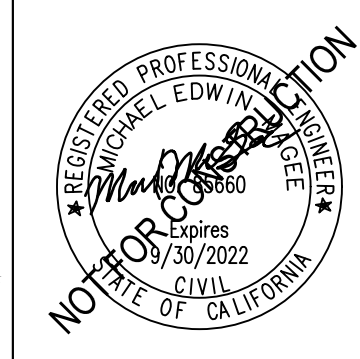
**BOTANICAL BUILDING SOUTH DEMOLITION PLAN**

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

**WARNING**

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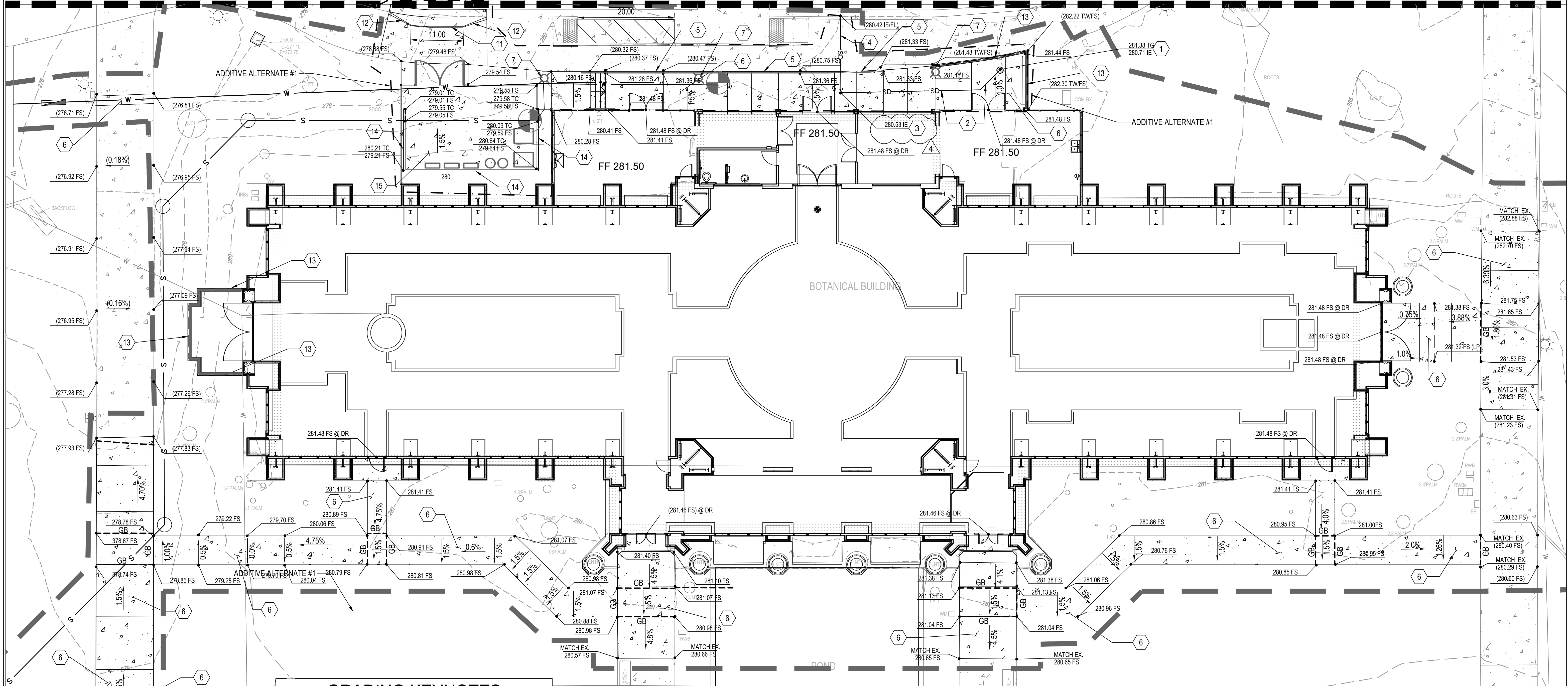
CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS DEPARTMENT SHEET ___ OF ___ SHEETS		WBS <u>S-20005</u>
APPROVED:	DATE	SUBMITTED BY: <u>TINA HUANG</u>
FOR CITY ENGINEER		PROJECT MANAGER
PRINT NAME	RCE#	CHECKED BY: <u>JULIANA SOULAQA</u>
DESCRIPTION	BY	PROJECT ENGINEER
ORIGINAL	XX/XX	<u>206-1719</u>
		CCS27 COORDINATE
		<u>1847-6266</u>
		CCS83 COORDINATE
		<u>41947-01-D</u>
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

**C-105**

**BOTANICAL BUILDING IMPROVEMENTS  
DEMOLITION PLAN**

BOTANICAL BUILDING & GARDEN RESTORATION AND ENHANCEMENT

MATCH LINE SHEET C-202

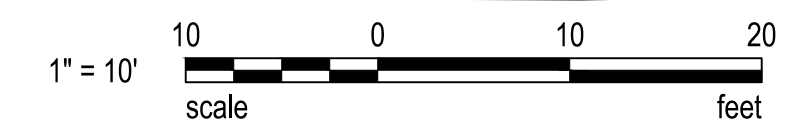


GRADING KEYNOTES

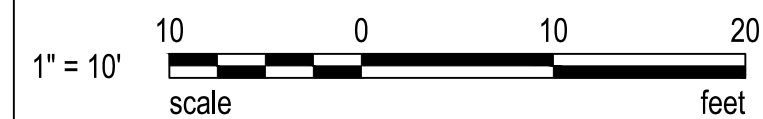
1	12" ZURN ZN-154 VP DECK DRAIN	7	RELOCATED EXISTING LIGHT
2	3" SDR 35 PVC STORM DRAIN PIPE, BEDDING AND BACKFILL PER CITY STANDARD SDD-110	10	RAILING PER ARCHITECTURAL PLAN
3	3" SDR 35 PVC 90° STORM FITTING	11	ROLL CURB AND GUTTER PER SDRSD-G-04A
4	SIDEWALK UNDERDRAIN PIPE PER SDRSD D-27	12	CURB GUTTER TO ROLL CURB TRANSITION PER SDRSD-G-04B
5	CONCRETE THICKEN EDGE	13	RETAINING WALL PER STRUCTURAL PLAN
6	PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT PER CITY STANDARD SDG-155	14	CURB PER SDG-150 HEIGHT PER PLAN
		15	PROPOSED 6" PCC OVER 6" AGGREGATE BASE OVER 12" COMPACTED SUBGRADE

LEGEND

	CONCRETE PAVEMENT
	GRADE BREAK
	ADDITIVE ALTERNATE #1 LIMIT



SEE INSET A ON C-201



C-202

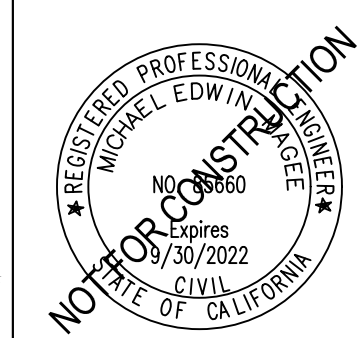
BOTANICAL BUILDING IMPROVEMENTS

GRADING PLAN

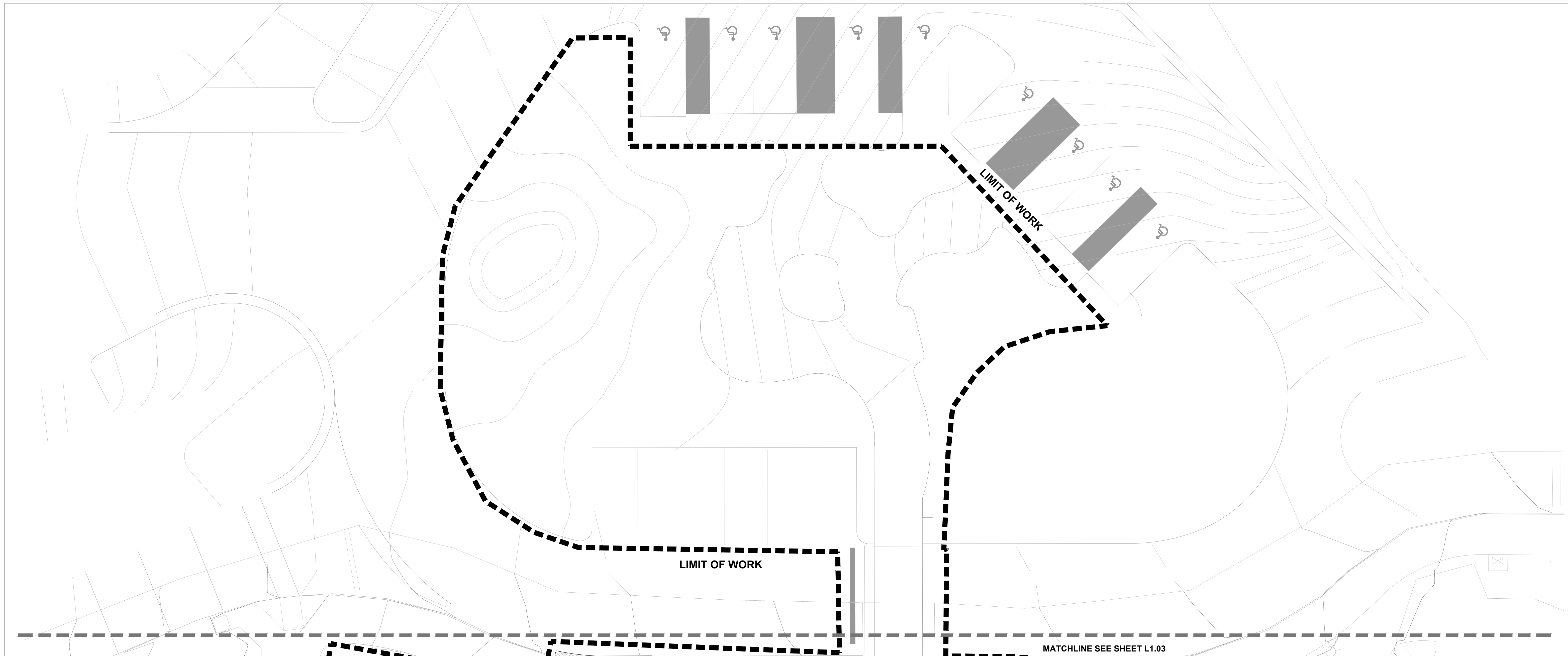
CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS DEPARTMENT SHEET ___ OF ___ SHEETS		WBS S-20005
APPROVED:	DATE:	SUBMITTED BY: TINA HUANG
FOR CITY ENGINEER	RCE#:	PROJECT MANAGER
PRINT NAME:	DATE:	CREATED BY: JOULIANA SOULAQA
DESCRIPTION	BY	PROJECT ENGINEER
ORIGINAL	XX/XX	206-1719
		CCS27 COORDINATE
		1847-6266
		CCS83 COORDINATE
		41947-01-D
CONTRACTOR	DATE STARTED	
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### HARDSCAPE KEY

SEE SHEET L1.05 FOR FULL HARDSCAPE LEGEND

SYMBOL	HARDSCAPE PAVING	DETAIL
	1 C.I.P. CONCRETE PAVING, TYPE 1	
	2 C.I.P. CONCRETE PAVING, TYPE 2	
	3 C.I.P. CONCRETE PAVING, TYPE 3	
	4 STONE 'DONOR' PAVER	
	5 INTERIOR TILE PAVING	SEE ARCH. DWGS.
	6 BARK MULCH	
	EJ EXPANSION JOINT	
	8 TOOLED SCORELINE	

SYMBOL	CURBS/ WALLS/ PILASTERS	DETAIL
	9A C.I.P. CONCRETE INTERIOR PLANTER WALL	
	9B LOW RETAINING WALL	SEE CIVIL DWGS.
	9C LOW RETAINING CURB	SEE CIVIL DWGS.
	9D C.I.P. CONCRETE PEDESTAL FOR PRECAST PLANTER POT	
	10A 8' HT. CHAIN LINK FENCE WITH PRIVACY SCREEN	SDM-112
	10B 8' HT. DBL CHAIN LINK GATE WITH PRIVACY SCREEN	SDM-114

SYMBOL	STAIRS / RAMPS / RAILINGS	DETAIL
	11A C.I.P. CONCRETE STAIRS	
	11B ROLLED CURB	SEE CIVIL DWGS.
	11C STAIR AND NORTH PATIO HANDRAIL	SEE ARCH. DWGS.
	11D DECORATIVE GUARDRAIL @ WEST BALCONY	SEE ARCH. DWGS.
	12A WEST FOUNTAIN- SALVAGED ANTIQUE FOUNTAIN ON C.I.P. CONCRETE PLINTH	
	12B EAST FOUNTAIN- C.I.P. CONCRETE WATER FEATURE	

SYMBOL	SITE ELEMENTS	DETAIL
	13 EAST AND WEST FOUNTAIN PUMP AND FILTRATION SYSTEM	NO DETAIL
	14 OVERHEAD IRRIGATION AND MISTING SYSTEM PUMP WITH ENCLOSURE (FUTURE)	NO DETAIL
	15 5' LONG WOOD AND STEEL BACKED BENCH	
	16 ADA WHEELCHAIR SPACE (36" X 48")	
	17 TRENCH DRAIN WITH DECORATIVE METAL GRATE COVER TO CONNECT TO STORM DRAIN	
	18 AREA DRAIN WITH METAL GRATE COVER TO CONNECT TO STORM DRAIN	
	19 DONOR RECOGNITION LOCATION ON RAISED GARDEN WALL (DONOR NAMES PER CITY OF SAN DIEGO)	
	20 PRECAST CONCRETE PLANTER POT ON P.I.P. CONCRETE PEDESTAL	

	21 RELOCATED LIGHT POLES	
	E3 EXISTING RETAINING WALL TO REMAIN	
	E4 EXISTING CURB RAMP TO REMAIN	
	E5 EXISTING VEHICULAR DROP-OFF TO REMAIN	
	E6 EXISTING LIGHTING POST TO REMAIN	
	E7 EXISTING PLANTER POT TO REMAIN	
	PA PLANTING AREA (FUTURE)	
	E1 EXISTING STAIRS TO REMAIN	
	E2 EXISTING FOUNTAIN AND CURB WALL TO REMAIN	

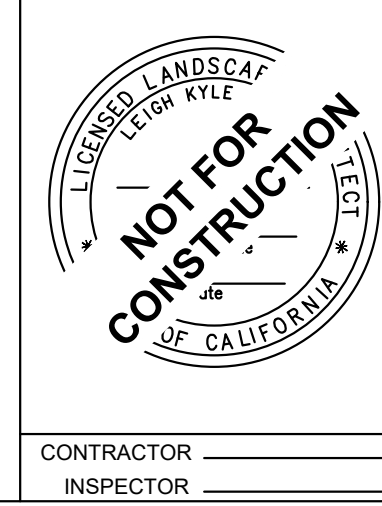
### HARDSCAPE MATERIALS PLAN FOR: BOTANICAL BUILDING IMPROVEMENTS

CITY OF SAN DIEGO, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
SHEET \_\_\_ OF \_\_\_ SHEETS

APPROVED:	DATE:	FOR CITY ENGINEER:	DATE:
PRINT NAME:	RCE#:	DESCRIPTION:	BY:
ORIGINAL:	XXXX:	APPROVED:	DATE:
		FILED:	

CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

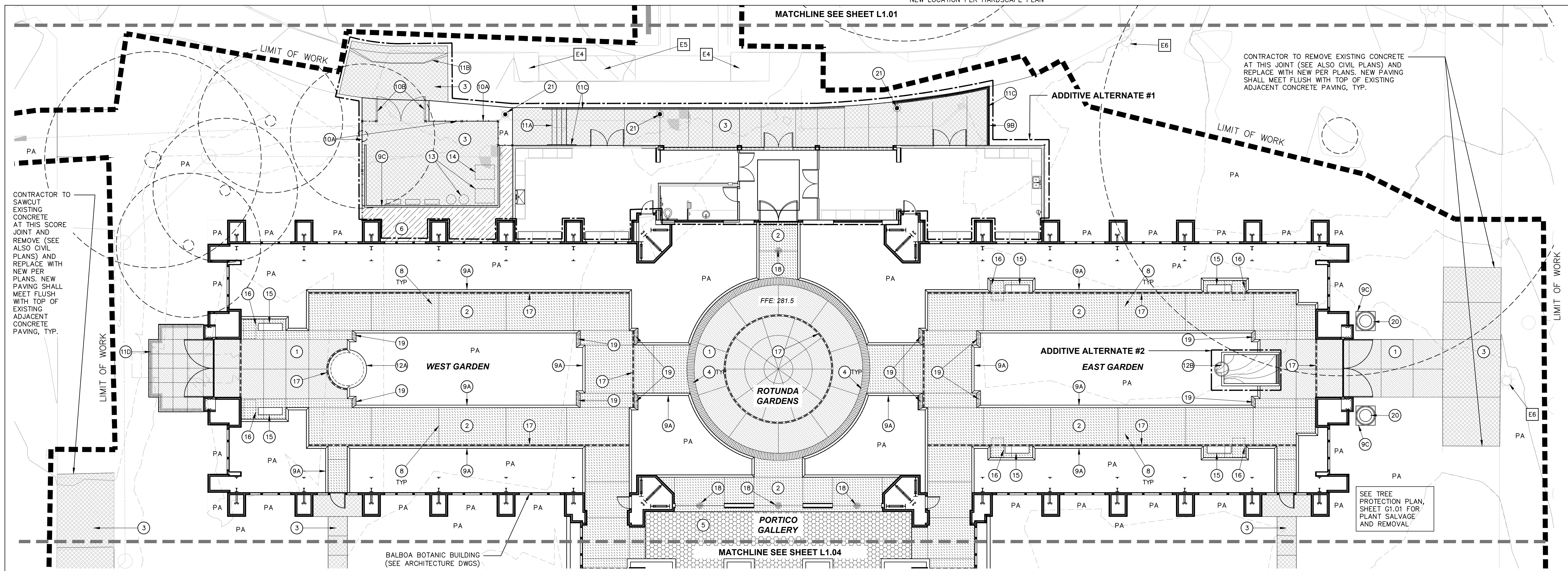
WARNING  
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CONTRACTOR:	DATE STARTED:	WBS S-20005
INSPECTOR:	DATE COMPLETED:	206-1719
		1847-6266
		41947-01-D

MATCHLINE SEE SHEET ####

NOTE:  
REMOVE AND RELOCATE CAPISTRANO LIGHT POLES  
WITHIN AREAS DISTURBED BY CONSTRUCTION;  
NEW LOCATION PER HARDSCAPE PLAN



**HARDSCAPE KEY**  
SEE SHEET L1.05 FOR FULL HARDSCAPE LEGEND

SYMBOL	HARDSCAPE PAVING	DETAIL	CURBS/WALLS/PILASTERS	DETAIL
1	C.I.P. CONCRETE PAVING, TYPE 1	1 L1.08, 2 L1.08, 3 L1.08	9A C.I.P. CONCRETE INTERIOR PLANTER WALL	1 L1.10
2	C.I.P. CONCRETE PAVING, TYPE 2	1 L1.08, 2 L1.08, 3 L1.08	9B LOW RETAINING WALL	SEE CIVIL DWGS.
3	C.I.P. CONCRETE PAVING, TYPE 3	1 L1.08, 2 L1.08, 3 L1.08	9C LOW RETAINING CURB	SEE CIVIL DWGS.
4	STONE 'DONOR' PAVER	SEE ARCH. DWGS.	9D C.I.P. CONCRETE PEDESTAL FOR PRECAST PLANTER POT	3 L1.10
5	INTERIOR TILE PAVING	SEE ARCH. DWGS.	<b>FENCE / SCREEN</b>	
6	BARK MULCH		10A 8' HT. CHAIN LINK FENCE WITH PRIVACY SCREEN	SDM-112
EJ	EXPANSION JOINT	3 L1.08	10B 8' HT. DBL CHAIN LINK GATE WITH PRIVACY SCREEN	SDM-114
8	TOOLED SCORELINE	3 L1.08		

SYMBOL	STAIRS / RAMPS / RAILINGS	DETAIL
11A	C.I.P. CONCRETE STAIRS	1 L1.09
11B	ROLLED CURB	SEE CIVIL DWGS.
11C	STAIR AND NORTH PATIO HANDRAIL	SEE ARCH. DWGS.
11D	DECORATIVE GUARDRAIL @ WEST BALCONY	SEE ARCH. DWGS.
	<b>SITE ELEMENTS</b>	<b>DETAIL</b>
12A	WEST FOUNTAIN- SALVAGED ANTIQUE FOUNTAIN ON C.I.P. CONCRETE PLINTH	1 L1.11
12B	EAST FOUNTAIN- C.I.P. CONCRETE WATER FEATURE	2 L1.11

- 13 EAST AND WEST FOUNTAIN PUMP AND FILTRATION SYSTEM NO DETAIL
- 14 OVERHEAD IRRIGATION AND MISTING SYSTEM PUMP WITH ENCLOSURE (FUTURE) NO DETAIL
- 15 5' LONG WOOD AND STEEL BACKED BENCH 3 L1.11
- 16 ADA WHEELCHAIR SPACE (36" X 48") 4 L1.11
- 17 TRENCH DRAIN WITH DECORATIVE METAL GRATE COVER TO CONNECT TO STORM DRAIN 4 L1.11
- 18 AREA DRAIN WITH METAL GRATE COVER TO CONNECT TO STORM DRAIN 4 L1.11
- 19 DONOR RECOGNITION LOCATION ON RAISED GARDEN WALL (DONOR NAMES PER CITY OF SAN DIEGO) 1 L1.10
- 20 PRECAST CONCRETE PLANTER POT ON P.I.P. CONCRETE PEDESTAL 3 L1.10
- \* 21 RELOCATED LIGHT POLES 2 L1.10
- PA PLANTING AREA (FUTURE) NA

- EXISTING TO REMAIN**
- E1 EXISTING STAIRS TO REMAIN
  - E2 EXISTING FOUNTAIN AND CURB WALL TO REMAIN
  - E3 EXISTING RETAINING WALL TO REMAIN
  - E4 EXISTING CURB RAMP TO REMAIN
  - E5 EXISTING VEHICULAR DROP-OFF TO REMAIN
  - E6 EXISTING LIGHTING POST TO REMAIN
  - E7 EXISTING PLANTER POT TO REMAIN

**CONSTRUCTION CHANGE / ADDENDUM**

CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

**WARNING**

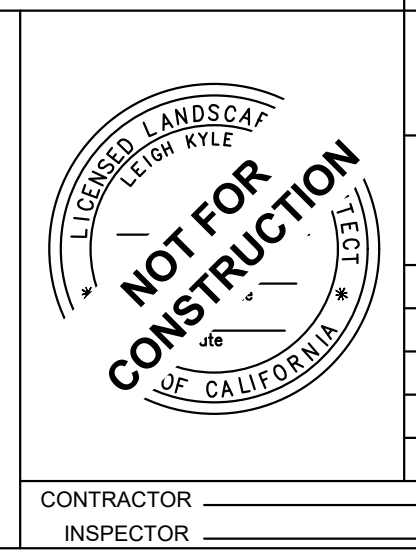
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**BALBOA PARK CONSERVANCY**

**R N T SPURLOCK ARCHITECTS**  
LANDSCAPE ARCHITECTS  
2122 Hancock Street  
San Diego, California 92110  
619.681.0090  
spurlock-land.com



**HARDSCAPE MATERIALS PLAN FOR:**  
**BOTANICAL BUILDING IMPROVEMENTS**

CITY OF SAN DIEGO, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
SHEET \_\_\_ OF \_\_\_ SHEETS

WBS S-20005

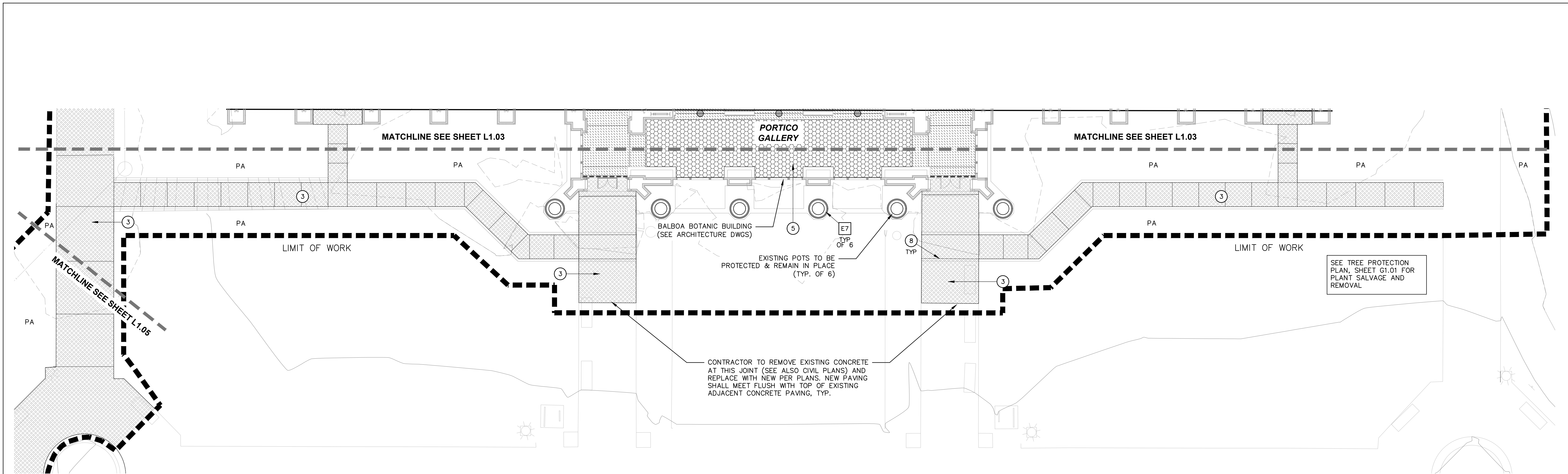
APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
FOR CITY ENGINEER

PRINT NAME: \_\_\_\_\_ RCE# \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_ BY: XXXX APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_ FILMED: \_\_\_\_\_  
ORIGINAL

SUBMITTED BY: TINA HUANG PROJECT MANAGER  
PROJECT ENGINEER: JOULIANA SOULAQA  
206-1719 CCS27 COORDINATE  
1847-6266 CCS83 COORDINATE  
41947-01-D

CONTRACTOR: \_\_\_\_\_ DATE STARTED: \_\_\_\_\_  
INSPECTOR: \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_

**L1.03**



### HARDSCAPE KEY

SEE SHEET L1.05 FOR FULL HARDSCAPE LEGEND

SYMBOL	HARDSCAPE PAVING	DETAIL
	1 C.I.P. CONCRETE PAVING, TYPE 1	
	2 C.I.P. CONCRETE PAVING, TYPE 2	
	3 C.I.P. CONCRETE PAVING, TYPE 3	
	4 STONE 'DONOR' PAVER	
	5 INTERIOR TILE PAVING	SEE ARCH. DWGS.
	6 BARK MULCH	
	7 EXPANSION JOINT	
	8 TOOLED SCORELINE	

SYMBOL	CURBS/ WALLS/ PILASTERS	DETAIL
	9A C.I.P. CONCRETE INTERIOR PLANTER WALL	
	9B LOW RETAINING WALL	SEE CIVIL DWGS.
	9C LOW RETAINING CURB	SEE CIVIL DWGS.
	9D C.I.P. CONCRETE PEDESTAL FOR PRECAST PLANTER POT	
FENCE / SCREEN		DETAIL
	10A 8' HT. CHAIN LINK FENCE WITH PRIVACY SCREEN	SDM-112
	10B 8' HT. DBL CHAIN LINK GATE WITH PRIVACY SCREEN	SDM-114

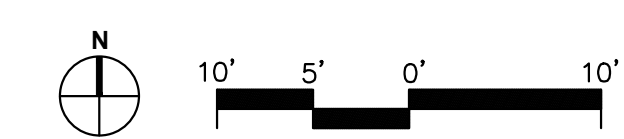
SYMBOL	STAIRS / RAMPS / RAILINGS	DETAIL
	11A C.I.P. CONCRETE STAIRS	
	11B ROLLED CURB	SEE CIVIL DWGS.
	11C STAIR AND NORTH PATIO HANDRAIL	SEE ARCH. DWGS.
	11D DECORATIVE GUARDRAIL @ WEST BALCONY	SEE ARCH. DWGS.
SITE ELEMENTS		DETAIL
	12A WEST FOUNTAIN- SALVAGED ANTIQUE FOUNTAIN ON C.I.P. CONCRETE PLINTH	
	12B EAST FOUNTAIN- C.I.P. CONCRETE WATER FEATURE	

	13 EAST AND WEST FOUNTAIN PUMP AND FILTRATION SYSTEM	NO DETAIL
	14 OVERHEAD IRRIGATION AND MISTING SYSTEM PUMP WITH ENCLOSURE (FUTURE)	NO DETAIL
	15 5' LONG WOOD AND STEEL BACKED BENCH	
	16 ADA WHEELCHAIR SPACE (36" X 48")	
	17 TRENCH DRAIN WITH DECORATIVE METAL GRATE COVER TO CONNECT TO STORM DRAIN	
	18 AREA DRAIN WITH METAL GRATE COVER TO CONNECT TO STORM DRAIN	
	19 DONOR RECOGNITION LOCATION ON RAISED GARDEN WALL (DONOR NAMES PER CITY OF SAN DIEGO)	
	20 PRECAST CONCRETE PLANTER POT ON P.I.P. CONCRETE PEDESTAL	
	* 21 RELOCATED LIGHT POLES	
	PA PLANTING AREA (FUTURE)	NA

EXISTING TO REMAIN	
	E1 EXISTING STAIRS TO REMAIN
	E2 EXISTING FOUNTAIN AND CURB WALL TO REMAIN
	E3 EXISTING RETAINING WALL TO REMAIN
	E4 EXISTING CURB RAMP TO REMAIN
	E5 EXISTING VEHICULAR DROP-OFF TO REMAIN
	E6 EXISTING LIGHTING POST TO REMAIN
	E7 EXISTING PLANTER POT TO REMAIN

**L1.04**

### HARDSCAPE MATERIALS PLAN FOR: BOTANICAL BUILDING IMPROVEMENTS



CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

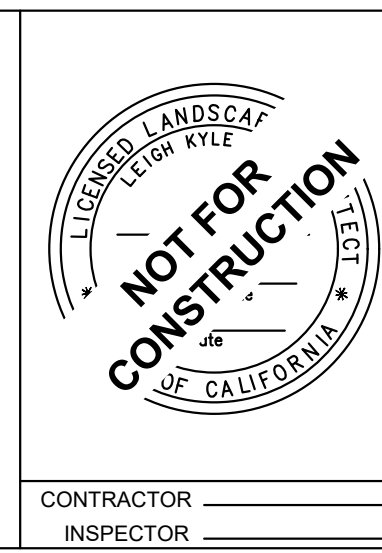
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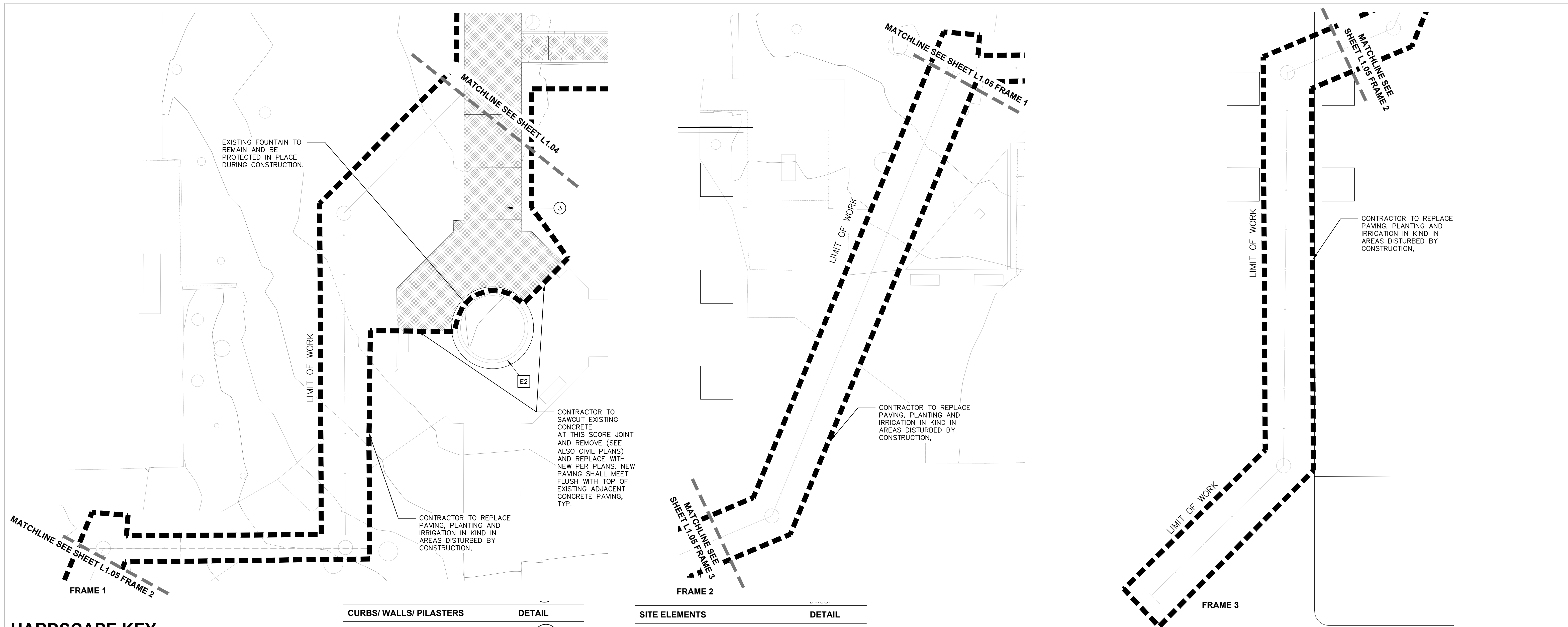


**BALBOA PARK CONSERVANCY**

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spurlock-land.com



CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS DEPARTMENT SHEET ___ OF ___ SHEETS						WBS_S-20005	
APPROVED:	DATE:	FOR CITY ENGINEER				DATE:	SUBMITTED BY: TINA HUANG PROJECT MANAGER
PRINT NAME:	RCE#:	BY: XXXX				DATE:	PROJECT ENGINEER: JOULIANA SOULAQA
DESCRIPTION:	BY:	APPROVED:	DATE:	FILMED:		206-1719 CCS27 COORDINATE	
ORIGINAL:						1847-6266 CCS83 COORDINATE	
CONTRACTOR:	INSPECTOR:	DATE STARTED:	DATE COMPLETED:	41947-01-D			



### HARDSCAPE KEY

SEE SHEET L1.05 FOR FULL HARDSCAPE LEGEND

SYMBOL	HARDSCAPE PAVING	DETAIL
	1 C.I.P. CONCRETE PAVING, TYPE 1	
	2 C.I.P. CONCRETE PAVING, TYPE 2	
	3 C.I.P. CONCRETE PAVING, TYPE 3	
	4 STONE 'DONOR' PAVER	
	5 INTERIOR TILE PAVING	SEE ARCH. DWGS.
	6 BARK MULCH	
	7 EXPANSION JOINT	
	8 TOOLED SCORELINE	

CURBS / WALLS / PILASTERS	DETAIL
9A C.I.P. CONCRETE INTERIOR PLANTER WALL	
9B LOW RETAINING WALL	SEE CIVIL DWGS.
9C LOW RETAINING CURB	SEE CIVIL DWGS.
9D C.I.P. CONCRETE PEDESTAL FOR PRECAST PLANTER POT	
FENCE / SCREEN	DETAIL
10A 8' HT. CHAIN LINK FENCE WITH PRIVACY SCREEN	SDM-112
10B 8' HT. DBL CHAIN LINK GATE WITH PRIVACY SCREEN	SDM-114
STAIRS / RAMPS / RAILINGS	DETAIL
11A C.I.P. CONCRETE STAIRS	
11B ROLLED CURB	SEE CIVIL DWGS.
11C STAIR AND NORTH PATIO HANDRAIL	SEE ARCH. DWGS.
11D DECORATIVE GUARDRAIL @ WEST BALCONY	SEE ARCH. DWGS.

SITE ELEMENTS	DETAIL
12A WEST FOUNTAIN- SALVAGED ANTIQUE FOUNTAIN ON C.I.P. CONCRETE PLINTH	
12B EAST FOUNTAIN- C.I.P. CONCRETE WATER FEATURE	
13 EAST AND WEST FOUNTAIN PUMP AND FILTRATION SYSTEM	NO DETAIL
14 OVERHEAD IRRIGATION AND MISTING SYSTEM PUMP WITH ENCLOSURE (FUTURE)	NO DETAIL
15 5' LONG WOOD AND STEEL BACKED BENCH	
16 ADA WHEELCHAIR SPACE (36" X 48")	
17 TRENCH DRAIN WITH DECORATIVE METAL GRATE COVER TO CONNECT TO STORM DRAIN	
18 AREA DRAIN WITH METAL GRATE COVER TO CONNECT TO STORM DRAIN	
19 DONOR RECOGNITION LOCATION ON RAISED GARDEN WALL (DONOR NAMES PER CITY OF SAN DIEGO)	

EXISTING TO REMAIN	DETAIL
PA PLANTING AREA (FUTURE)	NA
E1 EXISTING STAIRS TO REMAIN	NA
E2 EXISTING FOUNTAIN AND CURB WALL TO REMAIN	NA
E3 EXISTING RETAINING WALL TO REMAIN	NA
E4 EXISTING CURB RAMP TO REMAIN	NA
E5 EXISTING VEHICULAR DROP-OFF TO REMAIN	NA
E6 EXISTING LIGHTING POST TO REMAIN	NA
E7 EXISTING PLANTER POT TO REMAIN	NA

### HARDSCAPE MATERIALS PLAN FOR: BOTANICAL BUILDING IMPROVEMENTS

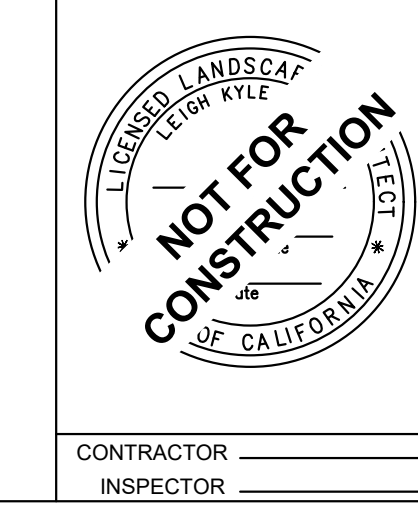
CITY OF SAN DIEGO, CALIFORNIA PUBLIC WORKS DEPARTMENT SHEET ___ OF ___ SHEETS		WBS S-20005
APPROVED:	DATE:	SUBMITTED BY: TINA HUANG PROJECT MANAGER
FOR CITY ENGINEER:		DESIGNED BY: JOULIANA SOULAQA PROJECT ENGINEER
PRINT NAME:	RCE#:	206-1719 CCS27 COORDINATE
DESCRIPTION:	BY:	1847-6266 CCS83 COORDINATE
ORIGINAL:	XXXX	
APPROVED:	DATE:	
FILMED:		
CONTRACTOR:	DATE STARTED:	41947-01-D
INSPECTOR:	DATE COMPLETED:	

CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

**WARNING**

0 1

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L1.05

# HARDSCAPE KEY

SYMBOL	HARDSCAPE PAVING	DETAIL	DESCRIPTION	MANUFACTURER	MODEL	SPECIFICATION
	① C.I.P. CONCRETE PAVING, TYPE 1		INTEGRAL COLOR, WITH RETARDER FINISH	GRACE TOPCAST 877-423-6491, DAVIS COLORS 800-356-4848 O.A.E.	RETARDER FINISH SUCH AS #5; INTEGRAL COLOR SUCH AS MIAMI BUFF; FINISH AND COLOR TO BE VERIFIED VIA MOCK-UP	32 13 16
	② C.I.P. CONCRETE PAVING, TYPE 2		INTEGRAL COLOR, WITH RETARDER FINISH	GRACE TOPCAST 877-423-6491, DAVIS COLORS 800-356-4848 O.A.E.	RETARDER FINISH SUCH AS #25; INTEGRAL COLOR SUCH AS MIAMI BUFF; FINISH AND COLOR TO BE VERIFIED VIA MOCK-UP	32 13 16
	③ C.I.P. CONCRETE PAVING, TYPE 3		INTEGRAL COLOR & FINISH TO MATCH EXISTING ADJACENT PAVING	TBD	FINISH AND COLOR TO BE VERIFIED VIA MOCK-UP	32 13 16
	④ STONE 'DONOR' PAVER		DIMENSION CUT STONE PAVER, SIZE AND THICKNESS AS DETAILED; DONOR RECOGNITION ON PAVERS PER CITY OF SAN DIEGO	TUTTO MARMO 858-689-9604, O.A.E.	BLUE STONE, OR APPROVED EQUAL; THERMAL FINISH	32 14 00
	⑤ INTERIOR TILE PAVING	SEE ARCH. DWGS.	QUARRY TILE, SEE ARCHITECTURE DWGS	SEE ARCHITECTURE DWGS		
	⑥ BARK MULCH		3" OF BARK MULCH		TO BE SELECTED BY CITY AUTHORIZED REPRESENTATIVE	32 13 18
	⑦ EXPANSION JOINT		LOCATE PER HARDSCAPE MATERIALS PLAN AND AS INDICATED IN DETAILS AND SPECIFICATIONS			32 13 16
	⑧ TOOLED SCORELINE		LOCATE PER HARDSCAPE MATERIALS PLAN; SIZE AS INDICATED IN DETAILS AND SPECIFICATIONS			32 13 16
<b>CURBS/ WALLS/ PILASTERS</b>						
	⑨A C.I.P. CONCRETE INTERIOR PLANTER WALL		INTEGRAL COLOR WITH TAPERED TOP AND BULLNOSE PROFILE AND MITERED CORNERS; SMOOTH TROWEL FINISH ON ALL EXPOSED FACES	DAVIS COLORS 800-356-4848 O.A.E.	INTEGRAL COLOR SUCH AS MIAMI BUFF; FINISH AND COLOR TO BE VERIFIED VIA MOCK-UP	03 33 00
	⑨B LOW RETAINING WALL	SEE CIVIL DWGS.		SEE CIVIL DWGS.		04 22 00
	⑨C LOW RETAINING CURB	SEE CIVIL DWGS.		SEE CIVIL DWGS.		
	⑨D C.I.P. CONCRETE PEDESTAL FOR PRECAST PLANTER POT		CONCRETE PEDESTAL; FINISH AND COLOR TO MATCH ADJACENT PAVING			
<b>FENCE / SCREEN</b>						
	⑩A 8' HT. CHAIN LINK FENCE WITH PRIVACY SCREEN	SDM-112	BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SCREENING CLOTH ATTACHED TO INSIDE OF ENCLOSURE; SIZE PER DRAWINGS	CONTRACTOR TO SUBMIT SHOP DWGS FOR APPROVAL BY CITY AUTHORIZED REPRESENTATIVE	TO BE REVIEWED AND APPROVED BY CITY AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION	32 31 00
	⑩B 8' HT. DBL CHAIN LINK GATE WITH PRIVACY SCREEN	SDM-114	BLACK VINYL COATED DOUBLE CHAIN LINK GATE WITH PRIVACY SCREENING CLOTH ATTACHED TO INSIDE OF ENCLOSURE; SIZE PER DRAWINGS; PROVIDE HEAVY DUTY HINGES, LATCHES AND LOCKS.	CONTRACTOR TO SUBMIT SHOP DWGS FOR APPROVAL BY CITY AUTHORIZED REPRESENTATIVE	TO BE REVIEWED AND APPROVED BY CITY AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION	32 31 00
<b>STAIRS / RAMPS / RAILINGS</b>						
	⑪A C.I.P. CONCRETE STAIRS		C.I.P. NATURAL GRAY CONCRETE STAIRS WITH BROOM FINISH;			
	⑪B ROLLED CURB	SEE CIVIL DWGS.				
	⑪C STAIR AND NORTH PATIO HANDRAIL	SEE ARCH. DWGS.				
	⑪D DECORATIVE GUARDRAIL @ WEST BALCONY	SEE ARCH. DWGS.				
<b>SITE ELEMENTS</b>						
	⑫A WEST FOUNTAIN- SALVAGED ANTIQUE FOUNTAIN ON C.I.P. CONCRETE PLINTH		SALVAGED ANTIQUE STONE POOL FOUNTAIN, APPROXIMATE SIZE AND COMPONENTS AS INDICATED IN DRAWINGS; CONTRACTOR TO PROVIDE FOUNTAIN, WATERPROOFING, CONNECTIONS TO PLINTH AND ALL FOUNTAIN SYSTEMS, INTEGRAL COLOR PLINTH; PROFILE, COLOR AND FINISH TO MATCH PLANTER WALL; SIZE AS INDICATED ON DRAWINGS; DONOR RECOGNITION ON PLINTH PER CITY OF SAN DIEGO.	ANCIENT SURFACES, O.A.E. 212-461-0245 DAVIS COLORS 800-356-4848	FOUNTAIN MODEL APF-304 OR SIMILAR TO BE SELECTED BY CITY OF SAN DIEGO; PLINTH INTEGRAL COLOR SUCH AS MIAMI BUFF; FINISH AND COLOR TO BE VERIFIED VIA MOCK-UP	03 33 00 13 12 13
	⑫B EAST FOUNTAIN- C.I.P. CONCRETE WATER FEATURE		INTEGRAL COLOR BASIN; PROFILE, COLOR AND FINISH TO MATCH PLANTER WALL; PRECAST CONCRETE SOURCE BASIN; SOLID STONE WEIR AND SPILLWAY; BRONZE TRENCH DRAIN; APPROXIMATE SIZE AND COMPONENTS AS INDICATED ON DRAWINGS; CONTRACTOR TO PROVIDE WATERPROOFING, CONNECTIONS TO PLINTH AND ALL FOUNTAIN SYSTEMS; DONOR RECOGNITION ON WEIR PER CITY OF SAN DIEGO.	CONTRACTOR TO SUBMIT SHOP DWGS FOR APPROVAL BY LANDSCAPE ARCHITECT	TO BE REVIEWED AND APPROVED BY CITY AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION	13 12 13
	⑬ EAST AND WEST FOUNTAIN PUMP AND FILTRATION SYSTEM	NO DETAIL	PROVIDE SUPPLY, PUMPS, FILTRATION, DRAINS, ACCESSORIES AND APPURTENANCES SUFFICIENT TO ENSURE SMOOTH OPERATION AND MAINTENANCE OF WATER FEATURES. PROVIDE SECURE VAULT FOR EQUIPMENT IN LOCATION INDICATED ON DRAWINGS	CONTRACTOR TO SUBMIT SHOP DWGS FOR APPROVAL BY CITY AUTHORIZED REPRESENTATIVE	TO BE REVIEWED AND APPROVED BY CITY AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION	13 12 13
	⑭ OVERHEAD IRRIGATION AND MISTING SYSTEM PUMP WITH ENCLOSURE (FUTURE)	NO DETAIL				32 84 00
	⑮ 5' LONG WOOD AND STEEL BACKED BENCH		WOOD AND STEEL BACKED BENCH PER CMPP; COLOR, MATERIALS & FINISH TO MATCH EXISTING BALBOA PARK STANDARD IN ITS ENTIRETY	CONTRACTOR TO SUBMIT SHOP DWGS FOR APPROVAL BY CITY AUTHORIZED REPRESENTATIVE	TO BE REVIEWED AND APPROVED BY CITY AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION	12 93 00
	⑯ ADA WHEELCHAIR SPACE (36" X 48")		DESIGNATED ADA WHEELCHAIR SPACE WITH SANDBLASTED SIGNAGE IN PAVING;			
	⑰ TRENCH DRAIN WITH DECORATIVE METAL GRATE COVER TO CONNECT TO STORM DRAIN		SET FLUSH IN PAVING; 4" WIDE BY LENGTH AND RADIUS AS SHOWN IN DRAWINGS	URBAN ACCESSORIES 877-650-7711, O.A.E.	JAMISON, O.A.E. BRONZE VEHICULAR RATED	33 44 16
	⑱ AREA DRAIN WITH METAL GRATE COVER TO CONNECT TO STORM DRAIN		4" DIAMETER; LOCATIONS AS SHOWN IN DRAWINGS	ZURN 877-903-7246, O.A.E.	BRONZE VEHICULAR RATED FGR-FR05NI-C4N-PS-CC	33 44 16
	⑲ DONOR RECOGNITION LOCATION ON RAISED GARDEN WALL (DONOR NAMES PER CITY OF SAN DIEGO)		SEE DONOR RECOGNITION SIGN PROGRAM BOOKLET FOR SIZE, TYPE, MATERIAL, TEXT, AND EXACT LOCATION OF DONOR SPACE	PER CITY OF SAN DIEGO		
	⑳ PRECAST CONCRETE PLANTER POT ON P.I.P. CONCRETE PEDESTAL		PROVIDE IRRIGATION TO PLANTER POT AND DRAINAGE OUT OF PLANTER POT	QCP 866 703 3434, O.A.E.	TO BE SELECTED BY CITY AUTHORIZED REPRESENTATIVE	12 93 00
	* ㉑ RELOCATED LIGHT POLES		EXISTING CAPISTRANO LIGHT POLES TO BE RELOCATED PER PLAN	PER CITY OF SAN DIEGO		
	PA PLANTING AREA (FUTURE)	NA	FUTURE PLANTING AREA			

EXISTING TO REMAIN	DETAIL	
E1	EXISTING STAIRS TO REMAIN	NA CONTRACTOR SHALL PROTECT IN PLACE
E2	EXISTING FOUNTAIN AND CURB WALL TO REMAIN	NA CONTRACTOR SHALL PROTECT IN PLACE
E3	EXISTING RETAINING WALL TO REMAIN	NA CONTRACTOR SHALL PROTECT IN PLACE
E4	EXISTING CURB RAMP TO REMAIN	NA CONTRACTOR SHALL PROTECT IN PLACE
E5	EXISTING VEHICULAR DROP-OFF TO REMAIN	NA CONTRACTOR SHALL PROTECT IN PLACE
E6	EXISTING LIGHTING POST TO REMAIN	NA CONTRACTOR SHALL PROTECT IN PLACE
E7	EXISTING PLANTER POT TO REMAIN	NA CONTRACTOR SHALL PROTECT IN PLACE

- GENERAL CONSTRUCTION NOTES:
- PRIOR TO INSTALLATION OF ANY HARDSCAPE PAVING, CONTRACTOR SHALL POUR 4'X4' SQUARE SAMPLE OF INDICATED PAVING TYPE FOR REVIEW AND APPROVAL BY CITY AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
  - ALL LANDSCAPE ELEMENTS IDENTIFIED WITHIN THE HARDSCAPE LEGEND ARE TO BE SUBMITTED BY THE CONTRACTOR FOR REVIEW AND APPROVAL BY CITY AUTHORIZED REPRESENTATIVE PER GREENBOOK / WHITEBOOK SPECIFICATIONS PRIOR TO CONSTRUCTION.
  - ALL ELEMENTS LISTED IN LEGEND ARE 'OR APPROVED EQUAL' UNLESS OTHERWISE INDICATED.
  - A FULLY DESIGNED FOUNTAIN RE-CIRCULATION, FILTRATION, AND DISCHARGE SYSTEM TO BE DESIGNED BY CERTIFIED FOUNTAIN DESIGNER AND SUBMITTED TO CITY AUTHORIZED REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF ALL WATER FEATURES/ FOUNTAINS.
  - CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND REGIONAL STANDARDS REQUIRED BY PUBLIC WORKS CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO GREENBOOK SPECIFICATIONS, WHITEBOOK SPECIFICATIONS, CURRENT EDITION OF THE SAN DIEGO STANDARD DRAWINGS AND THE CURRENT EDITION OF CALDAG ADA ACCESSIBILITY REQUIREMENTS FOR THE STATE OF CALIFORNIA.
  - ALL EXPOSED HARDWARE TO BE COORDINATED WITH ARCHITECTURE TO ENSURE COORDINATED FINISHES CONSISTENT WITH HISTORIC CHARACTER OF THE STRUCTURE..
  - ALL SITE FURNISHINGS & SEATWALLS SHALL RECEIVE ANTI-GRAFFITI COATING PER PARKS AND REC STANDARDS. CONTRACTOR SHALL SUBMIT COATING TO CITY AUTHORIZED REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

ADDITIVE ALTERNATE #2

L1.06

**HARDSCAPE LEGEND FOR:**  
**BOTANICAL BUILDING IMPROVEMENTS**

CITY OF SAN DIEGO, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
SHEET \_\_ OF \_\_ SHEETS

WBS S-20005

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
FOR CITY ENGINEER

PRINT NAME \_\_\_\_\_ RCE# \_\_\_\_\_  
SUBMITTED BY: TINA HUANG PROJECT MANAGER

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXXX			

DESIGNED BY: JOULIANA SOULAQA PROJECT ENGINEER

206-1719  
CCS27 COORDINATE

1847-6266  
CCS83 COORDINATE

CONTRACTOR: \_\_\_\_\_ DATE STARTED: \_\_\_\_\_  
INSPECTOR: \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_

41947-01-D

**BALBOA PARK CONSERVANCY**

**R N T SPURLOCK**  
ARCHITECTS LANDSCAPE ARCHITECTS  
2122 Hancock Street  
San Diego, California 92110  
619.681.0090  
spurlock-land.com

**NOT FOR CONSTRUCTION**

CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

**WARNING**

0 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.


**The City of SAN DIEGO Public Works**





**DEPUTY CITY ENGINEER**

The engineering Specifications and Special Provisions contained herein have been prepared by or under the direction of the following Registered Engineer:

Edgar Lozano   
\_\_\_\_\_  
For City Engineer

04/23/2021  
\_\_\_\_\_  
Date

Seal:



## **A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the Contract Documents are hereby made effective as though originally issued with the bid package. Bidders are reminded that all previous requirements to this solicitation remain in full force and effect.

## **B. BIDDER'S QUESTIONS**

- Q1. Please confirm the grade & species of the lattice lumber to be replaced.
- A1. Refer to Addendum 4, Q&A #7 and #10.
- Q2. Please confirm that that contractor is to collect the salvaged plants from the balboa nursery at the end of the project and replant them in the new planters in the botanical building.
- A2. Refer to Addendum 4, Q&A #40 and to Sheet G1.01, note 5, delete and replace last sentence with: DB shall be responsible for returning and replanting plants in the Botanical Building.
- Q3. Please confirm that the contractor will not be responsible for any damage to salvaged plants once they have been delivered to the city at the balboa nursery.
- A3. DB to ensure proper transplant practices are followed per species and that root balls are intact for transport and transplanting. Additionally, DB shall ensure no damage occurs as a result of poor transportation practices. After the relocation of the salvaged plants to the Balboa Nursery, City's Nursery staff will be checking the condition plants received. If it is not properly dug, boxed, and/or moved, it will be noted. If the plant does not survive after that, DB will be held responsible for replacement.
- Q4. It appears the City's response to Q7 with A7 is to price out the two different types of lattice (25% each) and replacement of 25% of the ornate wood above the steel trusses in the same per sf unit price as Bid Line Item #21. As we have noted, there is about twice the linear footage of lattice material in the woven areas as there is at the barrel roofs with the straight lattice. Therefore, it is not possible to give one unit price for both conditions as the woven lattice areas take more labor & material to complete. The ornate wood repair/replacement above the steel trusses would be done on a linear footage basis rather than a square foot basis. It appears from what we can see that the ornate wood repair above the steel trusses would primary be related to the 1x trim pieces that are coming loose. If the City would like to have one unit price for all three of these different types of work, then a linear foot price would seem to be more suitable as we could determine the

linear foot of 1x material to be replaced and apply that price to each of the various areas. Applying the same square foot unit price to each of these three items is not practical. There would be approximately 11,000 linear feet of 1x3 in 5,600 sf of the lattice area currently indicated by Line Item #21. Please consider changing that to 11,000 linear feet (lf) if the City would like to have one unit price for all three of these items of work.

- A4. DB to perform structural material testing survey and replace 6700 SF of the lattice structure and supporting members. The unit cost should include each lattice condition, the removal and replacement of lath members in each area, above and below, the ornate wood above the steel trusses, and the 6x supporting purlin members. The unit cost for the lattice structure replacement per SF shall be included in bid line item #21, for a total of 6700 SF of replacement.
- Q5. Q&A#9 is related to potential replacement of 6x members that are supporting the lattice work at the roofs. While we think the response was intended to be Q7 rather than Q8, there is no practical way to apply a square footage price for lattice (1x material) to the cost to replace any of the 6x members in the roof system. Replacing one of the 6x members involves disconnecting it from the steel truss and installing a new 6x member with bolts to the existing trusses. Therefore, the unit price for replacing any of these 6x members needs to be a standalone unit price. The replacement of a 6x member may require replacement of 1x member as well but that can be handled with the unit price (suggested to be linear foot price) for Line Item #21 and not mixed in with the cost to replace a 6x member. Please add a line item for us to provide a unit price for replacement of 6x members that may require replacement after inspection and review of field conditions. Consider have us price out say 5 each of these 6x members for bidding purposes.
- A5. Refer to response to Q#4.
- Q6. We asked what is included as Q&A#37 in Addendum #4 regarding the 120 Day Plant Establishment Period. We understand what the RFP states on page 546. However, this is not a typical project that would include installation of a new irrigation system and planting. In fact, the irrigation and plantings, other than patching of existing lawn areas disturbed by the new utility work, is not included in the scope of work for this project. Since we are not doing new plantings as part of our scope of work, we respectfully request the City advise what they would determine to be included in the 120 Day Plant Establishment Period noted on Page 561 of the RFP. Is there anything other than the patching of existing surfaces damages by utility work that would be part of the 120 Day Plant Establishment Period?

- A6. DB to patch existing lawn area with sod per specification on page 41 Repairs to Existing Planting disturbed by construction. Refer to revised Section 6-1.1 of the RFP for Plant Maintenance and Establishment duration.
- Q7. We asked what is included as Q40 in Addendum #4. Our question relates to what is a conflict in the RFP documents. The RFP indicates permanent plantings will be in future phase. Therefore, permanent plantings are not a part of the scope of this project. However, not 5 on G1.01 of the Bridging Documents indicates "Contractor shall return plant to the Botanical Building for replanting at a future date." We asked the City to clarify work in the current phase (scope) and asked the City to clarify whether or not we are required under this contract to return plants to the Botanical Building as part of this project scope. Please advise as the verbiage seems to be conflicting.
- A7. Refer to response to Q#2.
- Q8. We asked a Question regarding the City's answer to Q58 in Addendum #3. The City indicated in the response that "Asbestos and Lead report was completed. Anything beyond those reports are DBs responsibility." In Q&A#41 of Addendum #4, the City did not answer our question. We are trying to understand how we could reasonably be held responsible for any additional Asbestos or Lead Paint that may be discovered during the course of the project that is not included in the report provided in the RFP. Please confirm that Design-Builder is only responsible to include costs associated with dealing with lead paint that is shown to existing in the current report and any additional asbestos or lead paint that may be found would be handled as a differing site condition.
- A8. Confirmed.
- Q9. We asked a question related to Q&A#59 in Addendum #3 that is Q#43 in Addendum #4. The response to Q41 did not answer our question. We are trying to understand what the City's expectations are related to re-painting of existing exposed structural steel. Note #2 under SURFACE PREPARATION AND PRE-PAINTING on Sheet S100 of the Bridging Documents indicates "All existing exposed structural steel shall have its surface prepared for repainting by removing all existing rust and surface coatings." Is this note intended to indicate that all existing paint on all exposed structural steel elements are to be stripped of existing paint coatings down to bear metal prior to repainting? This is a critical pricing consideration for the project. This was not addressed in response to Q41.
- A9. Confirmed, all existing paint on all exposed structural steel elements are to be stripped of existing paint coatings down to bear metal prior to repainting.

## C. ADDENDUM

1. To Addendum 4, **SECTION D, CHANGES TO THE REQUEST FOR PROPOSALS**, item 7, Attachment H, Price Proposal Forms, pages 23 through 26, **DELETE** in their entirety and **SUBSTITUTE** with pages 7 through 10 of this Addendum.

## D. CHANGES TO THE REQUEST FOR PROPOSALS

1. To Attachment A, Project Description, Scope of Work and Performance Specifications, Bridging Documents, As-Built Drawings and Reference Documents, page 84 (*use google link below*), to **DELETE** "G1.01 Botanical Building Improvements" in its entirety and **REPLACE** with page 11 of this Addendum.

<https://drive.google.com/drive/folders/1sxLKLyQoKD2NIFVSNiYICzNw9C0p-fAb>

2. To Attachment E, Supplementary Special Provisions, **SECTION 6 – PROSECUTION AND PROGRESS OF THE WORK**, sub-item 6-1.1, **Construction Schedule**, sub-item 3, page 561, **DELETE** in its entirety and **SUBSTITUTE** with the following:
  3. The **90 Calendar Day** Plant Establishment Period is included in the stipulated Contract Time and shall begin with the acceptance of installation of the vegetation plan in accordance with Section 801-6, "MAINTENANCE AND PLANT ESTABLISHMENT".

James Nagelvoort, Director  
Engineering & Capital Projects Department

Dated: *April 23, 2021*  
San Diego, California

JN/MJN/mlw

## PRICE PROPOSAL FORMS

The Design-Builder agrees to the design and construction of **Botanical Building Improvements**, 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 from the date Proposals are due. The duration of the price guarantee may be extended as required by mutual consent.

Item No.	NAICS CODE	Description	Quantity	D*	Unit	Unit Price	Extension
<b>BASE PROPOSAL</b>							
1	524126	Bonds (Payment and Performance)	1		LS	<del>                    </del>	\$
2	541330	Engineering and Design Services	1	D	LS	<del>                    </del>	\$
3	236220	Construction	1		LS	<del>                    </del>	\$
4	236220	Building Permit (EOCP Type I)	1		AL	<del>                    </del>	\$50,000.00
5	238210	Dry Utilities Fees (EOC Type I)	1		AL	<del>                    </del>	\$30,000.00
6		City Contingency (EOC Type II)	1		AL	<del>                    </del>	\$800,000.00
7	541330	WPCP Development	1	D	LS	<del>                    </del>	\$
8	237310	WPCP Implementation	1		LS	<del>                    </del>	\$
9	541370	Survey Services	1		LS	<del>                    </del>	\$
10	238120	Special Material Testing : Bolt Type T1 Testing	(2) RIVET		EA	\$	\$
11	238120	Special Material Repair/Replacement : Bolt Type T1	(280) RIVET		EA	\$	\$
12	238120	Special Material Testing : Concrete Footing Type T2 Testing	(2) LOCATION		EA	\$	\$

Item No.	NAICS CODE	Description	Quantity	D*	Unit	Unit Price	Extension
13	238120	Special Material Repair/Replacement : Concrete Footing Type T2	(12) ANCHOR BOLT		EA	\$	\$
14	238120	Special Material Testing : Structural Welding & Welding Size Type T3 Testing	(2) ROW		EA	\$	\$
15	238120	Special Material Repair/Replacement : Structural Welding & Welding Size Type T3	(240) INCH		EA	\$	\$
16	238120	Special Material Testing : Steel Plate Type T4 Testing	(3) PLATE		EA	\$	\$
17	238120	Special Material Repair/Replacement : Steel Plate Type T4	(16) PLATE		EA	\$	
18	238120	Special Material Testing & Repair: Cupola (EOC Type I)	1		AL	<del>                    </del>	\$50,000.00
19	238120	Special Material Repair/Replacement: Steel Framing Member: Diagonal Web Members (Include Connections)	80		EA	\$	\$
20	238120	Special Material Repair/Replacement: Steel Framing Member: Chord Member	40		EA	\$	\$
21	238120	Wood Lattice	6700		SF	\$	\$
22	238120	Special Material Testing: Base Plate	12		EA	\$	\$
23	238120	Special Material Repair/Replacement: Base Plate	3		EA	\$	\$
<b>TOTAL DESIGN-BUILD BASE PROPOSAL (ITEMS NO 1 THROUGH 23 INCLUSIVE):</b>							<b>\$</b>



Item No.	NAICS CODE	Description	Quantity	D*	Unit	Unit Price	Extension
<b>ADDITIVE ALTERNATE A</b>							
A	236220	Additive Alternate #1: North Entry, New Storage & Maintenance Addition	1		LS	<del>          </del>	\$
<b>TOTAL DESIGN-BUILD ADDITIVE ALTERNATE A:</b>							<b>\$</b>
<b>ADDITIVE ALTERNATE B</b>							
B	236220	Additive Alternate #2: East Fountain	1		LS	<del>          </del>	\$
<b>TOTAL DESIGN-BUILD ADDITIVE ALTERNATE B</b>							<b>\$</b>
<b>ITEMS NO 1 THROUGH 23 PLUS ADDITIVE ALTERNATE A THROUGH ADDITIVE ALTERNATE B, INCLUSIVE):</b>							<b>\$</b>

- **Design Element (For City Use)**

Total Price for Design-Build Proposal, (Items No. 1 through 23 PLUS Additive Alternate A through Additive Alternate B, inclusive) amount written in words: \_\_\_\_\_

Design-Builder: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

The names of all persons interested in the foregoing proposal as principals are as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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.

NOTE:  
CONTRACTOR TO REPAIR AND/OR REPLACE IN KIND  
PLANT MATERIALS AND IRRIGATION DISTURBED BY  
CONSTRUCTION ACTIVITIES INCLUDING EXCAVATION  
AND STAGING

NOTE:  
CONTRACTOR TO REPAIR AND/OR REPLACE IN KIND  
PLANT MATERIALS AND IRRIGATION DISTURBED BY  
CONSTRUCTION ACTIVITIES INCLUDING EXCAVATION  
AND STAGING.

### TREE PROTECTION & DEMOLITION LEGEND

SYMBOL	ITEM	DESCRIPTION	QTY
(X)	EXISTING TREE TO BE REMOVED	TREE TO BE REMOVED IN ITS ENTIRETY INCLUDING REMOVAL OF TRUNK AND STUMP / ROOT MASS TO A DEPTH OF 18" AS REQUIRED AND DISPOSE OF PROPERLY OFF SITE BY THE CONTRACTOR.	6
(S)	EXISTING TREE TO BE SALVAGED	CONTRACTOR TO BOX AND REMOVE PLANT SPECIMENS TO BE SALVAGED AND MAINTAINED IN HEALTHY CONDITION FOR DURATION OF CONSTRUCTION PERIOD. SEE NOTES BELOW	46
(P)	EXISTING TREE TO BE PROTECTED IN PLACE	CONTRACTOR TO PROTECT IN PLACE AND MAINTAIN DURING CONSTRUCTION.	66 (VERIFY IN FIELD)
NO SYMBOL	EXTERIOR UNDERSTORY	ALL EXISTING EXTERIOR PLANT MATERIAL UNDER 3 FOOT THAT IS IN CONFLICT WITH THE WORK AREA SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF SITE BY THE CONTRACTOR.	
NO SYMBOL	INTERIOR UNDERSTORY	ALL EXISTING INTERIOR PLANT MATERIAL UNDER 3 FOOT REMAINING AT THE START OF CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF SITE BY THE CONTRACTOR. SEE NOTE 3 BELOW.	

#### GENERAL TREE PROTECTION, SALVAGE, AND REMOVAL NOTES:

- ALL EXTERIOR TREES AND PALMS (OUTSIDE BOTANIC BUILDING) TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. CONTRACTOR SHALL PROTECT IN PLACE AND MAINTAIN DURING CONSTRUCTION.
- ANY EXISTING TREES OR PALMS DAMAGED BY THE CONTRACTOR INSIDE OR OUTSIDE THE IDENTIFIED LIMITS OF WORK DURING CONSTRUCTION ARE TO BE REPLACED IN KIND (EXACT VARIETY AND SIZE) AT THE EXPENSE OF THE CONTRACTOR.
- CITY OF SAN DIEGO SHALL SALVAGE UNDERSTORY PLANT MATERIAL LOCATED INSIDE THE BOTANICAL BUILDING PRIOR TO THE START OF CONSTRUCTION. ALL REMAINING UNDERSTORY PLANT MATERIAL SHALL BE REMOVED BY CONTRACTOR.
- FOR INTERIOR PLANTS TO BE SALVAGED AND/OR PROTECTED IN PLACE, CONTRACTOR TO CONFIRM WITH CITY OF SAN DIEGO LOCATION, SIZE, SPECIES AND QUANTITY OF PLANTS TO BE SALVAGED AND/OR PROTECTED IN PLACE. CONTRACTOR SHALL PROVIDE ARBORIST'S ASSESSMENT AND PLANT PROTECTION SPECIFICATION FOR INTERIOR PLANTS FOR CITY OF SAN DIEGO REVIEW AND APPROVAL PRIOR TO SALVAGE OPERATIONS.
- ALL INTERIOR PLANT MATERIAL SALVAGED BY CONTRACTOR SHALL BE CATALOGUED AND DELIVERED TO CITY PLANT STORAGE FACILITY. CITY SHALL MAINTAIN IN HEALTHY STATE. Design Builder shall be responsible for returning and replanting plants in the Botanical Building.
- FOR EXTERIOR TREES AND SHRUBS TO BE REMOVED OR PROTECTED IN PLACE CONTRACTOR SHALL FOLLOW SPECIFICATIONS AND GUIDELINES CONTAINED WITHIN CITY-PROVIDED "TREE PROTECTION PLAN - BOTANICAL BUILDING (BALBOA PARK)" AND "TREE PRUNING SPECIFICATIONS" PREPARED BY TREE LIFE CONSULTING JANUARY 20, 2020, IN ADDITION TO ALL "GREENBOOK", "WHITEBOOK" AND TREE PROTECTION NOTES DURING CONSTRUCTION. SEE SHEET G1.01 FOR TREE PROTECTION NOTES.
- CONTRACTOR TO FIELD VERIFY QUANTITIES OF TREES TO BE SALVAGED, PROTECTED AND REMOVED SHOWN AND NOTIFY CITY OF SAN DIEGO OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- LARGE BOULDERS CAN REMAIN IN PLACE IF THEY DO NOT IMPACT CONSTRUCTION. ANY BOULDERS THAT ARE IMPACTED BY CONSTRUCTION CAN BE TEMPORARILY RELOCATED ON-SITE OR, AT THE CONTRACTOR'S OPTION, TRANSPORTED TO THE BALBOA PARK NURSERY BY THE CONTRACTOR FOR TEMPORARY STORAGE. CONTRACTOR WILL BE RESPONSIBLE FOR RETURNING LARGE BOULDERS TO THE BOTANICAL BUILDING.
- LAVA ROCKS CAN REMAIN IN PLACE IF THEY DO NOT IMPACT CONSTRUCTION. ANY LAVA ROCKS THAT ARE IMPACTED BY CONSTRUCTION CAN BE TEMPORARILY RELOCATED ON-SITE OR, AT THE CONTRACTOR'S OPTION, TRANSPORTED TO THE BALBOA PARK NURSERY BY THE CONTRACTOR FOR TEMPORARY STORAGE. CONTRACTOR WILL BE RESPONSIBLE FOR RETURNING LARGE BOULDERS TO THE BOTANICAL BUILDING.
- HANGING PLANTS WILL BE REMOVED BY PARKS AND RECREATION FORCES PRIOR TO THE START OF CONSTRUCTION.
- WATER FEATURES SHALL BE DEMOLISHED AND DISPOSED OF BY THE CONTRACTOR. ANY UTILITIES ASSOCIATED WITH THE FOUNTAIN (ELECTRICAL, WATER SUPPLY, DRAINAGE) SHALL BE CAPPED OFF/SAVED OFF BY THE CONTRACTOR.

5

G1.01

### TREE PROTECTION PLAN FOR: BOTANICAL BUILDING IMPROVEMENTS

CITY OF SAN DIEGO, CALIFORNIA  
PUBLIC WORKS DEPARTMENT  
SHEET \_\_\_ OF \_\_\_ SHEETS

APPROVED:	DATE:	FOR CITY ENGINEER:	DATE:
PRINT NAME:	RCE#:	DESCRIPTION:	BY:
ORIGINAL:	XXXX	APPROVED:	DATE:
		FILMED:	

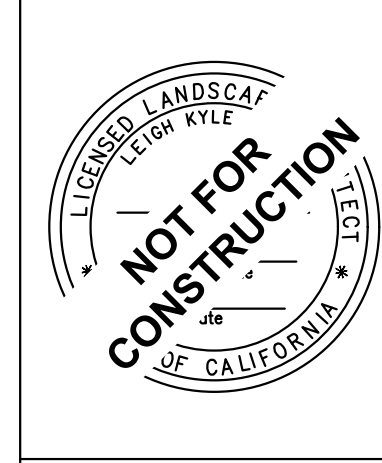
WBS S-20005

SUBMITTED BY:  
TINA HUANG  
PROJECT MANAGER

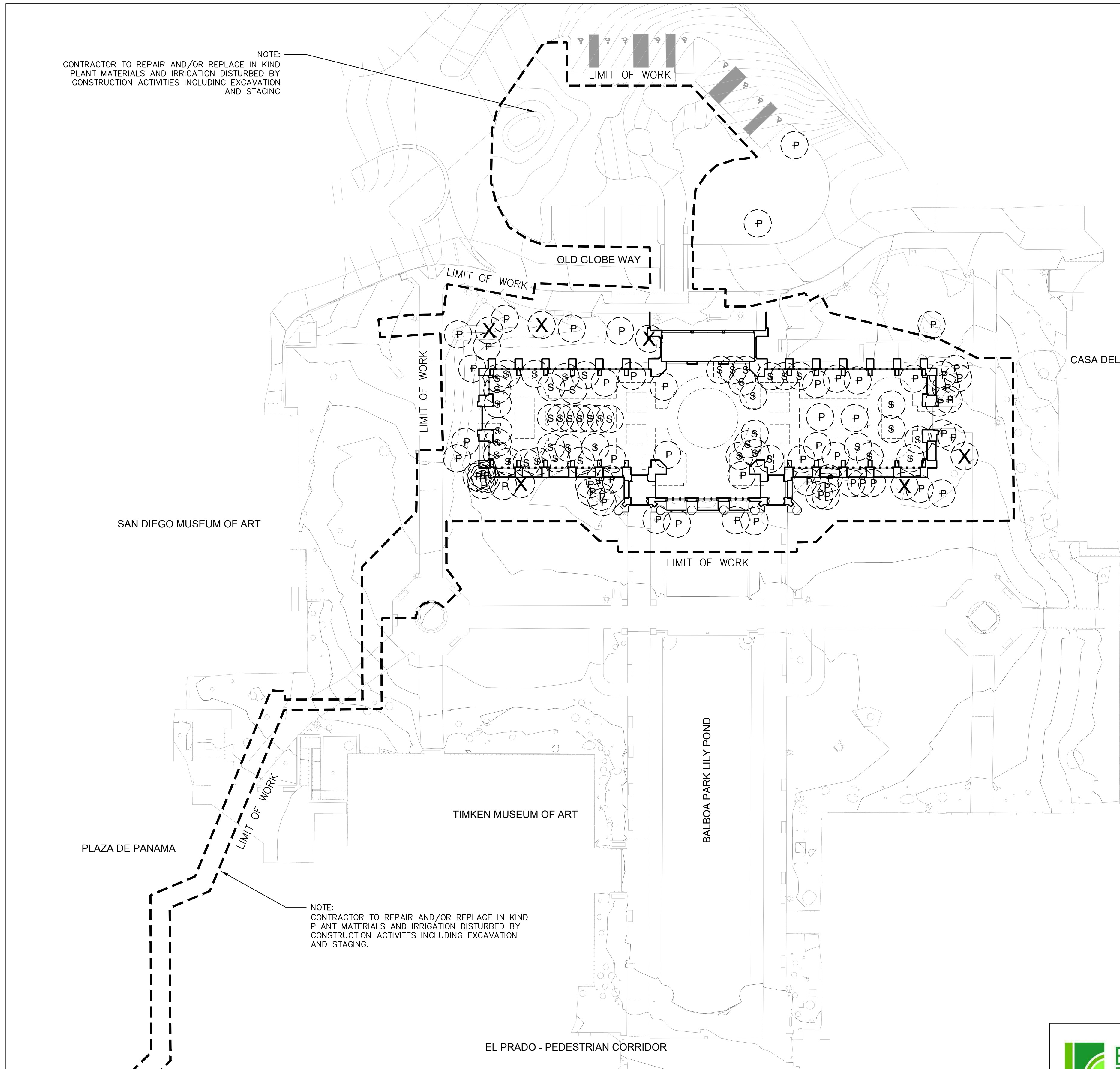
DESIGNED BY:  
JULIANA SOULAOA  
PROJECT ENGINEER

206-1719  
CCS27 COORDINATE

1847-6266  
CCS83 COORDINATE



CONTRACTOR: \_\_\_\_\_ DATE STARTED: \_\_\_\_\_  
INSPECTOR: \_\_\_\_\_ DATE COMPLETED: \_\_\_\_\_



CONSTRUCTION CHANGE / ADDENDUM			
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.

WARNING

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.



# City of San Diego

CITY CONTACT: Rosa Riego, Senior Contract Specialist, Email: [RRiego@sandiego.gov](mailto:RRiego@sandiego.gov)  
Phone No. (619) 533-3426

## ADDENDUM 6 PROPOSAL DOCUMENTS



**FOR**

## **BOTANICAL BUILDING IMPROVEMENTS**

RFQ NO.:	<u>K-20-1932-DB2-3</u>
RFP NO.:	<u>K-21-1932-DB2-3-A</u>
SAP NO. (WBS/IO/CC):	<u>S-20005</u>
CLIENT DEPARTMENT:	<u>1714</u>
COUNCIL DISTRICT:	<u>3</u>
PROJECT TYPE:	<u>BT</u>

**PROPOSALS DUE:**


**2:00 PM  
MAY 4, 2021**

**CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS**

<http://www.sandiego.gov/cip/bidopps/index.shtml>

**DEPUTY CITY ENGINEER**

The engineering Specifications and Special Provisions contained herein have been prepared by or under the direction of the following Registered Engineer:

Edgar Lozano   
\_\_\_\_\_  
For City Engineer

4/27/2021  
\_\_\_\_\_  
Date

Seal:



## **A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the Contract Documents are hereby made effective as though originally issued with the bid package. Bidders are reminded that all previous requirements to this solicitation remain in full force and effect.

## **B. BIDDER'S QUESTIONS**

Q1. In Addendum 5, question 1 we asked "Please confirm the grade & species of the lattice lumber to be replaced.", in your response you referred us back to Addendum 4, Q&A #7 and #10. These responses relate to testing and inspection of the existing structure, not the grade/species that we are to allow for in pricing the proposal. The cost of materials can vary wildly depending on which grade/species we include for. Please confirm which grade/species of lattice lumber we are to include in our proposal for bidding purposes.

A1. The design of the lattice including grade and species, is up to the DB to meet the Secretary of Interior Standards for historical places.

Q2. Addendum #5, Q&A #2 indicates the DB is responsible for returning and replanting plants in the Botanical Building. This change in scope prompts a couple of items of coordination not previously anticipated in the RFP. Please confirm that DB's Landscape Architect would work with the City folks to create a planting plan and determine location of the replaced plants since the planter areas are reconfigured in the revised layout. Also, please advise on whether a permanent irrigation plan is to be developed with installation of a permanent irrigation system for the replaced plants as part of this project scope. The current RFP indicates future irrigation and mister system but something will need to be installed to support proper plant health after they are replanted. Does the City want us to include a new irrigation system or just install a temporary irrigation system as part of this work.

A2. Returning and replanting plants in the Botanical Building scope of work has been deleted. Refer to revised sheet G1.01.

Q3. With the replanting and potential installation of a permanent irrigation system, we respectfully request the City add 3 months (66 work days) to the project duration to allow time for completion of the work and the 90-day Plant Establishment period for the replanting work. Proposers have note in the various questions that the current duration is very tight, especially considering how long DSD could take to issue a building permit, so this added work should also add time to the project. Please advise.

A3. Refer to response to Q2.

### C. ADDENDUM

1. To Addendum 2, Section C, Changes to the Request for Proposals, page 2, item 1, **DELETE** in its entirety and **SUBSTITUTE** with the following:

1. To the Request for Proposals, Item 10, Mandatory Online Pre-Proposal Meeting Via GoToMeeting, page 6, **ADD** the following:

#### 10.1. PRE-PROPOSAL SITE VISIT:

The shortlisted D/B firms will have the opportunity to visit the site. This is not required, but highly encouraged. The Botanical Building will open on April 28, 2021 for the following Design-Build teams as scheduled:

EC Constructors:	8:30 AM - 10:30 AM
SOLPAC Construction dba Soltek:	11:00 AM - 1:00 PM
Barnhart-Reese:	1:30 PM - 3:30 PM

The Design-Builders agree to adhere to all State and local guidelines/mandates related to COVID-19. The City will assume no responsibility.

2. To Addendum 5, Section D, Changes to the Request for Proposals, page 6, Item 1, **DELETE** in its entirety and **SUBSTITUTE** with the following:

1. To Attachment A, Project Description, Scope of Work and Performance Specifications, Bridging Documents, As-Built

Drawings and Reference Documents, page 84 (use google link below), to **DELETE** "G1.01 Botanical Building Improvements" in its entirety and **REPLACE** with page 6 of this Addendum.

<https://drive.google.com/drive/folders/1sxLKLyQoKD2NIFVSNiYICzNw9C0p-fAb>

James Nagelvoort, Director  
Engineering & Capital Projects Department

Dated: *April 27, 2021*  
San Diego, California

JN/MJN/mlw





# City of San Diego

CITY CONTACT: Rosa Riego, Senior Contract Specialist, Email: [RRiego@sandiego.gov](mailto:RRiego@sandiego.gov)  
Phone No. (619) 533-3426

## ADDENDUM 7 PROPOSAL DOCUMENTS



**FOR**

## **BOTANICAL BUILDING IMPROVEMENTS**

RFQ NO.:	<u>K-20-1932-DB2-3</u>
RFP NO.:	<u>K-21-1932-DB2-3-A</u>
SAP NO. (WBS/IO/CC):	<u>S-20005</u>
CLIENT DEPARTMENT:	<u>1714</u>
COUNCIL DISTRICT:	<u>3</u>
PROJECT TYPE:	<u>BT</u>

**PROPOSALS DUE:**

**2:00 PM  
MAY 4, 2021**

**CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS**

<http://www.sandiego.gov/cip/bidopps/index.shtml>

## **A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the Contract Documents are hereby made effective as though originally issued with the bid package. Bidders are reminded that all previous requirements to this solicitation remain in full force and effect.

## **B. BIDDER'S QUESTIONS**

- Q1. With reference to Addendum 4, RFI 22 "DB will be responsible for removing and relocating the flora to the lower pond and drain the upper pond prior to construction", please confirm if the city will require the contractor to employ a biologist for the removal of the flora/fauna?
- A1. Not required. DB to provide notification/coordinate with City staff at minimal 10 working days prior to the removal/relocation is needed.
- Q2. With reference to Addendum 4, RFI 22 "DB will be responsible for removing and relocating the flora to the lower pond and drain the upper pond prior to construction", please confirm if the water can be drained straight into the Sewer/Storm drain system or if the use of a filtration tank will be required prior to discharge into the storm/sewer system.
- A2. The pond is equipped with internal drainage system. DB to provide notification/coordinate with City staff at minimal 10 working days prior to the draining of the pond is needed.
- Q3. Per addendum #4 – Questions were not accurately answered with proper information to bid properly. Question #9 referred to critical wood scope and was referred to Q6 which was a concrete answer issue.
- A3. Refer to response to Q4 from Addendum #5
- Q4. Per addendum #4 – Questions were not accurately answered with proper information to bid properly. Question #10 referred to a critical wood scope and was referred to Q5, which was a concrete answer issue.
- A4. Refer to response to Q4 from Addendum #5.

- Q5. Per addendum #5 the species of wood on door "Arch 1-5" was answered to be Redwood. Is this species of wood to be used in all windows and doors throughout? Specification do not indicate.
- A5. It is up to the DB to meet the Secretary of Interior Standards for historical places.

James Nagelvoort, Director  
Engineering & Capital Projects Department

Dated: *April 28, 2021*  
San Diego, California

JN/MJN/mlw

# City of San Diego

CITY CONTACT: Rosa Riego, Senior Contract Specialist, Email: [RRiego@sandiego.gov](mailto:RRiego@sandiego.gov)  
Phone No. (619) 533-3426

## ADDENDUM 8 PROPOSAL DOCUMENTS



FOR

## BOTANICAL BUILDING IMPROVEMENTS

RFQ NO.:	<u>K-20-1932-DB2-3</u>
RFP NO.:	<u>K-21-1932-DB2-3-A</u>
SAP NO. (WBS/IO/CC):	<u>S-20005</u>
CLIENT DEPARTMENT:	<u>1714</u>
COUNCIL DISTRICT:	<u>3</u>
PROJECT TYPE:	<u>BT</u>

PROPOSALS DUE:

2:00 PM  
MAY 4, 2021

CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS

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## **A. CHANGES TO CONTRACT DOCUMENTS**

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## **B. BIDDER'S QUESTIONS**

Q1. Are true divided lites (TDL) required in all the doors and windows, or will some plant-on muntins be allowed?

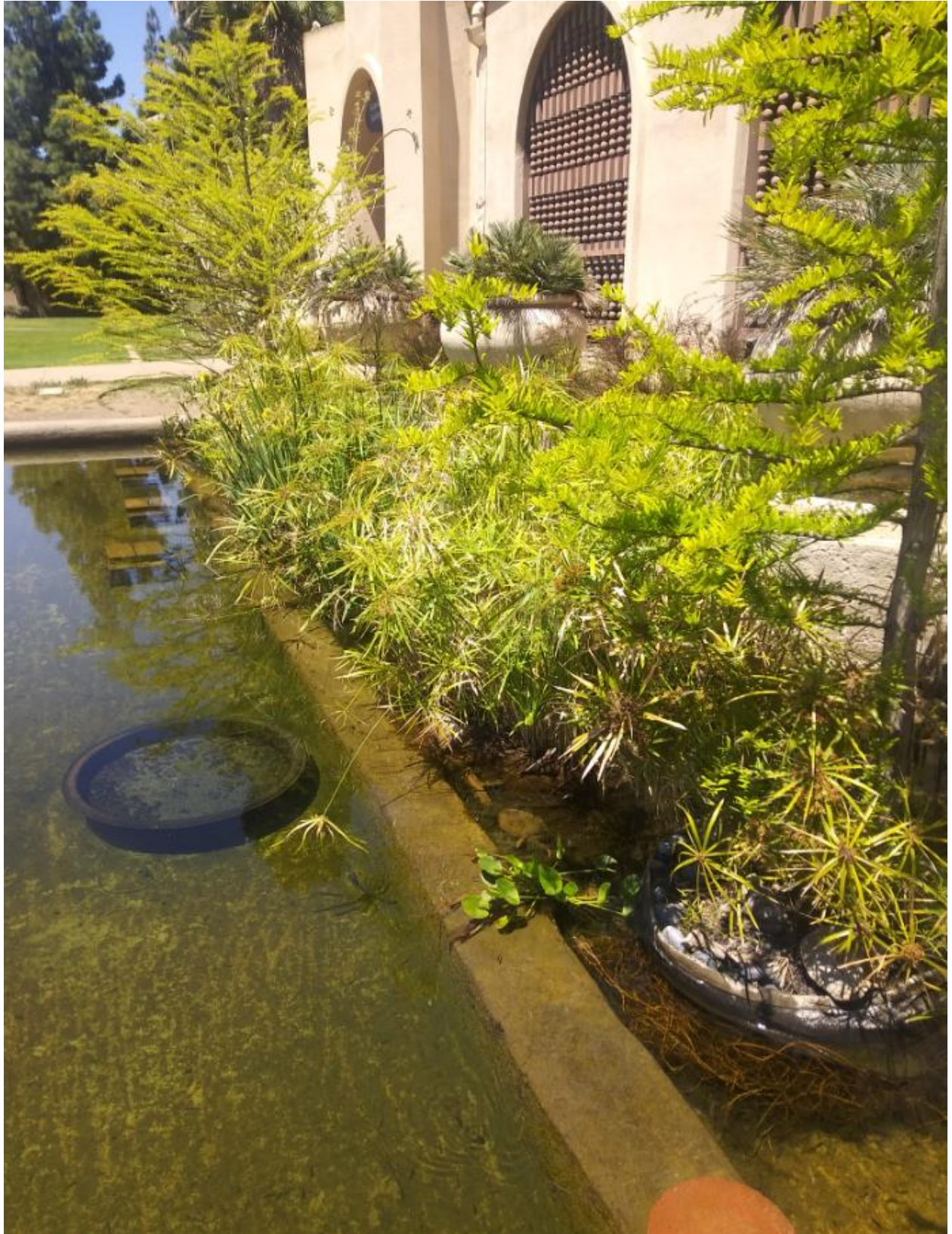
A1. Yes, the muntins are to be true divided lites.

Q2. Addendum 5 Q9 states that all exposed steel would need to be stripped down to bare metal before painting. Given that this building is largely constructed of Angle trusses and Steel beams that are attached to the redwood lath attached throughout. The time required to accomplish this work will severely impact the project schedule due to the difficulty to perform this work. Removing this paint to bare metal will also be considerably costly and will potentially threaten the project budget while also potentially causing additional damage to the existing wood structure that is remaining. Given the budget allowed for on this project, and the tight schedule we would suggest that we only remove rust/loose & flaky paint from the existing steel structure in preparation for new paint. Please advise.

A2. DB to bid per response to Addendum 5 Q9.

Q3. With reference to Q22 in Addendum 4, please confirm that the plant life in the attached photograph is also to be relocated to the lower pond?

A3. Confirmed.



- Q4. On the Bridging Document Plans, C-100 has several notes added relative to ADA walkways to Timken Museum and to Museum of Art and areas in between. There is also the following note on C-100.

NOTE: THE DESIGN BUILDER SHALL PROVIDE THE DESIGN FOR AN ACCESSIBLE ROUTE FROM THE WEST FOUNTAIN IN FRONT OF THE BOTANICAL GARDENS TO THE PLAZA BETWEEN THE SECOND AND THIRD TREE PLANTERS IN FRONT OF THE TIMKEN'S FRONT MAIN ENTRANCE. THE ACCESSIBLE ROUTE SHALL CONNECT WITH AN ACCESSIBLE ROUTE TO THE TIMKEN'S NORTH TERRACE AND AN ACCESSIBLE ROUTE TO THE MUSEUM OF ART EAST EXIT. INCLUDES REMOVE AND REPLACE EXISTING SLOPED WALKWAY BETWEEN THE FOUNTAIN AND GRADE WITH GRASS AND ADD IRRIGATION WHERE NEEDED.

However, when we review Page 32 of the RFP Document for Scope of Work, this area is not indicated to be part of the scope of this work. Additionally, larger scale plan on C-103 has Note 8 that indicates "Protect In Place Existing Concrete Pavement to Remain" that sheet C-100 seems to show to remove & replace. Please advise if we are supposed to figure to design and reconstruct walks & add ramps in this area for ADA compliant walks or just patch the walks impacted by the sewer line installation as shown in larger scale Bridging Document plans.

This note would also imply a fair amount of irrigation and landscape re-work not indicated in the RFP Scope of work or larger scale plans in the Bridging Documents. Please advise if we are to budget for revised irrigation & landscape patching in this area.

- A4. DB is responsible for the design and construction of an accessible ADA compliant route for this area, including replacement/repair/alteration if necessary for the existing hardscape, landscaping and irrigation that may be impacted as a result of DB's design and construction operation.

James Nagelvoort, Director  
Engineering & Capital Projects Department

Dated: *April 30, 2021*  
San Diego, California

JN/MJN/mlw



**SUBCONTRACTOR LISTING**

**(OTHER THAN FIRST TIER)**

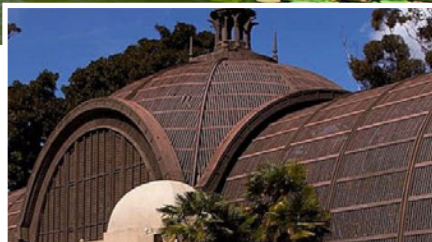
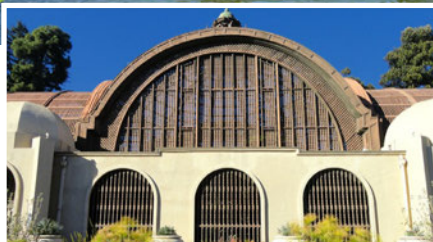
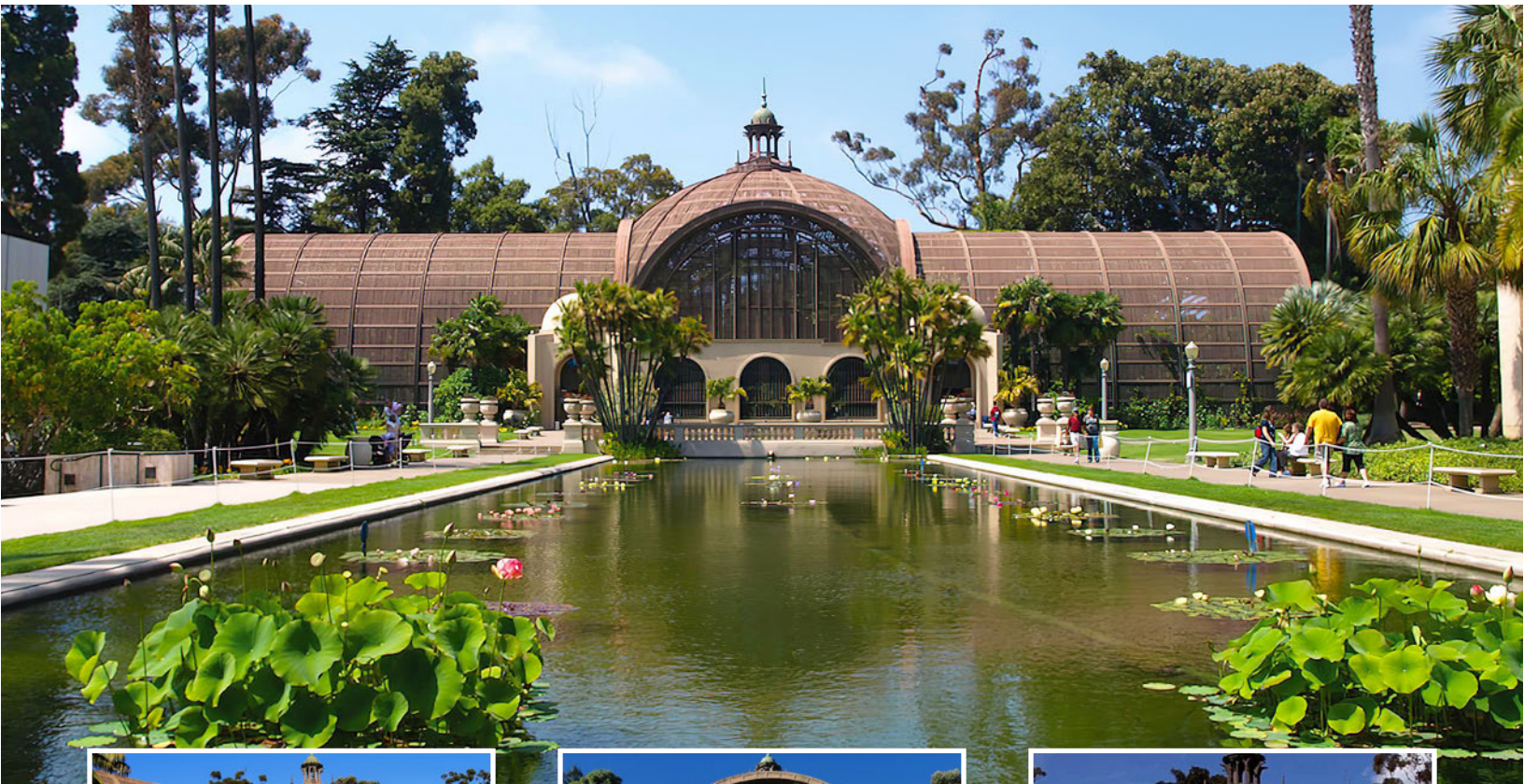
Pursuant to California Senate Bill 96 and in accordance with the requirements of Labor Code sections 1771.1 and 1725.5, by submitting a bid or proposal to the City, Contractor is certifying that he or she has verified that all subcontractors used on this public work project are registered with the California Department of Industrial Relations (DIR). **The Bidder is to list below the name, address, license number, DIR registration number of any (known tiered subcontractor) - who will perform work, labor, render services or specially fabricate and install a portion [type] of the work or improvement pursuant to the contract. If none are known at this time, mark the table below with non-applicable (N/A).**

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	DIR REGISTRATION NUMBER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____	All Subcontractors known at this time were listed on Form AA05 and included with proposal for the project.  There are no known lower tier subcontractors at this time.			
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____				
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____				
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____				

**\*\* USE ADDITIONAL FORMS AS NECESSARY \*\***

# Statement of Proposal for **BOTANICAL BUILDING IMPROVEMENTS**

May 4, 2020



Submitted by:  
**Jim Summers**  
**EC Constructors, Inc.**  
9834 River Street, Lakeside, CA 92040  
Phone: 619-440-7181  
Email: jim@ecconstructors.com



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- 3** Summary of Proposal
- 4** Project Team
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- 6** Construction Plan
- 7** Equal Employment and Contracting Opportunity
- 8** Reference Checks



# FIRM PROFILE

<b>LEGAL NAME OF COMPANY</b>	EC Constructors, Inc.
<b>LEGAL FORM OF ENTITY</b>	Corporation: EC Constructors, Inc. Sherri L. Summers - EC Constructors Jim Summers - EC Constructors
<b>YEAR OF ESTABLISHMENT OF ENTITY</b>	EC Constructors, Inc. established 2005
<b>SUBSIDIARY PARENT COMPANY</b>	EC Constructors: Not Applicable
<b>ADDRESS OF MAIN OFFICE</b>	EC Constructors, Inc. 9834 River Street, Lakeside, CA 92040
<b>SAN DIEGO SATELLITE OFFICE</b>	EC Constructors: Not Applicable
<b>CONTACT INFORMATION</b>	EC Constructors: Jim Summers, President 619.440.7181   jim@econstructors.com
<b>EMPLOYEES IN SAN DIEGO COUNTY</b>	EC Constructors: 95
<b>APPLICABLE LICENSES:</b>	<b>City of San Diego:</b> EC Constructors, Inc. B20122044182 - Oct. 31st, 2021  <b>State Contractor’s License:</b> EC Constructors, Inc. 585677 - Feb. 28th, 2022  <b>Professional Engineering/Architecture Licenses:</b> Platt - White Law Architects, Sandy S. Gramley, AIA, NCARB, LEEDap BC+C, California, Architect C21073 - April 30th, 2023



# ADDENDUM

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## **ADDENDA ACKNOWLEDGEMENT SHEET**

EC Constructors, Inc. hereby acknowledges receipt of EIGHT (8) Addenda issued to this RFP

Addendum #01 - 3/24/21

Addendum #02 - 3/31/21

Addendum #03 - 4/2/21

Addendum #04 - 4/20/21

Addendum #05 - 4/23/21

Addendum #06 - 4/27/21

Addendum #07 - 4/28/21

Addendum #08 - 4/30/21

# TAB 1

## PROPOSER EXCEPTIONS





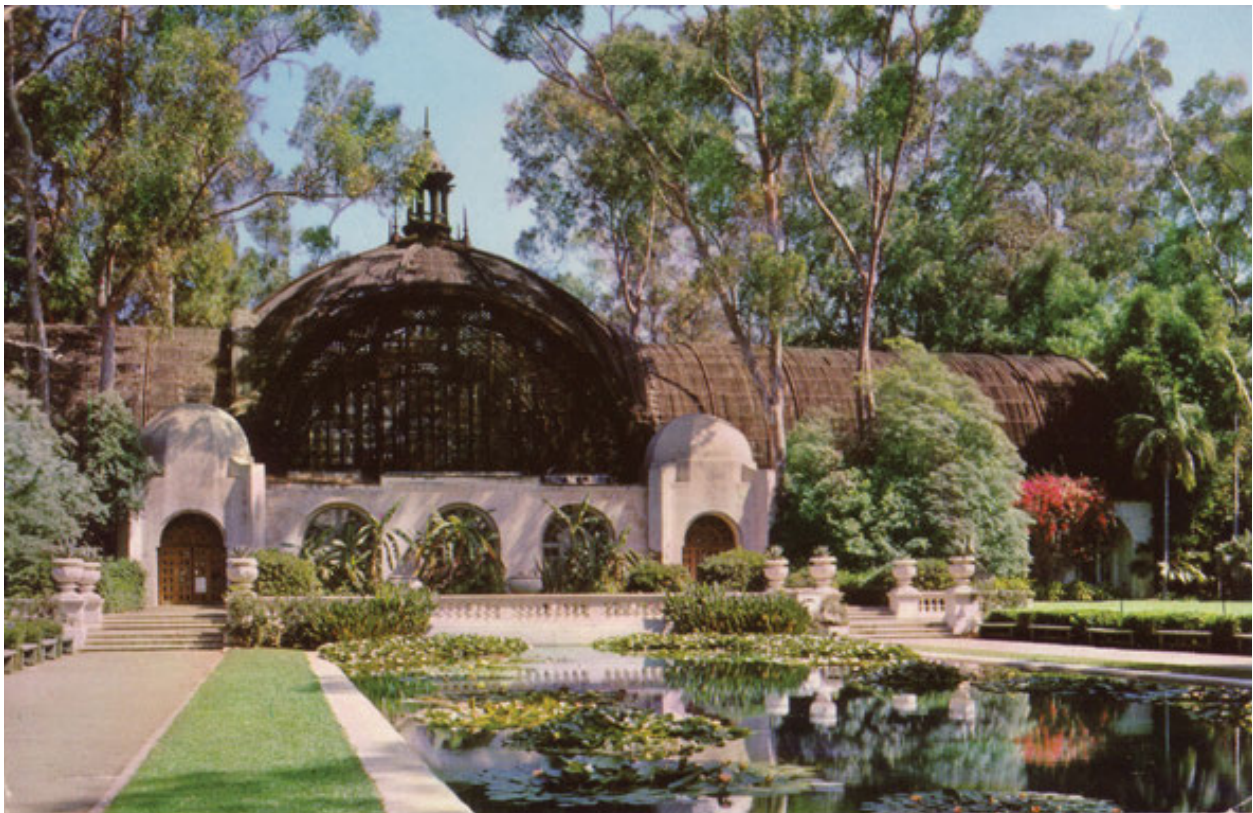
# PROPOSER EXCEPTIONS

## SECTION 1

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### **CERTIFICATION OF EXCEPTIONS TO RFP - BOTANICAL BUILDING IMPROVEMENTS**

EC Constructors, Inc. hereby stipulates that EC Constructors, Inc. takes no exceptions to this RFP



# TAB 2

## SUBCONTRACTING PARTICIPATION PERCENTAGES







# SUBCONTRACTING PARTICIPATION PERCENTAGES

## SECTION 2

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Please refer to Form AA10 in Pricing Proposal. ECC Calculates 17.13 % Participation for base bid only and 15.06% Participation for base bid with alternate.

# TAB 3

## SUMMARY OF PROPOSAL





# SUMMARY OF PROPOSAL

## SECTION 3

### **DEAR ESTEEMED PANEL:**

Our team is comprised of construction and design professionals working in a collaborative manner for successful completion of this design build project. The ECC Team has vast experience in the design, programming, planning, and construction of design-build projects and .... We made the mental shift to “Design Build Done Right” years ago, before the term was coined by the DBIA. Key team members attended training, passed the exam, and completed the required continuing education units for certification. We have taken this knowledge and are actively incorporating the results into our best practices. We also acknowledge and have included in our proposal, requirements from the RFP and Addenda 1 – 8 issued by the City of San Diego.

ECC, Platt White Law Architects, and our various consultants are a cohesive team, practicing committed speaking, effective issue resolution, and offering a partnering experience second to none. Our process is flexible and interactive, allowing substantial input from all project participants. This allows key decision makers to participate in work sessions to build consensus and allows everyone an opportunity to take ownership of the project. We are consistently looking to practice and improve our listening skills to provide design and construction solutions that meet our clients’ needs. We have worked diligently to understand the various components of the RFP and dedicated to working collaboratively with the City Team to further review and collaborate on appropriate design and construction solutions for the reconstruction and repair of this historic structure.

We understand the Balboa Park Conservancy and Save Our Heritage are very much interested in this project as to how we finalize the design to balance historic restoration with solutions

that provide low maintenance cost over the next six or eight decades. We plan to meet with City Team and all interested parties early in the project design phase to review how the City got to the Bridging Documents and what we see from a constructability perspective to create this necessary balance for a successful project for all participants.

Since the Design-Build delivery method places the risk in the hands of those most capable of managing it, we will be in charge of this effort. We will be generating the construction documents, monitoring budget, managing the schedule, and expediting the construction process in a collaborative manner with the City.

Our proposal clearly defines our approach to the structural upgrades required for the truss systems that are key elements of this facility design. We have laid out our approach to shoring of the existing east & west trusses for removal of existing concrete piers and reconstruction of the lower 10’ of these trusses. We have carefully coordinated this work with the work to reconstruct footings and framing of the new arched wall & window systems. Our approach takes into account the raised planters and their relationship with then reconstructed historic exterior façade for compliance with the 1915 design. Our approach to the structural reconstruction of the Truss Bases honors the look and feel of 1915 design with the pinned bases while improving the installation to protect them from future corrosion and deterioration. This approach is a combination of location and enhanced coating system to protect the steel components from the wet & dry cycles that exist in this facility.

Electrical, mechanical, and plumbing systems are very straight forward in the RFP and we will design & construct these components as indicated in the documents issued by the City.



# SUMMARY OF PROPOSAL

## SECTION 3

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The new lighting systems will be a significant feature of this facility in the reconstruction and upgrade.

Our approach to civil and landscape for this project follow closely with the information included in the RFP. With the exception of adjustments necessary after we conduct site verifications of existing conditions, we plan develop the design and complete the construction of these components as indicated in the bridging documents.

We plan to develop the architectural features of this facility following the 1915 design as much as possible. This includes design & construction of the exterior façade to create the arched elements removed in a previous renovation project. We will also work diligently to inspect and repair/reconstruct the lattice and other wood elements of the structure to create the original look. The 1 x trim on the existing curved truss elements is “popping” off due to the stress of the bending of these items. We plan to replace the 1x trim elements of these curved trusses utilizing screws or ring-shank nails for attachment so that they will pop as they are currently doing. This approach will minimize the potential for future popping of these trim pieces. We will repair and/or replace all plaster trim and detail components of the facility as well as repair the plaster of the existing domes above the two south entries. Replacement window and doors will be constructed to meet the original design shown in the 1915 plans to the greatest extend possible.

The interior of the facility will be reconfigured and new raised planter walls will be installed as indicated in the RFP documents. The new hardscape and drainage systems will be installed to enhance the visitors experience and create spaces for specialty exhibits and events to take place. The doors being installed on the

south side of the facility will connect the interior spaces with the lawn areas creating an excellent feature to support gatherings in the lawn areas that can also utilize the interior spaces to take in the beauty of the interior plantings and features.

Donor recognition features will be coordinated and constructed in the pavers, face of planter walls, and other areas as noted in the RFP documents. We understand donors are a key element that allows this important facility to maintain operations for the visitors of Balboa Park. We will work with City Team to ensure the donor recognition elements are properly placed and constructed as integral features of the architectural design.

We are providing a very experienced and dynamic team to work with the City Team on this very important project. We have included design consultants with significant experience on historic projects and specifically projects at Balboa Park. We have developed what we believe to be the best solution for structural

repairs/upgrades to meet the 60-year service indicated in the RFP. Our ECC management team has extensive experience with design build projects with the City providing us the necessary knowledge to gain the approvals required with other City Departments, including PUD and DSD.

The Botanical Building is already a beacon and landmark facility within Balboa Park. We are honored to be considered as an integral part of this endeavor with the City of San Diego. We understand the importance of this project to the City of San Diego and more specifically to the Parks & Recreation Department, Balboa Park Conservancy, Safe Our Heritage, and City of San Diego Historical Resources Board.

# TAB 4

## PROJECT TEAM





# PROJECT TEAM

## SECTION 4

### 4.1 PROPOSED MANAGEMENT PLAN

The ECC Design-Build Team for the Botanical Building Improvement project has been thoughtfully assembled to combine complementary and compatible resources with the practical experience and expertise to successfully complete this challenging project. ECC has the capacity, depth of personnel, financial and equipment resources, and equally strong architectural, engineering and subcontractor partners that will enable us to deliver outstanding performance for the City. The working relationships between ECC and our proposed architect of record, Platt Whitelaw Architects (PWA), spans numerous years on hard bid projects, CM-at-Risk projects and design build projects. ECC recently completed design & construction of \$10.8 million Fire Station 50 with PWA, preconstruction & construction coordination with PWA for a \$6.5 million phased renovation of Lemon Grove Family Resource Center for the County of San Diego, and we are currently working on a CM-at-Risk fire station project with PWA for the County. This presents a proven and tested design-build team with the previous collaborative experience to deliver a quality project to the City.

ECC will utilize a “total team” partnering approach to ensure success. Early in the proposal process we selected major subcontractor team members based upon demonstrated understanding of the design/build process and experience on similar past projects. It is our policy to involve and partner the construction subcontractors with their respective A/E counterparts from the proposal stage to the final design submittal and on to the project

acceptance phase. This insures a “buy in” to the design methods, materials, and products incorporated in the final design documents, thus eliminating conflicts in both the design and construction phases.

The construction team supports the design effort, as the design team will provide support and oversight during construction. It is essential for this project that the actual construction team members take part in the design process such that there is good communication between the team members from the site investigations, design process, and throughout construction. ECC plans to have our Project Management Team that will coordinate & facilitate the construction phase take part in the full design process, including all site investigations and testing of existing elements. This project does not lend itself to a hand-off process from a “Design Team” to a “Construction Team” as many firms tend to do on design-build projects.

We are proud to introduce our elite team members:

#### 4.1.1 HISTORICAL

Sandy S, Gramley – Platt White Law Architects

Sandy is a Principal Architect, responsible for strategic client contact, negotiating or overseeing the negotiation of contract, assignment of personnel to project, design fee management oversight of projects, overall project management responsibility for one or more projects and project teams, and quality management oversight of projects. Sandy provides our team the necessary historical experience and expertise needed for this project. Her historical and relevant project experience



# PROJECT TEAM

## SECTION 4

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include:

- Balboa Park, ADA Upgrades to Various Historic Public Facilities
- SDSU Historic Scripps Cottage, Building Renovations
- Villa Montezuma Historic Museum
- Caltrans District 11 Transportation History Museum, Adaptive Reuse of Historic Building

Sandy will provide Architectural expertise to ensure that all design decisions take into account the necessary historical preservation aspects of the project. She will participate in all meetings with City Staff, Balboa Park Conservancy, Save Our Heritage, and City of San Diego Historical Resources Board as it relates to demonstrating compliance with historical re-construction and preservation aspects of the project.

### 4.1.2 CIVIL

Scott Davis, PE, LEED AP, Project Manager, Michael Baker International

Mr. Davis is experienced in commercial and public works engineering. In his 13 years with MBI, Scott has garnered experience in rough & precise grading plans, public improvement plans, water, sewer, and storm drain layout & design, hydraulics & hydrology, and ADA accessibility requirements. Mr. Davis recently worked with the ECC Team providing civil design for the Chollas Water Operations Facility D/B project and civil engineering for Fire Station 50. Scott and his team have significant experience with City of San Diego as it relates to utility system design, minor grading, and storm

water management necessary for this project.

### 4.1.3 ARCHITECTURAL

Keiko Newton – Project Manager

Ms. Newton’s responsibilities include project coordination services for project design and construction phases. She has been involved in numerous projects from schematic design all the way through construction administration. Additionally, ECC has worked collaboratively with Keiko recently on the Lemon Grove Family Resource Center and we are currently working with her on the Fire Station project for the County. Two members of the ECC management team, Bill Marcotte and Bryan Hester worked with Keiko on the Lemon Grove project for the County of San Diego. Therefore, in addition to individual expertise indicated on resumes, our staff members have practical project experience work in a collaborative manner for successful project design and construction.

### 4.1.4 STRUCTURAL

A.B. Court & Associates will partner with Degenkolb Engineers to provide structural engineering services for the Botanical Building Improvements. This partnership will ensure that the team has the expertise and resources to excel on this complex historic renovation project. The two firms have recently partnered on several historic renovation projects in the San Diego area including: California Tower Seismic Retrofit, 1460 Island Street URM Retrofit/Renovation, and the San Diego YMCA/Guild Hotel renovation.



# PROJECT TEAM

## SECTION 4

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Anthony B. Court, Structural Engineer, A.B. Court Associates

Anthony Court, SE, of A.B Court & Associates will serve as Project Manager, Senior Structural Engineers will serve as Project Manager, Senior Structural Engineer, and chief point-of-contact for the structural engineering team. Mr. Court has more than 40 years' experience, specializing in historic buildings with extensive experience in Balboa Park on projects including:

- Botanical Building, Balboa Park – Rehabilitation Study, 2015.
- California Tower Seismic Retrofit, Museum of Man, 2009-2020.
- Automotive Museum – CA State Building, Ornamentation Restoration, 2018-2020.
- Palm Canyon Bridge Reconstruction Design, 2018-2019.
- Museum of Man/Museum of Art, Ornamentation Rehabilitation, 2004-2006.
- Aero-Space Museum, Courtyard Cover & Enhancements, 1998-2000.
- House of Hospitality Reconstruction, 1993-1996.

Mr. Peter Maloney, SE, will work with Mr. Court and serve as team lead for investigation and repair design of the steel superstructure. Mr. Maloney specializes in existing building evaluation and rehabilitation and recently completed a similar investigation and repair design project for the Tustin Hanger Number 2 in Tustin, California. He chairs the Existing Buildings Committee

of the Structural Engineers Association of California charged with reviewing and updating state and national building code standards and guidelines for existing buildings.

Mr. Jeremy Callister, SE, of Degenkolb Engineers will serve as construction/shoring engineering consultant to the construction team to design shoring systems for the project. Shoring will be a critical part of this project considering that the lower 10' or so of the existing A Trusses will be removed and replaced as part of the work defined in the RFP documentation. Mr. Callister has 15 years' experience specializing in construction/shoring engineering in Southern California including downtown San Diego. His firm is a leading West Coast expert in the field with more than 50 years construction engineering experience.

### 4.1.5 LANDSCAPE ARCHITECT

Joseph Esposito, Senior Landscape Architect, Estrada Land Planning

Joseph Esposito's experience includes landscape design, site planning, construction documents, contract administration, and construction observation for public and private projects. Joe is proficient in project management, coordinating design teams, conceptual planning, detail design, construction document preparation, irrigation design, erosion control, and revegetation throughout Southern California. His broad base of experience includes parks, streetscapes, residential communities, commercial developments, restoration, mitigation, and habit restoration. The projects he's worked on include:





# PROJECT TEAM

## SECTION 4

- Balboa Park Old Globe Way & Zoo Employee Parking Structure Improvements
- Sunset Cliffs Natural Park Hillside Section Improvements
- Balboa Park, Park Boulevard Entries
- Southcrest Trails Park
- Hilltop Community Park

Vicki Estrada, President, Estrada Land Planning  
 Vicki Estrada is the President of Estrada Land Planning. Her responsibilities include land planning, urban design and landscape design. Vicki will provide design oversight for the landscape aspects of this project working collaborative with Mr. Esposito. Her experience

### 4.1.6 MECHANICAL

Cesar Rodriguez, PE, LEED AP, Mechanical Engineering Manager, Turpin & Rattan

A Registered Professional Engineer in the State of California since 2006, Mr. Rodriguez has designed mechanical and plumbing systems for an array of projects across a broad spectrum of architectural sectors. His diverse portfolio features data centers, healthcare facilities, mission critical facilities, educational facilities, commercial tenant improvements, telecommunications facilities, park and recreation facilities, and civic administration facilities. Several of these projects have been recognized for their sustainable design elements, meeting the stringent requirements of Leadership in Energy and Environmental Design (LEED), the Collaborative for High Performance Schools (CHPS), and SDGE’s

Savings by Design performance criteria.

### 4.1.7 ELECTRICAL

Dale M. Franchak, PE, Associate, Electrical Engineering Manager, Turpin & Rattan

Mr. Franchak acts as Electrical Engineering Manager for the San Diego Branch of Turpin & Rattan Engineering, Inc. and brings with him over 45 years of experience in the design of electrical systems for various types of built environments. He has extensive design and engineering experience involving educational facilities, large commercial and industrial spaces, civic and city facilities, mission-critical facilities, data centers, assisted living and healthcare facilities and telecommunications facilities.

### 4.1.8 ENVIRONMENTAL

José “Pepe” Aguilar, Cultural Resources, Meridian Archaeological

Mister Aguilar is a local archaeologist and anthropology professor with a broad range of expertise including cultural resource surveying, monitoring, excavation, and report writing. His specialties include human remains, mortuary practices, shamanism, magic, witchcraft, and religion in addition to archeoastronomy, lithics, ceramics, GIS, and historic archaeology.

- 18 Years of experience
- M.A. in Anthropology with concentration in bioarcheology (2010)
- B.A. in Anthropology with concentration archaeology (2002)



# PROJECT TEAM

## SECTION 4

- R.P.A. and Department of the Interior Certified
- Adjunct Professor, San Diego City College for 10 years
- City of San Diego Certified Principal Investigator
- Riverside County Certified Principal Investigator

### 4.1.9 GEOTECHNICAL

Premier Consultant Services will be providing Geotechnical Report, Special Material Testing, and Special Inspections for the project. Tiffany Spain is President of Premier Consultant Services.

### 4.1.10 PROJECT MANAGER

Bill Marcotte, Sr. Project Manager, will work with Asst. Project Manager, Joanie Taylor and Project Superintendent, Bryan Hester, the Design Team, and the major subcontractors to review and ensure that the design and construction is completed in a manner that is compliant with the RFP requirements. Bill and Bryan have teamed up on several successful projects and have an excellent record of completion of quality projects on time and within budget. A comparison of their resumes will show the various types of projects they have completed together. Additionally, Bill has worked on the historical renovation of The Santa Fe Depot Downtown San Diego and was responsible for the following work:

- Finding a source to manufacture ceramic tiles to match the Interior

Wainscot made up of 3-D tiles that create the Santa Fe Logo to replace missing and damaged tile.

- Having the Interior Chandelier Light Fixtures manufactured to match and replace the originals.
- Repaired and refinished the interior Oak Bench Seating
- Replace the public Restroom Plumbing Fixtures and Stalls
- Repaired and refinished the Exterior Entrance Doors
- Reinforced the structure supporting the domes on the two Exterior Towers on the South Entrance of the Building
- Repaired the Ceramic Tile on the Tower Domes
- Re-painted the Exterior and the Interior Plaster Walls
- Added Planter Boxes and Magnolia Trees at the South Entrance

The Original Santa Fe Depot was completed in 1915 to coincide with the 1915 Panama-California Exposition.

### 4.1.11 PROJECT SUPERINTENDENT

Bryan Hester will serve as project superintendent. Bryan has worked with the ECC team in the collaborative effort to respond to the City on this proposal, including several visits to the site. Bryan has also worked diligently with our estimating staff to coordinate the estimates



# PROJECT TEAM

## SECTION 4

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with the major subcontractors in a manner that meets the RFP requirements and the proposed schedule for the work. Bryan has years of practical experience working as a carpenter, foreman, assistant superintendent and a project superintendent. Bryan has a keen sense of the importance of details in the coordination of the planning and work on a project. His practical knowledge and expertise with construction techniques and solutions make him a perfect candidate to facilitate the necessary site investigations, design coordination, and implementation of the work plan for this high-profile project. As demonstrated in the project list on Bryan's resume, he has completed several projects with similar construction budgets on active school campuses and other facilities that require careful and close coordination with the public and sensitive neighbors.

### **4.1.12 ASST. PROJECT MANAGER**

Joanie Taylor has worked primarily as a project manager with ECC but we are proposing to utilize her on this very important project as assistant project manager. She and Bryan have worked together on the Fire Rescue Air Operations Facility for the City of San Diego. Joanie recently completed the D/B Fire Station 50 project with the City of San Diego. Joanie will provide assistance to Bill and Bryan in many aspects of this project including finalizing schedule in P6, updating project schedule, coordination with City Staff and obtaining permits with the various entities. Joanie has recently completed efforts to coordinate with City DSD on permits for Fire Station 50 and is currently working with DSD in their new

system to finalize a few outstanding items. Her knowledge and experience working in the DSD system will help to facilitate efficient processing of permits for the project. Additionally, Ms. Taylor has recent experience working at Balboa Park for elevator upgrades & modernization for the Art Museum, Air & Space Museum, Museum of Man, Casa del Prado, and Old Globe when she worked at Soltek Pacific. She will be a valuable asset to the team with the coordination efforts required to successfully plan and complete a project like this within Balboa Park.

### **4.1.13 HISTORICAL EXPERTS**

Sandy Gramley will provide the primary services for Historical Expertise for this project. Sandy has relevant experience on projects included in the National Register of Historical Buildings such as ADA Upgrades at Various Historic Facilities in Balboa Park, Renovations for Historic Scripps Cottage at San Diego State University (noted as San Diego State College in registry), and Villa Montezuma Historic Museum project.

Spectra Company is a major subcontractor on our team. The following pages demonstrate their team's historical experts and National Registered Historical projects experiences, similar to the size and complexity of the Botanical Building Improvements. Relevant company and key personnel information alongside the projects, have also been provided. Spectra representatives will work with ECC Project Team and Sandy to develop the design and details to properly complete the aspects of the project that are critical to the historic



# PROJECT TEAM

## SECTION 4

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reconstruction effort such as the arched wood windows and doors as well as the cupola restoration. Please refer to Spectra’s company information, projects, and resumes.

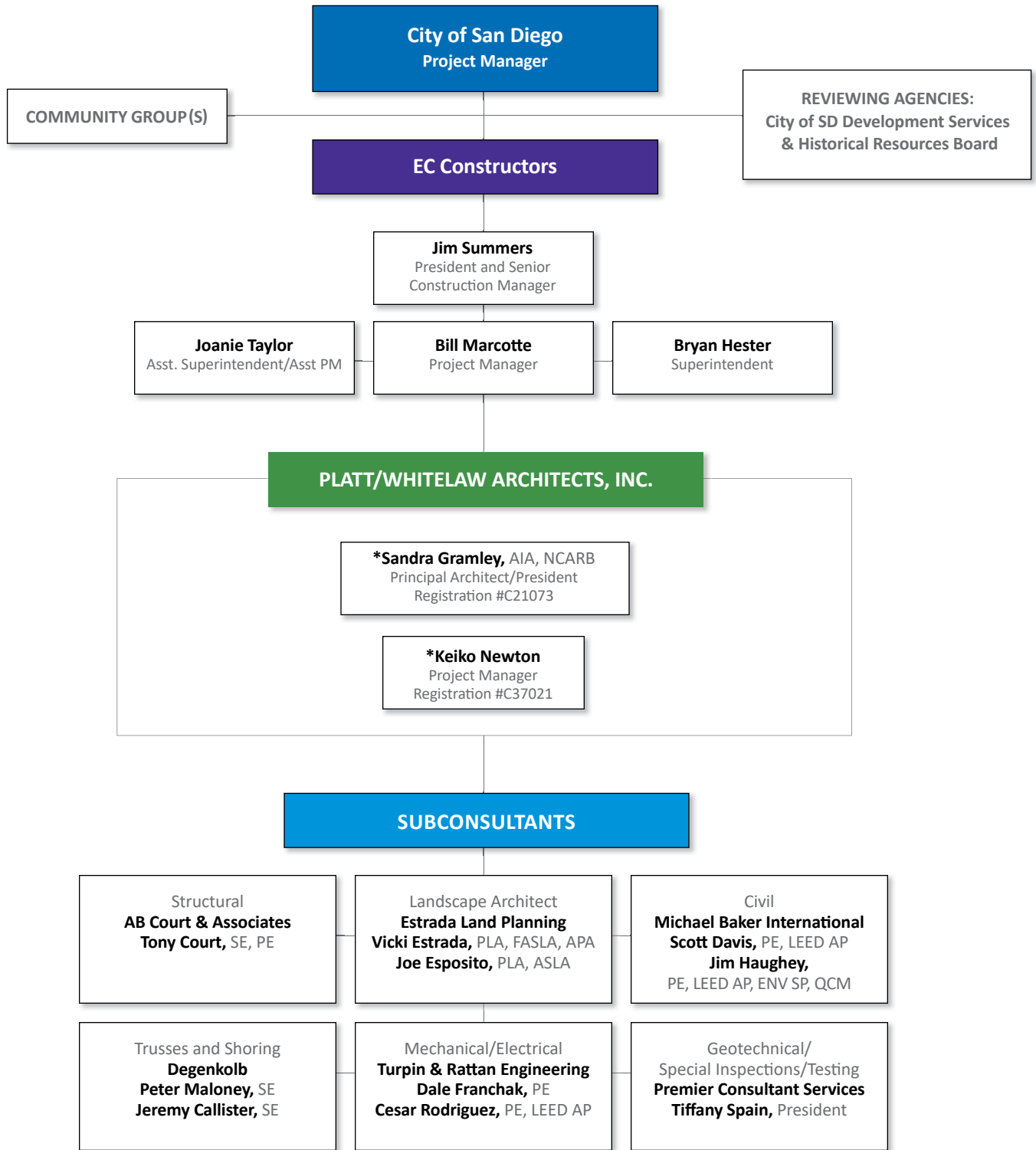
### **4.1.14 ENVIRONMENTAL EXPERTS**

Jose Aguilar’s resume demonstrates our team’s environmental experts relative to local City of San Diego Development Services Department Environmental documents. Please refer to his resume.

### **4.1.15 ORG CHART**

See Next Page

# ORGANIZATIONAL CHART



\*Registered Architect

# JAMES J. SUMMERS

PRESIDENT, SENIOR CONSTRUCTION MANAGER



**Year Joined ECC**  
2005

**Total Years in the Industry**  
37

## Certifications & Professional Affiliations

- General Contractors "A/B/C-8" License #585677
- Member, Associated General Contractors, San Diego Chapter

## Education

- Polk Community College- General Studies, 1979-1980
- Grossmont Community College- General Studies, 1981-1982

## EC CONSTRUCTORS, INC.

9834 RIVER STREET | LAKESIDE, CA 92040

P- 619.440.7181 | F- 619.440.7180

[www.ecconstructors.com](http://www.ecconstructors.com)

## Experience

### EC Constructors, Inc.

Lakeside, CA  
Sept. 2005- Present

### President, Senior Construction Manager

Responsible to oversee Construction Management for bid and design build projects. Duties include design coordination and constructability reviews with designers, coordination of project bidding with subcontractors, project scheduling, review of billings, coordination of field work, and coordination/resolution of field issues with Owner's Representative.

- Design-Build Bonita-Sunnyside Library Expansion, \$3,568,211
- Design-Build San Diego Botanic Garden Improvements, \$3,258,900
- D-B North University City Fire Station #50, \$10,763,115
- Fire Rescue Air-Operations Facility, \$3,214,544
- D-B Millenia Chula Vista Fire Station, \$8,123,622
- Pine Valley Fire Station – Design Build, \$8,200,000
- Steele Canyon Sound Booth Modification, \$24,692
- Garden Grove Fire Station – Design Build, \$5,535,919
- Lakeside Fire Station #1 Service Door, \$16,000
- El Capitan Press Box Repair, \$44,983
- Santana HS Repair Canopy Bldg. 600, \$20,702
- Sage Creek HS Concrete, \$1,163,391
- Pt. Loma Navy Base Equipment Pad, \$27,411
- SeaWorld Employee Parking Lot, \$205,784
- Chaparral HS Framing, \$94,061
- UCSD Satellite Utility Plant, \$4,455,956
- Miramar Hanger 4 Fire Suppression, \$1,131,517
- Moonlight Beach Safety Center, \$2,951,975



# JAMES J. SUMMERS

PRESIDENT, SENIOR CONSTRUCTION MANAGER

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- MBDF New Operations Building, \$3,809,684
- Structural Concrete Valhalla HS Main Bldg. Mod, \$389,928
- Carlsbad HS Administration & Plaza Modernization, \$1,398,108
- Del Mar Civic Center (JV), \$13,973,977
- Weese Administration Building Upgrades, \$1,133,375
- Chollas Water Operations Facility Buildings (D/B), \$25,585,997
- Helix HS Phase 3, 4, & 5a Modernization, \$10,847,842
- Fire Station #22, \$5,741,750
- Fire Station #17, \$7,085,909
- Grossmont HS Student Services & Arts Buildings, \$10,353,974
- Hope & Kelly Modernization, \$413,151
- MVHS 700/800 Mod – Concrete & Rough Carp, \$672,699
- Pkg#5 Rough Carpentry 3 School Sites, \$396,090
- South Mission Beach Lifeguard Station, \$3,736,169
- Maintenance & Operations Yard Improvements (JV), \$8,466,008
- Oak Grove MS Field & Track (Lease/Leaseback), \$432,222
- Santana HS 400/500/700 Modernization, \$6,849,009
- Naranca Covered Walk Repair, \$39,090
- GHHS Student Support Center Increment 2, \$4,417,948
- Aviara Oaks Power & Low Voltage, \$2,139,784
- GHHS Student Support Center Increment 1, \$350,063
- Ivy HS Modernization Concrete, \$132,464
- City College Building C Concrete, \$444,902
- Jamul Primary Administration & Freezer Upgrade, \$796,477
- El Cajon Valley HS – New P.E. Building, \$6,724,849
- El Capitan HS – New P.E. Building, \$6,777,512
- La Costa Canyon Demo/Concrete, \$88,757
- 1726 Wilson Avenue TI & Upgrade, \$1,213,189
- National City Aquatics, \$3,569,603
- Mt. Miguel HS Bldg. 700 Mod, \$6,043,706
- Relaxation Stations, \$63,921
- Oak Crest MS Arts and Technology Mod Package1, \$592,353
- Diegueno MS Entry Enhancement Media Ctr. Pkg. 1 & 2, \$1,089,114
- Hillside Recreation Center Renovation, \$1,260,655
- Oak Crest MS Earthwork/Demo/Concrete, \$70,196
- Diegueno MS Earthwork/Demo/Concrete, \$233,348
- 3-Site Portable Move/Playground, \$1,246,107
- Mesa College Learning Resource Ctr. Renovation, \$1,008,152
- Miramar College Student Services Center, \$5,546,583
- Site Concrete @ Mesa College, \$978,675
- Design Build Renovation 3571 Corporate Court, \$1,764,876
- Modernization Building 300 El Cajon Valley HS, \$2,699,484
- Grossmont College Standby Power, \$978,471
- Police HQ Upgrades, \$2,102,861
- Phase 5 Athletic Field Improvements Carlsbad HS, \$3,574,872
- Moonlight State Beach Improvements, \$4,384,194
- Bldgs. 803/04/05 Mod & Facility Yard – Carlsbad HS, \$471,854
- Portables & Playgrounds – Lakeview & Lemon Crest, \$627,627

# JAMES J. SUMMERS

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PRESIDENT, SENIOR PROJECT EXECUTIVE

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- GHHS Buildings 60 & 130 Mod General Building, \$1,319,342
- Miramar Cafeteria/Bookstore Specialties, \$463,305
- Miramar Aviation Concrete Packages 6 & 9, \$476,149
- Concrete – GUHSD Aquatics Facilities, \$1,105,463
- Concrete – El Cap CTE AG Complex, \$1,207,210
- Mission Vista High Kitchen Package 1, \$257,903
- Vista Adult School Parking Phase 1 - Concrete, \$634,101
- Mission ES Building Concrete, \$362,306
- Kimball School Roof Replace, \$279,533
- El Cap CTE Ag Complex Concrete – Phase 3, \$512,684
- Area 41 Concrete: Recon Bridge Abutments & Anglico Building Foundations, \$1,097,113
- Del Mar 17th Street Beach Safety Center, \$2,299,108
- Miramar Heavy Duty Adv. Trans Conc. & Dynamometer, \$2,031,035
- Miramar Cafeteria/Bookstore Specialties, \$463,305
- Miramar Aviation Concrete Packages 6 & 9, \$476,149
- Concrete – GUHSD Aquatics Facilities, \$1,105,463
- Concrete – El Cap CTE AG Complex, \$1,207,210
- Fence Replacement 3 Schools Del Mar, \$207,745
- Reroof Five Buildings and Construct Underground Storm Drainage System at Angier ES, \$922,448
- Heartland Regional Public Safety Training Center, \$2,349,808
- Modernization at Helix Charter HS, \$2,158,692
- Phase 9U New Construction GHHS: Specialties, \$500,510
- Renette Recreation Center Renovation, \$1,161,208
- Ocotillo Wells SVRA Vehicle Wash, \$568,120
- Lakeside River Park Fire Administration, \$5,289,669
- MCRD Mess Hall Expansion Concrete, \$246,310
- Oceanside HS CTE Building Concrete, \$160,350
- Heartland Fire Training Facility Locker Room, \$407,973
- Modular Relocation City to Mesa, \$336,009
- SDUSD MET Interim Housing & TI, \$549,636
- Classroom Conversion – ALBA School, \$986,804
- HVAC Upgrade at Revere Center, \$471,920
- Box Canyon Solar – Elect Building, \$251,499
- Mesa College Design Center, Package 4, \$933,800
- HVAC Upgrade at Memorial Academy, \$154,206
- Buena Vista/Hope/Magnolia Summer Upgrades, \$726,194
- HVAC Upgrades at Kate Sessions ES, \$355,934
- Structural & Site Concrete – GHHS Science Building, \$342,771
- Design Build JIEDDO AAR & Classroom, \$698,451
- Urban Corp SD Recycle Center Pkgs. 3,4,5,6,7, &10, \$554,748



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- Cuyamaca LRC Expansion - Concrete, \$169,591
- CM Science Building El Cajon Valley HS, \$4,503,768
- Grading/Utilities/Concrete at West Hills HS, \$819,302
- 2008 Relos Farr/Pioneer/Reidy Creek Schools, \$473,964
- El Capitan HS Modernization Ph2B-Gen Building, \$1,865,634
- Helix HS Modernization Ph2B-Concrete, \$832,710
- GHHS Modernization Ph2B-General Building, \$1,455,627
- Unit Price Asphalt Replacement for GUHSD, \$778,863
- Unit Price Concrete for GUHSD, \$1,085,797
- South Cummings Substation Upgrade, \$420,560
- Site Prep & Modular Bldgs. – Pruess School, \$461,227
- Foothills Adult School Door Replacement, \$63,724
- Pool Resurfacing at El Capitan HS, \$105,560
- Hidden Meadows Fire Station #3, \$1,579,000
- Relocatables at Lincoln Acres School, \$288,400
- Window Replacement – Ira Harbison & Lincoln Acres, \$227,967
- Construct Trash Enclosure, \$29,951
- Replace Pool Deck at El Capitan HS, \$209,864
- Field Upgrades SCHS – Backstop ECVHS, \$514,378
- Arts Village at Miramar College, \$384,316
- Infrastructure Ph1-Gen. Building, El Capitan HS, \$1,333,629
- D-B Renovation Bldg. 24 (SCIF), Pt. Loma, CA (Consultant), \$1,094,000

### **Soltek Pacific**

San Diego, CA  
1983- 2005

### **Vice President, Program Manager, Design-Build Projects - (1999-2005)**

Primary responsibility is development of design-build proposals and teams; works with A/E firms on design to meet proposal requirements; coordinates with subcontractors on budgets; works with superintendents and project managers to ensure coordination among proposal, project requirements, and construction. Project Management oversight for all design-build projects. Projects include:

- D-B P-342 Explosive Magazine, Fallon NV, \$5,012,000
- D-B P346 CVN Maintenance Complex, Bremerton, WA, \$16,843,000
- D-B Renov. & Seismic Upgrade, Bldg.4312, Miramar, \$8,280,000
- D-B North County Regional Education Center, \$19,228,000
- D-B P-198 Renov. of BOQ Historical Site, Monterey, \$30,970,000
- D-B Scripps Ranch Middle School, \$42,524,200
- D-B Parking Structure #4 and Campus Surge Building, \$36,222,916
- D-B BOQ Renovation, Bldg. 4325, Miramar, \$4,242,724
- D-B P-301 BEQ's-Bremerton, Washington, \$26,507,440
- D-B P-623 BEQ, 29 Palms, CA, \$17,673,474
- D-B P-093 BEQ's Area 22 Camp Pendleton, \$16,263,124

# JAMES J. SUMMERS

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- D-B P-023 Explosive Magazine, Miramar, \$1,873,700
- D-BP- 011 Aviation Armament Shops, \$4,911,643
- D-B P-724 Regimental Artillery Maintenance, \$9,212,949
- D-B P-254 BEQ's 32nd Street, \$37,194,056
- D-B P-685 BEQs/Parking Structure, \$21,349,022
- D-B Maxi-Mart, \$2,235,871
- D-B P-234 Transient Student Quarters, \$16,458,619
- D-B P-016 Weapons/Combat Systems Integration Lab, \$10,126,665
- D-B Pedestrian Bridge, \$700,000
- D-B P-728 Clean Room, Naval Aviation Depot, \$2,775,711
- D-B P-495 Bachelor Enlisted Quarters, \$14,730,198
- D-B Fiddler's Cove Marina Clubhouse, \$1,049,831
- D-B Point Mugu New Youth Center, \$2,128,549
- D-B Admiral Baker Golf Clubhouse, \$4,362,772
- P-002 Construction of Bachelor Enlisted Quarters, Ph 3, \$26,695,043

### **Project Manager (1994-1998)**

Directly responsible for on-site coordination and control of the project to client's full satisfaction. Ensured that the performance of construction was done in accordance with the contract documents, project schedule, project budget and with minimal risk. Duties included conducting negotiations, supervising subcontractors, serving as liaison among Owner, A/E, contractor and subcontractors. Projects include:

- P-013T Construction of BEQ, Phase 2, MCAS Miramar, \$25,518,509
- Cush Jaguar Showroom and Shop Area, \$540,078
- P-002T Construction of Bachelor Enlisted Quarters, \$35,245,464
- Chaparral High School, \$25,679,663
- East/West Terminal Upgrade, Lindbergh Field, \$15,377,954

### **Estimator (1992-1994)**

Lead estimator on various projects, budgeting and writing subcontracts. Assisted staffing of various projects. Assisted the Project Managers and Superintendents with project start-up after contract was awarded.

### **Superintendent (1990-1992)**

Supervised all phases of project construction including negotiating contracts/change orders, processing submittals, providing trade coordination and direct supervision of employees and subcontractors. Projects include:

- Vista Verde Middle School, \$9,197,416
- SEOC/SRA Support Facility, \$9,505,754

### **Assistant Superintendent (1983-1990)**

Assisted project manager and superintendent in overall job coordination and scheduling of trades and subcontractors. Projects include:

- Bernardo Heights Middle School
- Navy Commissary Store

# **JAMES J. SUMMERS**

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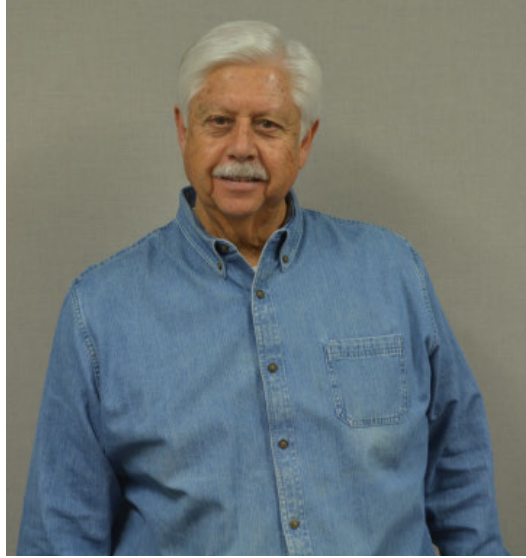
### **Project Foreman/Asst. Superintendent**

Assisted the Project Manager and Superintendent in overall job coordination for self-performed work. Projects include:

- Kitchen Services at Jack Murphy Stadium
- Library Building Renovation at San Diego State University
- Warfare Operations Building Special Warfare II
- County Health Services, County of San Diego
- Port Authority Building, San Diego Unified Port District

# WILLIAM M. MARCOTTE

PROJECT MANAGER



## Year Joined ECC

2012

## Total Years in the Industry

38

## Certificates & Professional Affiliations

- Certified QSP- Qualified SWPPP Practitioner
- Certified CESSWI- Certified Erosion, Sediment and Storm Water Inspector
- Member A.G.C. of San Diego
- California State Contractor's License #392725

## Education

- Bachelor of Science, Construction Management

## EC CONSTRUCTORS, INC.

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## Management Strengths

Broad and successful administrative and supervisory experience in the commercial construction industry. Demonstrated organizational and management capabilities throughout career, including the establishment of San Diego Division offices for three Prominent General Contractors. Methodically directed growth and achieved a value of contracts in force of more than \$100 million for each new division office. Distinguished by consistent profitability, on-time performance, and excellent client relationships.

## Experience

Thirty-five years of experience in the construction industry. Responsible for overseeing the quality and performance of all project personnel, both on-site and off-site on all major projects. Vast experience with trade related issues and problems. Works closely with the Owner and Architect in value engineering and constructability analysis. Active throughout both the preconstruction and construction phases to assure a high quality, timely and cost effective project completion. Conducts regular job-site visits to review budgets and schedule with the Project Team and participate in the development of any required schedule or resource recovery plans.

## EC Constructors

Lakeside, CA

June 2012- Present

## Project Manager

- GUUSD Bus Maintenance Facility, \$16,185,677
- Design-Build Bonita-Sunnyside Library Expansion, \$3,568,211
- Design-Build San Diego Botanic Garden Improvements, \$3,258,900



# WILLIAM M. MARCOTTE

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## EC CONSTRUCTORS, INC.

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- CMAR County Admin HHS T.I., \$1,800,000
- CMAR Lemon Grove FRC T.I., \$6,642,611
- Del Norte HS Classroom Add, \$1,770,168
- Weese Plant Admin Building Modernization, \$1,216,605
- UCSD Satellite Utility Plant, \$4,488,964
- CMAR County Administration Center Unreinforced Masonry Project, \$1,540,000
- MBDF New Operations Building, \$3,809,684
- Sea World Animal Connections Move, \$107,479
- Tierra Del Sol M.S. & Lakeside Farms E.S., \$451,110
- Sea World Shipwreck Queue Thatch Replacement, \$46,176
- San Diego Airport Wayfinding & Concession Directory, \$598,315
- Sea World Art Sculpture Removal, \$10,612
- Hope & Kelly Modernization, \$413,151
- Carlsbad HS Admin & New Plaza, \$1,398,108
- Sea World Shipwreck Rotisserie, \$361,724
- Aviara Oaks Power & Low Voltage, \$2,139,784
- Oak Crest MS Arts and Technology Modernization – Package #1, \$592,353
- Diegueno MS Entry Enhancement Media Center, CB2014-13 Packages #1 & #2, \$1,089,114
- Sea World Shipwreck Rapids Platform, \$95,142
- Sea World Flamingo Exhibit, \$418,056
- Sea World Relaxation Stations, \$63,921
- Sharp Healthcare SOC Bldg. Design-Build Remodel, \$1,764,876
- Grossmont College Standby Power, \$978,471
- Phase 5 Athletic Fields & Assoc. Improvements, \$3,574,872
- Upgrade Bldgs. 803/4/5 & Maintenance Yard, \$471,854

### **Marcotte Construction Consulting**

San Diego, CA  
2009- 2012

### **Principal**

#### **Marcotte + Hearne Builders, Inc.**

San Diego, CA  
2000- 2009

### **Co-Owner/ CEO**

- Sky Chef Maintenance Department Office Renovation, \$1,392,850
- San Diego Regional Airport Authority Gate #1A, \$1,561,197
- UCSD Radiation/Oncology-Moore's Center, \$885,520
- UCSD Angiography Suite, \$1,554,355
- Tri-City CAT Scan Renovation, \$465,000
- Tri-City Medical Center- Laboratory Remodel, \$1,700,000
- Tri-City Medical Center- Cardiac Rehabilitation, \$290,000
- Escondido Surgery Center, \$454,711
- CM Management Services for H.G. Fenton-8 Projects, \$60,000,000
- Solar Turbines Test Cell #22, \$2,447,707
- SDSU Campus Children's Center, \$2,760,000
- UCSD Student Center Phase II, \$5,228,642
- Palomar College Student Union, \$3,124,000

### **Swinerton and Walberg Builders**

San Diego, CA  
1993- 2000

### **Division Manager**

- California State University-University Hall, \$12,534,000
- UCSD OARF/Vaughn Nierenberg Halls, \$10,300,000
- Pioneers Memorial Hospital, \$17,500,000

**WILLIAM M. MARCOTTE**

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**Robert E. McKee Construction**

San Diego, CA  
1982- 1993

**Division Manager**

- Kaiser Medical Office Bldgs. – Escondido &  
Carlsbad, \$15,000,000

# JOANIE TAYLOR

ASSISTANT PROJECT MANAGER



## Year Joined ECC

2018

## Total Years in the Industry

31

## Certifications & Professional Affiliations

- OSHA 10 Hour Online Course
- OSHA First Aid
- SWPP
- Prolog
- P3/ P6 Software

## Education

- Bachelor of Arts, Business Administration

## EC CONSTRUCTORS, INC.

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## Responsibilities

- Managing and updating the schedule
- Serving as the main contact for subcontractors, design team, and owner's representative
- Oversee and update the budget, change orders, owner billings

## Experience

### EC Constructors, Inc.

February 2018- Present

- I-5 Switch Station, \$3,904,000.00
- D-B Garden Grove Fire Station, \$5,535,919
- D-B North University City Fire Station #50, \$10,763,115
- Fire Rescue Air-Operations Facility, \$3,576,518
- D-B Millenia Chula Vista Fire Station, \$8,123,622

### Rock Solid Scheduling, Inc.

San Diego ,CA

2014- February 2018

## Owner

Prepare and cost load baseline construction schedules, monthly progress updates and billings, and preparation of time impact analysis (ELBE/ SLBE certified); full project management including subcontractor negotiation, buyout and change orders, and PCO preparation to Owner, and administrative project oversight.



# JOANIE TAYLOR

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ASSISTANT PROJECT MANAGER

## EC CONSTRUCTORS, INC.

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### **Soltek Pacific Construction Company**

San Diego, CA

2003-2013

#### **Project Manager**

Responsibilities included: Primary liaison between the project superintendent, the owner's representative, and the representatives of the sub-contracting team members. Also responsible for all project scheduling and maintaining schedule updates, owner and subcontractor change order negotiation, formalizing and issuing subcontract and supplier agreements, coordination and resolution of any pertinent conflicts/ issues, and the compilation and processing of progress payments.

- Indoor Fitness Center P-330, \$11,046,990
- Indoor Fitness Center P-608, \$6,804,375
- Jolly Boy Saloon & Restaurant, \$1,377,760
- Library & Post Office Facility, \$6,059,300
- Design-Build Repair and Alterations BEQ, Buildings 5639 and 5640, \$8,509,391
- Design-Build BOQ 4312, \$8,457,041
- Design-Build Hangar 2360 Repairs & Alterations, \$9,202,152

#### **Assistant Project Manager**

- Design-Build North County Regional Education Center, \$18,452,503
- Design-Build P-011 Aviation Armament Shops, \$4,911,643
- Design-Build P-724 Regimental Artillery Maintenance Complex (RAMC), \$9,212,949

### **Quest Construction Engr & Mgmt, Inc.**

San Diego, CA

1994-2003

#### **Project Manager/ Project Coordinator**

Responsibilities included: Administer the terms of the contract with the owner's representative, and with the subcontractors, including resolution of project issues, monthly billings to the client, subcontractor payments, RFI and submittal processing, preparing and maintaining schedule updates.

- Design new custom home, Lot 20, The Bridges at Rancho Santa Fe
- Two custom homes
- Tierrasanta Ridge Apartments, \$1,100,000
- Walmart, \$3,200,000
- Encinitas District-Wide Modernization, \$33,000,000



# BRYAN HESTER

PROJECT SUPERINTENDENT



## Year Joined ECC

2012

## Total Years in the Industry

33

## Certifications & Professional Affiliations

- OSHA-30 Certification
- Fall Protection Competent Person
- American Red Cross CPR and First Aid Certified
- Rough-Terrain Forklift
- Traffic Control in Urban and Utility Work Areas
- Associated Builders and Contractors Carpentry Apprenticeship Program, 1989

## Education

- Christian Heritage College, Bachelor's Degree
- Mission Aviation Maintenance

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[www.econstructors.com](http://www.econstructors.com)

## Responsibilities

- Implementation of the project schedule
- Review submittals in conjunction with Project Manager and Project Engineer
- Job-site safety
- Quality control
- Update as-built drawings
- Coordinate agency inspections

## Experience

### EC Constructors

Lakeside, CA

Nov. 2012- Present

## Superintendent

- Chula Vista Fire Station 9, \$8,250,100
- CMAR Lemon Grove FRC T.I., \$6,642,611
- Fire Rescue Air-Operations Facility, \$3,214,544
- UCSD Satellite Utility Plant, \$4,449,376
- MBDF New Operations Building, \$3,809,684
- San Diego Airport- Wayfinding & Concessions, \$598,315
- Jamul Primary Administrative Offices, \$796,477
- Santana High School Bldg. 400/500/700 Modernizations, \$6,657,506
- 1726 Wilson Avenue Tenant Improvements, \$1,213,189
- Sharp Healthcare SOC Bldg. Bldg. Design-Build Remodel, \$1,738,839
- Grossmont College Standby Power, \$974,013



# **BRYAN HESTER**

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PROJECT SUPERINTENDENT

## **EC CONSTRUCTORS, INC.**

9834 RIVER STREET | LAKESIDE, CA 92040

P- 619.440.7181 | F- 619.440.7180

[www.econstructors.com](http://www.econstructors.com)

### **Jaynes Corporation**

San Diego, CA

2010- Nov. 2012

#### **Asst. Superintendent**

- Saint Paul Pace Elderly Care Facility Remodel, \$5,000,000
- Palomar Industrial Tech Building, \$19,000,000
- Broadway Cruise Ship Terminal Upgrade, \$22,000,000

- Balboa Naval Hospital Health Science School, \$9,600,000
- Naval Fleet Computer Training Facility, \$9,900,000

### **C.E. Wylie Construction**

San Diego, CA

1986- 2009

#### **Asst. Superintendent**

- Palomar Community College, \$28,000,000
- Calavera Hills Middle School, \$9,000,000
- Mead Elementary School/ Chollas Modernization, \$19,000,000
- Morse High School Modernization, \$7,300,000
- Chem/ Geology/ BAM Renovations, \$19,000,000
- Construct Clean Room Addition, \$2,500,000
- Barstow-Daggett Heliport, \$16,000,000
- MWSS Compound, \$26,000,000
- North City Water Reclamation Plant, \$18,500,000
- Flow Regulatory Tank, \$8,500,000
- Eastlake Greens M.G. Otay Water District, \$12,900,000
- Otay Filtration Plant Expansion, \$12,200,000
- Rancho Cucamonga High School, \$27,000,000
- Miramar Naval Air Station Barracks, \$17,700,000
- Maintenance Hangers at MCAS, \$17,000,000
- Camp Pendleton Barracks, \$12,000,000

# Resume

## Sandra S. Gramley AIA, NCARB, LEEDap BD+C

**Role:** Principal-in-Charge / Quality Control Manager

### About the Architect

Sandy is a senior management architect, responsible for strategic client contact; negotiating or overseeing the negotiation of contract; assignment of personnel to project; design fee management oversight of projects; overall project management responsibility for one or more projects and project teams; and quality management oversight of projects.

Ms. Gramley is President of AIA San Diego, 2020. She was a member of the organizing committee for San Diego Green (USGBC) and for 13 years taught architectural and sustainable design at the Design Institute. She has outstanding skills in project management, and in navigating difficult regulatory and code applications. She excels at finding creative solutions in order to surpass owner expectations. Her ingenuity has built client trust and established long-lasting client relationships. In addition, Sandra holds Professional Qualification Standards for Historic Architecture. Her professional experience includes detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

### Relevant Project Experience

- **Balboa Park, ADA Upgrades to Various Historic Public Facilities, San Diego, CA**  
Project Manager. Provided design and construction documents for accessibility in accord with the requirements of current ADA and California Title 24 regulations. Most of the structures are historical buildings requiring sensitivity to the fragile needs of these structures and the context of the location. The Balboa Park projects were for Museum of Man (1915), Timken Gallery (1965), Hall of Nations (1935), Casa De Balboa (1915, burned, rebuilt 1978), and Morley Field (1933).
- **SDSU Historic Scripps Cottage, Building Renovations, San Diego, CA**  
Project Manager. Completed a full assessment to ascertain what was required for the site, and then continued to full services. PWA completed rehabilitation of the porch, installed a new HVAC system, a new storage room, and upgrades to the accessible lift, all while maintaining the integrity of the original historic architecture (1931).
- **Villa Montezuma Historic Museum, San Diego, CA**  
Project Manager. Provided assessment of existing conditions and identified improvements required to reopen the Villa Montezuma (1887) to the public as a museum for public tours. A remediation strategy was implemented in response to the findings and recommendations of the above. Its goals were to mitigate water intrusion, stabilize brickwork, and improve facility safety and accessibility.
- **Caltrans District 11 Transportation History Museum, Adaptive Reuse of Historic Building, San Diego, CA**  
Project Manager. Provided architectural services to adapt the historic building (1938) to house a transportation history museum (Located in San Diego Old Town Historic State Park) with exhibits pertinent to the evolution of public transportation, and archives of Caltrans memorabilia. A remediation strategy brought the building up to code and modernized it without losing the historic feel of the building.



### About Ms. Gramley

Sandra is a CA Architect with 40 years of experience in architecture. She's been with Platt/Whitelaw since 2000 and was made a Principal in 2010. She now leads the firm along with Naveen Waney. Her clients include San Diego Unified School District, California Western School of Law, City of San Diego, County of San Diego, City of Santee, City of Chula Vista, City of Huntington Beach, City of National City, City of Temecula, County of Orange, and State of California.

### License & Certifications

- Architect, California, C21073
- Architect, NCARB Certification 43419
- LEEDap BD+C, US Green Building Council

### Education

- B. Architecture, University of Illinois, 1978
- M. Architecture, Texas A&M University, 1980

### Community Involvement

- AIA San Diego President 2020
- Pacific Beach EcoDistrict SDAT
- Member Organizing Committee San Diego Green 2008 (with USGBC)
- Design Institute of San Diego Adjunct Faculty 2000-2013



# Resume

## Keiko Newton

**Role:** Project Manager

### About the Architect

Ms. Newton's responsibilities include project coordination services for project design and construction phases. She has been involved in several projects from schematic design all the way to construction administration and has past experience in feasibility studies, presentation drawings, model building, and marketing efforts.

### Relevant Project Experience

- **California Western School of Law, San Diego, CA**  
Project Manager. Provided architectural services for a various tenant improvements at 350 Cedar. The four-story cast-in-place concrete structure (built in 1929), is designated a historic landmark by the the San Diego Historical Society.
- **Crash House, San Diego, CA**  
Project Manager. Provided architectural services for improvements to the historic Irving Gill residence (1895) for adaptive use as a Drug Rehabilitation house or "Crash House" for the County of San Diego.
- **SDSU Fire Doors, San Diego, CA**  
Project Manager. Provided architectural services for improvements to Aztec Center at SDSU. Provided plans to comply with Fire Code requirements and provided limited construction supervision for meeting university standards.
- **Castle Park High School Modernization, Chula Vista, CA**  
Project Manager for programming and modernization of Building 1200 (built in 1962), including relocation of equipment storage and upgrading MEP infrastructure for the building.
- **Hearst Elementary School Relocatables, San Diego, CA**  
Project Manager for the addition of two (2) relocatable classrooms at Hearst Elementary.
- **Baker Elementary School, Assessment & Modernization, San Diego, CA**  
Project Manager for assessment and modernization of Baker Elementary School.
- **Valhalla High School Modernization, Grossmont Union High School District, El Cajon, CA**  
Assistant Project Manager for 155,000 sf, whole-site modernization.
- **CPMA at Kroc Middle School: Modernization, SDUSD, San Diego, CA**  
Project Manager for assessment and modernization of the Kroc campus, and designed a new 21,500 sf Performing Arts Center.
- **HVAC 2000 Projects (15 schools), Region 1, SDUSD, San Diego, CA**  
Project Manager for preparation of DSA plans, final construction documents, construction administration, and other services for the installation of air-conditioning (HVAC) units at (15) K-12 school instructional spaces/classrooms within the District.
- **North Pacific Beach Lifeguard Station, San Diego, CA**
- **North Pleasant Valley Desalter Project, Camarillo, CA**
- **North City Pure Water Pump Station, San Diego, CA**
- **Scripps Ranch Pump Station, San Diego, CA**



### About Ms. Newton

Ms. Newton has been with Platt/Whitelaw since 2014. She has been primarily involved in construction contract administration and collaborating with clients and consultants for successful project completion. Prior to joining PWA, she practiced in New York and Oklahoma, working on a wide range of projects in diverse sectors including commercial, education, public, residential and hospitality. When she is not in the office, Ms. Newton enjoys traveling; she has visited Japan nearly every year since childhood and has traveled across a dozen European countries.

### License & Certifications

- Architect, California, C37021

### Education

- M. Architecture, University of Pennsylvania, 2010
- Certificate of Urban Design, University of Pennsylvania, 2010
- B. Architecture, Rice University, 2009

### Community Involvement

- Volunteer, KIDesign Program-through AIA Oklahoma.
- Oklahoma Volunteer, City Rescue Mission, Oklahoma
- Volunteer, Publicolor (organization promoting creative use of color in school buildings to improve youth education), New York



# A. B. COURT & ASSOCIATES

*Structural, Seismic & Sustainable Engineering*

## **ANTHONY B. COURT - Principal**

PROFESSIONAL REGISTRATION – CA Structural Engineer 2709 Exp. 6-30-2023

Structural Engineer/Civil Engineer, California - SE 2709, C32930; **SEAOC Fellow**  
PE Civil/Structural Engineer, Washington - 36628

### ACADEMIC AND EMPLOYMENT

Bachelor of Science in Civil Engineering - San Diego State University - 1979  
Graduate Studies in Structural Engineering - SDSU, University of California San Diego - 1993  
Structural Preservation of the Architectural Heritage - IABSE, Rome, Italy - 1993

1977 - 1981	Flores & Stedman/Stedman & Dyson - Project Engineer
1981 - 1988	George R. Saunders Associates - Project Manager & Structural Engineer
1988 - 2008	Curry Price Court - Principal, Vice President - Architectural Engineering
2008 – Present	<b>A B COURT &amp; ASSOCIATES</b> - Principal, President

### PROFESSIONAL ACTIVITIES / PUBLIC SERVICE

Structural Engineers Association of San Diego (SEAOSD)  
President, 1992-1993; Various Other Board Positions, 1985-1994  
Sustainable Design Committee, Chair; Existing Buildings Committee, Past-Chair  
SEAOSD Ad Hoc Committee on Seismic Zonation for San Diego  
SEAOSD Ad Hoc Committee for Review of San Diego County Seismic Safety Element  
Structural Engineers Association of California (SEAOC) - Director, 1993-1996  
Sustainable Design Committee, 2009-Present, Chair 2012-2013  
Existing Buildings Committee, 1989 – Present, Chair 2008-2009  
Vision 2000 Project - Development of Performance Based Seismic Guidelines  
Performance Based Seismic Engineering ADHOC Committee - Vice Chair - Lead Guideline Writer  
ASCE Sustainability Committee  
International Building Code - Performance Code Committee, 2000-2005  
City Manager's Committee on Seismic Retrofit - URM Ordinance, 1990-1992  
National Science Foundation - Advisory Panel for Seismic Code Development Research  
ATC 58.1 Performance Based Seismic Design Guidelines Project – Project Steering Committee  
Applied Technology Council, Board of Directors, 2001-2004, 2016-2022  
DGS Seismic Peer Review Board for State of California Seismic Retrofit Projects, 1998-2008  
L' Aquila Italy Earthquake – Multi-national Recognizance Team, 2009, U.S. Representative  
Christchurch NZ Earthquake – Post Earthquake Damage Assessments, 2011, SEAOC Representative.  
San Diego Earthquake Scenario Study, Rose Canyon M 6.9 –Steering Committee & Lead author, 2015-2020.

### SELECTED HISTORIC BUILDING REHABILITATION/RECONSTRUCTION PROJECTS

- ◆ San Diego Botanical Building Rehabilitation Study – Structural rehabilitation study, 2015.
- ◆ California Tower Seismic Retrofit – Seismic rehabilitation of 200-foot tall 1912 structure, 2015-2020.
- ◆ California Tower-Museum of Man – Seismic rehabilitation/retrofit design for historic structures, 2008-2011
- ◆ Palm Canyon Bridge, Balboa Park – Historic bridge reconstruction design, 2019.
- ◆ Automotive Museum, Balboa Park – Murals, ornamentation, flagpoles & bears restoration, 2019-2020.
- ◆ Liberty Station Historic Buildings, Pt. Loma – Seismic evaluations, retrofits, & rehabilitations, 1999-2006.
- ◆ Museum of Art & Museum of Man Ornamentation Stabilization – Rehabilitation of ornamentation systems.
- ◆ San Diego Aerospace Museum, Balboa Park – Courtyard canopy system and rehabilitation, 1997-1999.
- ◆ House of Hospitality Reconstruction, Balboa Park – Structural engineering, 1994-1996.
- ◆ Balboa Theatre Rehabilitation, San Diego, CA - rehabilitation of historic theatre, 1997-2008.
- ◆ North Park Theatre, San Diego, CA - Seismic/structural rehabilitation of historic theatre, 1997-2000.
- ◆ Fox Theatre, Fullerton, CA - Structural & seismic rehabilitation of historic theatre complex, 2006-2011
- ◆ NTC Arts & Culture Center, San Diego, CA – Seismic rehabilitation studies/retrofits for 32 historic buildings.
- ◆ Post-Earthquake Investigations: Loma Prieta 1989, Northridge 1994, L' Aquila Italy 2009, Christchurch New Zealand 2011.

# RESUME



## Jeremy Callister, SE

Associate Principal

### Education

M.S., Structural Engineering,  
University of California, San Diego 2005

B.S., Civil and Environmental Engineering,  
Brigham Young University, 2004

### Professional Registration

CA Structural Engineer, License No. 5646

CA Civil Engineer, License No. 72779

### Qualifications

Jeremy Callister has a significant portfolio of work consisting of excavation shoring, façade shoring, underpinning, new building design, and retrofit design, as well as consulting services. For over a decade, Jeremy has worked on various project types, including new design, remodel and design-build, and has provided construction means and methods engineering projects. He is an active member of the Structural Engineers Association of California, and currently serves on the Seismology Committee.

### Relevant Experience

Loma Linda University, Steam Plant Retrofit  
– OSHPD Means and Methods Engineering  
Loma Linda, California

Anaheim Medical Office Building,  
Temporary Shoring Engineering  
Anaheim, California

Historic Santa Fe Train Depot, Temporary  
Shoring Engineering  
San Bernardino, California

Confidential Client, Crane Rail Foundation  
Underpinning Engineering  
Sunnyvale, California

Office Building Settlement Mitigation,  
Foundation Underpinning Engineering  
San Diego, California

Historic Façade Strengthening and Shoring  
San Diego, California

Confidential Client, Crane Lift Plan  
Consulting  
Los Angeles, California

# RESUME



## Peter Maloney, SE

Associate

### Education

M.S., Structural Engineering,  
University of California, San Diego 2011

B.S., Civil Engineering,  
California Polytechnic State University,  
San Luis Obispo, 2010

### Professional Registration

CA Structural Engineer, License No. 6556

CA Civil Engineer, License No. 82044

### Qualifications

Peter Maloney has an extensive background in delivering innovative and value-driven structural designs to both new construction and existing building retrofit and restoration projects. With 10 years of experience at Degenkolb Engineers, Peter has been involved in managing and carrying out a wide variety of steel, concrete, and wood projects through the design and construction phases. Having recently completed the analysis, field testing, and evaluation/documentation for repairs at the historic Tustin Hangar #2; Peter has demonstrated the skillset necessary to carry out a complex historic structural assessment and renovation project.

Peter currently serves as the chair for the Existing Buildings Committee for both the Structural Engineers Association of California as well as the local San Diego Chapter.

### Relevant Experience

City of Tustin, Historic Hangar No.2,  
Structural Analysis  
Tustin, California

San Bernardino Santa Fe Depot,  
Corrosion Repair and Renovation  
San Bernardino, California

City of Tustin, Historic Hangar No.2,  
Survey and Repair Drawings  
Tustin, California

312 Spring Street, LA Federal Courthouse  
Evaluation and Schematic Retrofit  
Los Angeles, California

1460 Islands, Historic Unreinforced  
Masonry Retrofit and Renovation  
San Diego, California

Sharp Chula Vista, Ocean View Tower,  
New Hospital Design  
Chula Vista, California

Pabco Paper Unreinforced Masonry  
Retrofit and Renovation  
Vernon, California



**JOSEPH ESPOSITO, PLA, ASLA**  
**Senior Landscape Architect**

Experience includes landscape design, site planning, construction documents, contract administration, and construction observation for public and private projects. Joe is proficient in project management, coordinating design teams, conceptual planning, detail design, construction document preparation, irrigation design, erosion control, and revegetation throughout Southern California. His broad base of experience includes parks, streetscapes, residential communities, commercial developments, restoration, mitigation, and habitat restoration.

**Experience**

- 30 years experience (10 years w/ELP)

**Education**

- BS in Landscape Architecture, University of Texas, Arlington, 1989

**Professional Registration**

- Professional Landscape Architect, California License, 1991, #3591

**Affiliations, Boards and Committees**

- Member, American Society of Landscape Architects
- Board Member, County of San Diego Historic Sites Board
- Member, Partners for Livable Places, San Diego Chapter

- **Balboa Park Old Globe Way & Zoo Employee Parking Structure Improvements** – Senior Landscape Architect. ELP developed design concepts and, as part of a design-build team, construction documents for the Old Globe Way and Zoo Employee Parking Structure for the San Diego Zoo. The design implements the improvements to Old Globe Way that were recommended in the Balboa Park Master Plan and Balboa Park Central Mesa Precise Plan. These improvements basically help transform the current vehicular dominated Old Globe Way into a shared use promenade for vehicles and pedestrians.
- **Sunset Cliffs Natural Park Hillside Section Improvements**, San Diego, CA – Project Manager/Senior Landscape Architect currently responsible for leading the team of planning, landscape architecture, civil engineering, geotechnical, and environmental consultants to provide design, environmental analysis, and construction documents for the implementation of the master plan. The 50 acre park includes a pedestrian trail system with observation points. Goals include reducing impacts to archaeological resources and enhancement of native habitat including sensitive species and plant communities. The design includes fencing, hiking trail surfacing, site furnishings, observation points, signage, planting and temporary irrigation, as well as the removal of non-native invasive plants, existing man-made structures and an athletic field. Disturbed areas will be revegetated to match the surrounding native vegetation. Phase 1 of this project won the “Project of the Year” Award at the American Society of Civil Engineers 2016 Project Awards Program.
- **Balboa Park, Park Boulevard Entries** – Sr. Landscape Architect. Estrada Land Planning provided landscape architectural design services to enhance the entry experience of Balboa Park visitors. The Entries, located on both sides of Park Boulevard at the northern and southern limits of Balboa Park, will create a sense of place and arrival by integrating landscaping, architecture and signage found in the Park. Estrada Land Planning prepared a Concept Plan and subsequent Construction Documents for the Park Entries and also prepared simulations, presentation graphics and attended presentations to the various Balboa Park stakeholders and committees during the Design Development phase.
- **Southcrest Trails Park** – Sr. Landscape Architect. The General Development Plan (GDP) for Southcrest Trails Park was prepared for the City of San Diego by Estrada Land Planning and approved in 2013. Estrada Land Planning worked extensively with the community, Groundwork San Diego, and the revegetation consultants to prepare the plan. Special elements of the plan include the major Chollas Creek Trail, the riparian edge condition, creek revegetation, public gathering spaces, public art, skate plaza and play areas. This project is tucked along the south branch of Chollas Creek just northeast of Interstate 5.
- **Hilltop Community Park**, San Diego – While with another firm, Joe was the Project Manager/Landscape Architect responsible for leading the team that was responsible for the design and construction of this park. The park includes a children’s play area, a multi-purpose building, a gazebo and amphitheater, fitness course and two full basketball courts.





**VICKI ESTRADA, PLA, FASLA, APA**  
**President**

Vicki Estrada is President of Estrada Land Planning. Her responsibilities include land planning, urban design and landscape architecture for a variety of projects including community planning, master planned communities, infill, parks, and streetscape for public and private entities. She is particularly skilled in providing community facilitation services and strives to make all of her projects sustainable, context sensitive, unique, and responsive to community and client needs. Vicki understands diverse community values, natural values as well as the creative and technical aspects of design. Reconnecting with the natural aspects of a site is a key objective on each of her projects. She is known for developing design solutions that lead to consensus on difficult issues. Vicki is fluent in Spanish.

- **Aerospace Museum, Balboa Park** - Project Manager. Estrada Land Planning prepared conceptual drawings and construction documents for the interior courtyard in the center of this important museum. The space is used as a gathering place for special events as well as a pleasing visual backdrop for the museum.
- **Alcazar Garden, Balboa Park** - Project Director. Estrada Land Planning was responsible for research, design, and preparation of construction documents for the renovation of the historic Hispano/Moorish garden originally designed by Richard Requa for the 1935 exhibition in Balboa Park. Work included recreating the entry archways, pergola fountains, and site furnishings based on historic photographs and blueprints. Colored concrete paving with an exposed aggregate finish was made to resemble the original gravel pathways from 1935 while meeting ADA requirements.
- **Azalea Park** – Project Manager. Estrada Land Planning led a community driven effort to design a water-wise drought tolerant garden in an undeveloped piece of land within a community park. This included community workshops, collaborating with artists, and developing design concepts. The project is located on .4 acres of previously undeveloped land within the Azalea Community Park surrounded by single family residences in City Heights. The intent was to develop a demonstration drought tolerant garden to inspire community use of drought tolerant plants and recycled materials. Design challenges included how to design, coordinate and construct an inspirational garden using volunteers on existing visually hidden, barren ground with little money while developing a unique, sustainable environment that minimizes stormwater runoff and encourages natural filtration. The project minimizes construction costs as all construction and materials were donated and volunteers provided construction and maintenance.
- **Balboa Park House of Pacific Relations** - Project Manager. The House of Pacific Relations desires to add cottages for nine more countries. Estrada Land Planning processed the Balboa Park Master Plan and Central Mesa Precise Plan Amendments and General Development Plan required to add nine cottages and prepared the construction documents. The project is currently under construction.
- **Balboa Park Master Plan & Central Mesa Precise Plan** - Project Manager. The 1,500-acre park is the central focus of the City of San Diego and considered one of the U.S. premier urban parks. As project manager, Estrada Land Planning's responsibilities included management of a large consultant team, leadership of the citizens' ad hoc committee, design decisions, graphics, and public presentations to citizens' groups and news media. The planning effort required consideration of the cultural (museum, zoo, etc.), passive recreation, and active play centers of this urban park. A major component of the plan was to convert large existing parking lots into major pedestrian plazas and corridors. Other urban design challenges

**Experience**

- 45 years experience (35 with ELP)

**Education**

- BS in Landscape Architecture, California Polytechnic State University, San Luis Obispo, 1975

**Professional Registration**

- Professional Landscape Architect: CA #1685, AZ #24329

**Affiliations, Boards and Committees**

- Fellow, American Society of Landscape Architects
- Past President, San Diego Chapter, Lambda Alpha International
- Past President, Media Arts Center San Diego, Board of Directors
- Past Chair, San Diego Foundation-Opening the outdoors Action Team
- Member, American Planning Association
- Past Member, County of San Diego Historic Site Board
- Member, San Diego Canyonlands, Inc. Board of Directors
- Member, Groundwork San Diego, Board of Directors
- Past Member, Balboa Park Committee

included solution of parking and transportation problems, interface with surrounding residential and commercial areas, preparation of a management plan to ensure the economic viability of the park, and creation of functional linkages to San Diego's redeveloping downtown. The plan also included the evaluation of existing trails through Balboa Park and the recommended location and type of trail. The Master Plan received an Orchid Design Award from the San Diego county community. A subsequent Precise Plan for the Central Mesa area was prepared. The Central Mesa Precise Plan won a Merit Award from the ASLA San Diego Chapter.

- **Balboa Park, Park Boulevard Entries** – Project Director. Estrada Land Planning provided landscape architectural design services to enhance the entry experience of Balboa Park visitors. The Entries, located on both sides of Park Boulevard at the northern and southern limits of Balboa Park, will create a sense of place and arrival by integrating landscaping, architecture and signage found in the Park. Estrada Land Planning prepared a Concept Plan and subsequent Construction Documents for the Park Entries and also prepared simulations, presentation graphics and attended presentations to the various Balboa Park stakeholders and committees during the Design Development phase.
- **Balboa Park, Park Boulevard Promenade** - Project Manager. Estrada Land Planning prepared the Balboa Park Master Plan and Central Mesa Precise Plan amendments necessary to accommodate the proposed San Diego Zoo expansion. Our work included an extensive community participation process through the utilization of a 40 person-working group, which met for a period of one year. A highlight of the process included an all day design charrette in which 16 groups of 10 people prepared concepts for the whole of Balboa Park. We have prepared detailed urban design documents reflecting the needs, goals and values of the Zoo, the community, and the City. The approved project includes a pedestrian promenade on top of a 4500 car parking structure.
- **Balboa Park Old Globe Way & Zoo Employee Parking Structure Improvements** – Project Manager. ELP developed design concepts and construction documents for the Old Globe Way and Zoo Employee Parking Structure for the San Diego Zoo. The design implements the improvements to Old Globe Way that were recommended in the Balboa Park Master Plan and Balboa Park Central Mesa Precise Plan. These improvements help transform the current vehicular dominated Old Globe Way into a shared use promenade for vehicles and pedestrians. This involved presenting at community meetings, and processing the required drawings through the City of San Diego.
- **Plaza de Panama Fountain, Balboa Park** - Project Director. The Plaza de Panama Fountain is located on the Prado in San Diego's Balboa Park. It is sited along the axis between the Art Museum and the Organ Pavilion. The Fountain's ornate design was inspired by the Hispano/Moorish architecture theme prevalent throughout the Park's architecture. Estrada Land Planning was responsible for the design, construction documents, and construction coordination, and worked with the donor of the Fountain, the tile artisans, and the City of San Diego Park and Recreation Department. The Fountain is the centerpiece of the proposed central pedestrian plaza as identified in the Balboa Park Master Plan. The exterior tile design was modeled on historic Moorish tile designs. The individually handcrafted tiles of the fountain interior were inspired by the patterns found on the dome of the California Building adjacent to the bell tower. The project won a Merit Award from the ASLA San Diego Chapter.
- **Balboa Park Plaza de Panama** – Project Director. Estrada Land Planning played a significant role in the design of the Plaza de Panama project proposed by Irwin Jacobs. ELP's predominant role was the preparation of planting concepts, and planting and irrigation construction documents. In addition, ELP played a key role in refining the rooftop garden on top of the Organ Pavilion parking garage. As part of the scope, presentations were made to a number of community groups. With the exception of the bypass bridge and the complete elimination of automobile traffic in the Plaza de California, West Prado, and the southwest corner of the Plaza de Panama, the project conforms to the 1992 Balboa Park Central Mesa Precise Plan prepared by Estrada Land Planning.
- **Balboa Park Public Information Kiosks** - Project Director. Estrada Land Planning prepared plans for five public information kiosks for Balboa Park. The kiosks house state-of-the-art interactive electronic display screens providing real-time information to park users at each of the sites. The kiosks are located at the primary entrances to and in core areas of the park.
- **Balboa Park Tram Stop at Inspiration Point** - Project Director. Estrada Land Planning prepared concept studies, preliminary plans, and final construction plans for the Tram Stop Shelter at Inspiration Point in Balboa Park. The project included curb improvements, paving, sleeving for electrical, a 250 square foot pergola type shade structure and planting for one traffic island at Inspiration Point.
- **Starlight Bowl, Balboa Park** - Project Director. Landscape design and construction documents for the stage house, special access, and loading facilities for the historic Starlight Bowl in Balboa Park. Currently, she is working for Save Starlight preparing plans and documents to restore the once grand venue back to glory.

## **James R. Haughey, P.E., LEED AP, ENV SP**

### **Project Principal**

Jim will serve as the Project Principal, working closely with the Project Manager and participating in high-level planning meetings. He will work directly with designers, drafters, and the Project Manager to integrate civil design with other design-build team member design and construction disciplines. He will also monitor schedule and budget adherence and perform quality review in conjunction with the Project Manager.

Jim is a leader in Alternative Delivery Method (ADM) design and procurements with an emphasis on higher education developments. His experience includes residential, commercial, and public works engineering, with specific expertise in grading design, improvement plan details, hydraulics and hydrology, sewer studies, construction specifications, and other technical design calculations required for University developments. He is also experienced in project coordination and construction management of large grading operations and improvement projects. Mr. Haughey has worked on numerous UC and CSU projects and serves as the Appointed Campus On-call Civil Engineering Technician at San Diego State University (SDSU). He also is on the Industry Advisory Board at SDSU and has the position of Adjunct Professor where he teaches the Senior Engineering Capstone Design Course.

#### **Experience**

**Chollas Water Operations Facility.** *City of San Diego.* Project Principal for engineering design services for the Chollas Design Build Water Operations Facility. Under Contract to ECC Constructors/RA Burch Construction, engineering services include demolition plan, grading and drainage, water quality reports, hydrology study, erosion control (SWPPP and NOI), and utility plans.

**North University City Fire Station 50. La Jolla, CA.** Project Principal. Michael Baker is responsible for developing the grading and improvement plans, public improvement plans, SWPPP, drainage study and SWQMP for a 14,000 square-foot fire station in La Jolla, California.

**UCSD Pepper Canyon West Student Housing, La Jolla, CA.** Project Principal. Michael Baker is providing civil engineering services for the redevelopment of a six-acre parcel on the west side of Pepper Canyon, located between the University Center and the new LRT Station at Pepper Canyon. The project includes demolition of 432 beds in residence halls that were built in 1967. The proposed Pepper Canyon West project will provide approximately 1,400 new beds in multiple mid-rise and high-rise configurations for upper division undergraduate students in support of the campus's goal to offer four years of housing to all undergraduates.

**UCSD North Campus Housing Phase I, La Jolla, CA.** Project Principal. Michael Baker provided civil engineering services for this 3.5-acre site development consisting of 150 four-bedroom apartment units in a mix of single and double occupancy, each with a centralized bathroom, kitchen, dining area, and a living room.

**Miramar College Fire/Emergency Medical Training (EMT) Facility Design-Build, San Diego, CA.** Project Principal. Responsible for providing engineering design for this new facility, which will provide approximately 23,000 square feet of space to house classroom, lab support, equipment staging and offices for the Fire Science and EMT programs. The project also includes design and construction of an outdoor training area with drill tower and storage space. Michael Baker is developing grading, drainage and utility plans, fire site plan and wet utility plans.

**San Diego County Hall of Justice, San Diego, California.** Project Principal for the preparation of plans and estimates for building entrance, curb, gutter and sidewalk improvements for the San Diego Hall of Justice located in downtown San Diego. The 13-story building covers approximately 54,000 square feet in the area bordered by Broadway, State, Union and C Streets.

Years of Experience: 32

#### **Degrees**

M.B.A., 2002, Business Administration, University of Phoenix

B.S.C.E., 1989, Civil Engineering, San Diego State University

#### **Licenses/Certifications**

Construction Quality Management for Contractors, 2016, 784

Envision Sustainability Professional, 2018

LEED Accredited Professional, 2009

Professional Engineer - Civil, California, 1994, 51546

## Scott A. Davis, P.E., LEED AP

### Project Manager – Civil Engineering

#### General Qualifications

Mr. Davis is experienced in residential, commercial, and public works engineering. He specializes in rough and precise grading, water, sewer and storm drain layout and design, Public Improvement Plan preparation, hydraulics and hydrology, ADA accessibility, and other technical design calculations required for land development. He is experienced in project coordination and civil design of commercial and residential development, ADA accessibility and public park facilities.

#### Experience

**Chollas Water Operations Facility.** *City of San Diego.* Project Manager for engineering design services for the Chollas Design Build Water Operations Facility. Under Contract to ECC Constructors/RA Burch Construction, engineering services include demolition plan, grading and drainage, water quality reports, hydrology study, erosion control (SWPPP and NOI), and utility plans.

**North University City Fire Station 50. La Jolla, California.** Project Manager. Responsible for developing the grading and improvement plans, public improvement plans, SWPPP, drainage study and SWQMP for a 14,000 square-foot fire station in La Jolla, California.

**Balboa Park Japanese Friendship Garden, San Diego, California.** *ONA.* Engineer. Responsible for civil engineering. Michael Baker provided civil site design and land surveying services for the improvements and expansion of the Japanese Friendship Garden in Balboa Park. The project included design and construction of a new pavilion building, kitchen building, maintenance and storage building, amphitheater, a replica of a traditional teahouse, water features, and themed garden pathways.

**Cortez Hill Family Center, San Diego, California.** *Civic San Diego.* Engineer. Responsible for on-site and off-site improvements to the Cortez Hill Family Center in Downtown San Diego. Michael Baker provided engineering services for improvements to the Cortez Hill Family Center, at the corner of Ninth and Beech streets in Downtown San Diego. The project involved the design and construction of a two-story addition to the existing 47-room, two-story family center, to house a kitchen, dining room, and children's play area. The scope of work included preliminary engineering, geotechnical and drainage studies, preliminary cost evaluation, and preparation of plans and specifications.

**Temecula Civic Center, Temecula, California.** *Nichols, Melburg, Rossetto.* Engineer. Responsible for civil engineering. Michael Baker performed preliminary planning and civil site design for the development of a new Civic Center located on a 6.5-acre site in Temecula, California. The site includes a new City Hall, civic town square, and parking structure with space to accommodate from 300 to 400 cars. Michael Baker provided schematic design, design development, construction documents, and construction support for all phases of work for the Civic Center. Construction was completed in 2010.

**Discovery Corporate Center Building D(c), San Diego, California.** *RMW Architecture & Interiors.* Engineer. Responsible for civil engineering. Michael Baker provided site design, surveying, stormwater management, and construction support services for the four-building Discovery Corporate Center in the Rancho Bernardo Business Park. The facilities comprise approximately 330,000 square feet of commercial office space, on-grade parking lot, basketball court, outdoor gathering areas, and landscaping with native plants, on an 11-acre site. The project was completed in two phases; the first consisted of design and construction of the initial three buildings, and the second involved design of the fourth, Building D. Michael Baker developed plans, specifications, and estimates for the demolition of surface utilities and site utilities, grading, drainage and utilities, and erosion control. Michael Baker also prepared a stormwater pollution prevention plan for the project.

**San Diego FBI Field Office, Sorrento Mesa, California.** *Clark Construction.* Engineer. Responsible for civil engineering. Michael Baker provided field survey services for a 248,882-square-foot, multi-story office building and parking garage in Sorrento Mesa to be used by the Federal Bureau of Investigation (FBI) as a field office.

#### Degrees

B.S., 2004, Civil Engineer, California State Polytechnic University, San Luis Obispo

#### Licenses/Certifications

Professional Engineer - Civil, California, 2008, 72281

LEED Accredited Professional, 2009



■ **DALE M. FRANCHAK, PE**  
ASSOCIATE  
ELECTRICAL ENGINEERING MANAGER

Mr. Franchak acts as Electrical Engineering Manager for the San Diego Branch of Turpin & Rattan Engineering, Inc. and brings with him over 45 years of experience in the design of electrical systems for various types of built environments. He has extensive design and engineering experience involving educational facilities, large commercial and industrial spaces, tenant improvement and new office spaces, civic and city facilities, mission-critical facilities, data centers, assisted living and healthcare facilities and telecommunications facilities.

These projects involved lighting design, normal/emergency power distribution up to 15kV, emergency generators, UPS and standby power distribution design, cogeneration, grid-tied solar photovoltaic (PV) systems, fire alarm and security system design, switchgear equipment layouts, and specifications and cost opinion preparation. Mr. Franchak has designed electrical distribution systems with various levels of redundancy and complexity for many mission critical facilities.

Mr. Franchak has extensive familiarity with building mechanical, structural and architectural systems and site civil engineering design through many years of coordination with these design disciplines. He works closely with the entire A/E design team to provide support and anticipate interdisciplinary needs. Mr. Franchak's years of experience contribute to a thorough knowledge of electrical and building codes. He is familiar with energy efficient system design including USGBC LEED and excels at incorporating client-based standards. Mr. Franchak is also well versed in fast track, design/build and other time-sensitive project delivery methods.

**SELECTED EXPERIENCE**

San Diego Natural History Museum Coast to Cactus Exhibit – San Diego, CA: This project consisted of the renovation of the existing "Titanic" public exhibition gallery and conversion of office support spaces to provide a new expanded public exhibition space. The area of renovated space was approximately 7,000 SF for the main floor and 1,000 SF for the mezzanine. The electrical scope of work included design of general and display lighting, and branch circuits to miscellaneous displays. Work also included revisions to the existing and new building power distribution, grounding, and lighting systems to support the renovation.



**Registrations**

PE Arizona #27563  
PE California #E11533  
PE Florida #34628  
PE Nevada #10263  
PE Oregon #16851PE  
PE Pennsylvania #028633-E

**Professional Memberships**

National Fire Protection Association  
International Association of Electrical Inspectors

**Education**

New York University, BE Electrical Engineering – 1974



Mingei International Folk Art Museum Tenant Improvement - San Diego, CA: This project consisted of design for the Mingei International Folk Art Museum tenant improvement project. Special challenges that were solved during design included integration of the exhibit lighting with wood grid ceilings while maintaining the appearance and flexibility desired by the Museum and serving the tenant electrical load without increasing the existing building main switchboard.

Birch Aquarium at Scripps Institute of Oceanography Fairy Penguin Exhibit – San Diego, CA: This project consisted of a new outdoor Fairy Penguin exhibit at Birch Aquarium at Scripps Institute of Oceanography located in San Diego, California. The project included a 1,100 SF viewing area and adjacent 150 SF support area for water filtration equipment and husbandry.

Birch Aquarium at Scripps Institute of Oceanography Sea Dragon Exhibit – San Diego, CA: This project consisted of the installation of a new Sea Dragon exhibit tank and adjacent life support system (LSS) at the UCSD Birch Aquarium.

Balboa Park ADA improvements – San Diego, CA: These projects included Americans with Disabilities Act (ADA) upgrades at numerous locations in historical Balboa Park. Sites included the Museum of Man, Timken Gallery, Hall of Nations and Casa de Balboa.



■ **CESAR RODRIGUEZ, PE, LEED AP**  
MECHANICAL ENGINEERING MANAGER

A Registered Professional Engineer in the State of California since 2006, Mr. Rodriguez has designed mechanical and plumbing systems for an array of projects across a broad spectrum of architectural sectors. His diverse portfolio features data centers, healthcare facilities, mission critical facilities, educational facilities, commercial tenant improvements, telecommunications facilities, park and recreation facilities, and civic administration facilities. Several of these projects have been recognized for their sustainable design elements, meeting the stringent requirements of Leadership in Energy and Environmental Design (LEED), the Collaborative for High Performance Schools (CHPS), and SDG&E's Savings by Design performance criteria.

His areas of expertise include project management, project coordination, energy modeling, California code compliance, HVAC dry and wet systems design, plumbing systems design, design-assist and design build projects, and clean room design. Through his work experience, Mr. Rodriguez has gained extensive awareness of the integrations required between architectural and engineering systems as well as the prerequisites for a successful project through design, plan check, construction and commissioning.

**SELECTED EXPERIENCE**

Birch Aquarium at Scripps Institute of Oceanography Fairy Penguin Exhibit – San Diego, CA: This project consisted of a new outdoor Fairy Penguin exhibit at Birch Aquarium at Scripps Institute of Oceanography located in San Diego, California. The project included a 1,100 SF viewing area and adjacent 150 SF support area for water filtration equipment and husbandry.

Birch Aquarium at Scripps Institute of Oceanography Sea Dragon Exhibit – San Diego, CA: This project consisted of the installation of a new Sea Dragon exhibit tank and adjacent life support system (LSS) at the UCSD Birch Aquarium.



**Registrations**

PE California #33447

**Professional Memberships**

American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

American Society for Healthcare Engineering

US Green Building Council

**Education**

Tijuana Institute of Technology  
1995 - B.S. Electro-Mechanical Engineering



SPECTRA  
HISTORIC CONSTRUCTION

# HISTORIC PRESERVATION

## STATEMENT OF QUALIFICATIONS

2020



PRESERVATION



RESTORATION



CONSERVATION



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## Company Information

Founded in 1985, the company's main construction focus is Historic Restoration, Preservation and Conservation. As a pioneer and leader in California, Spectra Company is committed to the protection and preservation of our country's most cherished architectural, historic and cultural landmarks.

## Company Overview

West Coast - #1 – Specialty "Historic" Contractor  
Preservation - as per "The Secretary of the Interior Standards"  
Excellent Job Safety Record  
Preservation Award Winning Company

## License Classifications

General Contractor Licenses held in California, Nevada and Arizona

## Services | Historic

### Materials Restoration

- Stone/Marble/Granite/Terracotta
- Masonry/Brick/Adobe/Concrete
- Bronze/Brass/Copper/Ornamental Metal
- Ornamental Plaster
- Ornamental Woodwork/Finish Carpentry
- Decorative Tile/ Pavers/Terrazzo
- Wood and Steel Doors and Windows
- Decorative Paint Conservation
- Gilding/Faux Finishing

### Construction and Design

- General Contracting
- Design Build
- Building Facade Restoration
- Structural/Seismic
- Lead/Asbestos Abatement
- Mold Remediation
- Preservation Consulting
- Budgets/Cost Estimating
- Waterproofing/Roofing

## California Classifications

- B-1 General Contractor
- C-29 Masonry / Adobe
- C-33 Painting and Decorating
- C-35 Lathing and Plastering
- C-39 Roofing and Waterproofing
- C-54 Tile (Ceramic and Mosaic)

Lead and Mold Certified  
Structural/Seismic Certified

MOTTO: The Greenest Building is the One that Already Exists

# Hearst Castle (National Register)

## Project Location

750 Hearst Castle Road  
San Simeon, CA

## Project Owner

California Department of Parks &  
Recreation

## Project Type

Historic Restoration

## Client Contact Name

California Department of Parks  
and Recreation

## Project Amount

\$365,000

## Project Size

14,000 ft<sup>2</sup>

## Client Contact Information

(916) 322-7900  
Chris.moenig@parks.ca.gov

## Completion Date

2015



## Project Description

Located in San Simeon, California overlooking the Pacific Ocean, Hearst Castle was built by newspaper magnate William Randolph Hearst and designed by American architect Julia Morgan. Construction on the 250,000 acre estate began in 1919, and included two swimming pools, a tennis court, a movie theatre, and three guest cottages.

An avid traveler and collector, the castle also displayed the vast art collection amassed by Mr. Hearst, including American and European Old Master paintings and sculptures, tapestries, oriental rugs, Greek, Roman and Egyptian antiquities, silver, furniture and historic ceilings. Hearst named his new estate La Cuesta Encantada, Spanish for "Enchanted Hill." The mansion became famous for hosting the Hollywood and political elite of the day, including Charlie Chaplin, Cary Grant, Winston Churchill, Charles Lindbergh, Franklin Roosevelt, and Joan Crawford. When Hearst left his San Simeon Residence in 1947 due to his failing health, the Castle was left unfinished. The estate was donated to the People of the State of California in December 1957 by Hearst Corporation. A National and California Historical Landmark, Hearst Castle is currently operated by the California Department of Parks and Recreation which offers daily tours of the estate.

## Scope of Work

Stone Restoration  
Window Sills  
Door Threshold  
Stained Glass Restoration  
Consulting  
Historic Treatment Program  
Preconstruction Documentation  
Construction Monitoring

# Santa Barbara Mission (National Register)

## Project Location

2201 Laguna Street  
Santa Barbara, CA

## Project Owner

Franciscan Province of Santa Barbara

## Client Contact Name

Brother Brian Trawick  
Franciscan Province of Santa Barbara

## Client Contact Information

(805) 682-4713  
administrator@sboldmission.org

## Project Type

Historic Restoration

## Project Amount

\$7,000,000

## Project Size

6,000 ft<sup>2</sup>

## Completion Date

2015



## Project Description

The Santa Barbara Mission was established on the Feast of Santa Barbara on December 4, 1786 as the tenth of the twenty-one California Missions to be founded by the Spanish Franciscans. A series of four missions have been built on the site, the third of which was destroyed during the great Santa Barbara Earthquake on December 21, 1812. Construction of the fourth and current mission took place from 1815 until 1820.

Known as the “Queen of the Missions” for its architectural beauty, the mission was probably constructed under the direction of master mason Jose Antonio Ramirez. Listed as a National Historic Landmark, the Santa Barbara Mission is the only mission to remain under the leadership of the Franciscan Friars since its founding. Today, the mission is a parish church of the Archdiocese of Los Angeles.

## Scope of Work

Adobe Restoration  
Masonry Restoration

# Villa Riviera (National Register)

**Project Location**

800 East Ocean Boulevard  
Long Beach, CA

**Project Owner**

Villa Riviera HOA

**Client Contact Name**

Ana Maria McGuan  
Villa Riviera HOA—Liaison

**Client Contact Information**

(562) 374-4778  
AnaMariaMcGuan@aol.com

**Project Type**

Historic Restoration

**Project Amount**

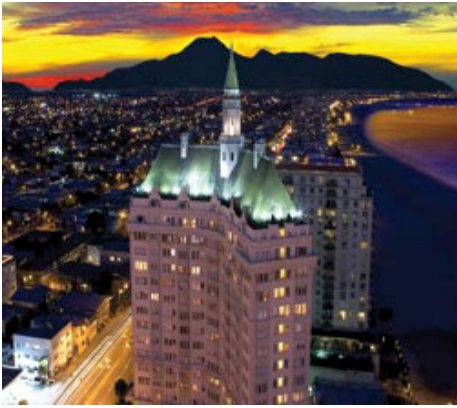
\$5,000,000

**Project Size**

15,000 ft<sup>2</sup>

**Completion Date**

January 2008



## Project Description

The Villa Riviera was completed in 1929 as a residential stock co-operative (or “own-your-own”) apartment building. At the time, it was the second tallest building in Southern California only after Los Angeles City Hall. The building is one of the most significant landmarks in Long Beach and serves as the visual focal point and entrance to downtown Long Beach. The Villa Riviera was declared a City Landmark in 1979 and placed on the National Registry of Historic Places in 1996. This is the first major restoration project of the building. The first phase is the exterior restoration which began in 2007. The project included the remediation of 10 layers of lead based and water based paint, using a chemical removal process.

The Villa Riviera’s location on the waterfront and proximity to the Downtown makes it a landmark and icon in the City of Long Beach. The restoration was helped to beautify the Downtown and beachfront areas.

## Scope of Work

Historic Repair  
Historic Restoration  
Lead Based Paint Removal  
Mold Remediation  
Selective Demolition  
Historic Spire Stabilization  
Complete Façade Restoration  
Waterproofing  
Painting  
Coating  
Wood Restoration  
Rough Carpentry  
Finish Carpentry  
Lath and Plaster  
Ornamental Plaster Repair  
Spall Repair  
Window Restoration  
Glass and Glazing  
Interior Common Areas  
Gilding / Faux Finish  
Bronze Powder Coating  
Door Replication  
Lighting  
Gold Leaf/Decorative Painting

# One Colorado

## Project Location

41 Hugus Aly  
Pasadena, CA

## Project Owner

One Colorado

## Project Type

Historic Restoration

## Client Contact Name

Tony Lucero  
One Colorado

## Project Amount

\$1,000,000+

## Client Contact Information

(626) 786-1363  
tony@onecolorado.com

## Project Size

Various Sites

## Completion Date

Ongoing



## Project Description

The construction of Old Pasadena took place from 1870-1890. It was during this time that original wood framed structures were replaced with detailed multi-story masonry buildings. In the 1920's, many of the original facades were altered to exemplify California Mediterranean architecture which included intricate detailing, arched windows, terra cotta, and various styles of cornices. In 1976, the Cultural Heritage Commission was formed in order to save these historic buildings from demolition. In 1984 they were placed on the National Register of Historic Places.

## Scope of Work

Historic Restoration  
Environmental Remediation  
Mural Conservation  
Selective Demolition  
Complete Façade Restoration  
Waterproofing  
Cast Stone  
Brick Repointing  
Decorative Painting  
Finish Carpentry  
Ornamental Woodwork  
Ornamental Plaster Repair  
Spall Repair  
Windows/Doors

# Millenium Biltmore Hotel

## Project Location

506 South Grand Avenue  
Los Angeles, CA

## Project Owner

Millennium Biltmore Hotel

## Project Type

Historic Restoration

## Client Contact Name

Kenny Battles  
Millenium Biltmore Hotel

## Project Amount

\$500,000+

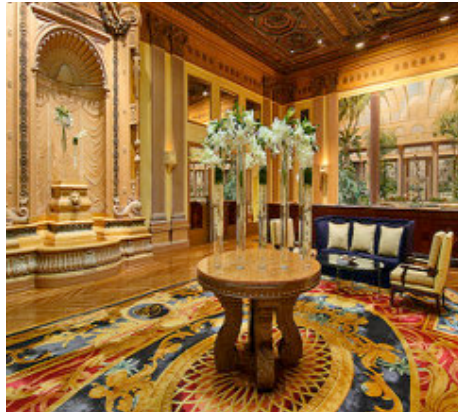
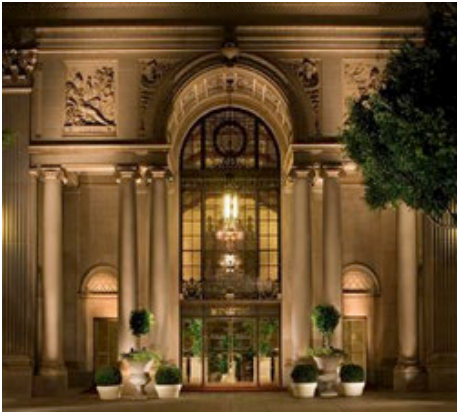
## Client Contact Information

(213) 612-1616  
kbattles@mill-usa.com

## Project Size

15,000ft<sup>2</sup>

## Completion Date



## Project Description

The Millennium Biltmore Hotel was built in 1923 by Schultze & Weaver. The exterior façade beautifully incorporates a combination of Spanish-Italian Renaissance Revival, Mediterranean Revival, and Beaux Arts styles. The detail of the interior is exquisite, with hand painted frescos, murals, carved marble fountains, lead crystal chandeliers, and cast bronze stairwells. Once the early home to the Academy Awards Ceremony, the Biltmore Hotel has been host to: WWII soldiers, the 1960 Democratic National Convention, The Beatles, the International Olympic Committee headquarters for the 1984 Summer Olympics, American Idol Semi-finals, visiting teams for the World Baseball Classic, multiple Grammy Awards after parties and numerous television/movie sets.

## Scope of Work

Historic Ceiling Restoration  
Concrete Repair  
Lobby Fountain Restoration  
Deck Coating  
Waterproofing  
Decorative Painting  
Gilding – Gold Leaf  
Ornamental Plaster Repair

# Frank Lloyd Wright's Ennis House

## Project Location

2607 Glendower Avenue  
Los Angeles, CA

## Project Owner

Ennis House Foundation

## Project Type

Historic Restoration

## Consultant Contact Name

John Fidler  
John Fidler Preservation Consulting

## Project Amount

\$350,000

## Client Contact Information

(310) 498-4973  
fidlerja@aol.com

## Project Size

6000ft<sup>2</sup>

## Completion Date

2008



## Project Description

The Ennis House has inherent historical, cultural and architectural significance because of its important place in Frank Lloyd Wright's legacy. As only one of four concrete block residential projects the esteemed architect designed, this cultural gem's significance cannot be overstated.

Located in Los Angeles, the 1924 Ennis House is one of Frank Lloyd Wright's first residences constructed of his signature concrete 'textile block'. This magnificent example of Wright's genius has been studied by architects, architectural historians, artists and preservationists from around the world.

## Scope of Work

Conservationist Cleaning  
Mold Remediation  
Asbestos Remediation  
Lead Remediation  
Historic Window Restoration  
Caulking and Sealing



# Pantages Theater

## Project Location

6233 Hollywood Boulevard  
Los Angeles, CA

## Project Owner

Nederlander Company

## Consultant Contact Name

Paul Gray  
Nederlander Group

## Client Contact Information

(310) 468-1700  
pgray@nederlander.com

## Project Type

Historic Restoration

## Project Amount

\$4,000,000

## Project Size

100,000ft<sup>2</sup>

## Completion Date

2001



## Project Description

The Pantages Theater is one of today's leading venues for theatre in Los Angeles. Not only is it a favorite for theatre, but for television, movies and music videos. It was even the venue for the Academy Awards for many years. Opened on June 4, 1930, by Alexander Pantages, the theatre was completed for \$1.25 Million which today would equal nearly \$10 million. Although the Wall Street Crash occurred during construction of this grand theatre, no expense was spared.

In 1949, the Pantages was taken over by Howard Hughes as a part of his chain of theatres. In 1959, Universal Pictures booked Spartacus at the Pantages. This required a reduction of the theatre's seating to 1,512 seats, thus moving the Academy Awards to a different location. Pacific Theatres purchased the Pantages in 1967. The 1977 restoration returned the Pantages to its original 2,691 seat capacity.

## Scope of Work

Historic Restoration  
Façade Restoration  
Selective Demolition  
Rough Carpentry  
Lathe and Plaster  
Ornamental Plaster Repair  
Doors and Hardware  
Marble Tile (lobby)  
Storefront Windows  
Waterproofing  
Painting  
Faux finish  
Brass Refinishing  
Wood Restoration  
Spall and Crack Repair  
Elastomeric Coating  
Lighting  
Finishes

# El Dorado Lofts (National Register)

## Project Location

416 South Spring Street  
Los Angeles, CA

## Project Owner

Goodwin Gaw

## Project Type

Historic Restoration

## Consultant Contact Name

Rocky Rockefeller  
Rockefeller Architects

## Project Amount

\$1,000,000

## Client Contact Information

(310) 335-6000  
rr@rockefeller.com

## Project Size

200,000ft<sup>2</sup>

## Completion Date

January 2011



## Project Description

Designed in 1913 by architect Frederick Noonan, the El Dorado Hotel was originally named the Stowell Hotel, after its builder N.W. Stowell, a capitalist and financier. During its heyday, this glamorous historic hotel was once where Charlie Chaplin and other luminaries resided. This building has been used as locations for many films including "Minority Report" starring Tom Cruise. Originally one of the leading hotels of Los Angeles, the El Dorado became a single-occupancy rooming house after the city's financial district moved to Figueroa Street. In recognition of its historical and cultural significance, the National Trust provided loan money in 2001 to restore the El Dorado Hotel to its original grandeur.

## Scope of Work

Façade Restoration  
Waterproofing  
Concrete Restoration  
Terra Cotta Restoration  
Lead Remediation  
Ornamental Plaster Repair  
Brick Repointing  
Faux Finish  
Decorative Painting  
Ornamental Plaster Repair  
Spall Repair  
Caulking and Sealants  
Metal Restoration  
Tile Restoration

# Glenarm Power Plant (National Register)

**Project Location**

Pasadena, CA

**Project Owner**

City of Pasadena

**Project Type**

Historic Restoration

**Client Contact Name**

Mark Dubinsky  
City of Pasadena

**Project Amount**

\$1,000,000

**Client Contact Information**

(626) 744-3968  
mdubinsky@cityofpasadena.net

**Project Size**

200,000ft<sup>2</sup>

**Completion Date**

2009



## Project Description

Designated a Historic Monument by the City of Pasadena, The Glenarm Power Plant is a very practical but yet beautiful building. The fountain, which is an icon to the city of Pasadena, was designed to function as a cooling tower for the generating equipment. The fountain is also a part of the Historic Monument.

## Scope of Work

Façade Restoration  
Waterproofing  
Concrete Restoration  
Terra Cotta Restoration  
Lead Remediation  
Ornamental Plaster Repair  
Brick Repointing  
Faux Finish  
Window/Door Restoration

# Downtown Women's Center

**Project Location**

442 South San Pedro Street  
Los Angeles, CA

**Project Owner**

N/A

**Client Contact Name**

Joseph Pica  
Pica Sullivan

**Client Contact Name**

(323) 653-712  
joe@picasullivan.com

**Project Type**

Historic Restoration

**Project Amount**

800,000

**Project Size**

100,000 ft<sup>2</sup>

**Completion Date**

2009



## Project Description

The Gothic revival style Downtown Women's Center (historically known as the Renaissance Building) was built in 1926 by architect William Douglas Lee, and pioneering female builder/developer Florence C. Casler. The Downtown Women's Center organization bought the building for \$1 and soon after it was transformed into a safe haven for the ever growing homeless population of women in Los Angeles. Spectra Company received a preservation award for from the Los Angeles Conservancy and the National Trust.

**Awards:**

2011 Preservation Honor Award from the National Trust for Historic Preservation  
2011 Preservation Award from the Los Angeles Conservancy

## Scope of Work

Anti-Graffiti Coating  
Exterior Façade Restoration  
Ornamental Concrete Restoration  
Lead Remediation  
Epoxy Injection  
Steel Door Restoration  
Light Fixture Restoration  
Decorative Painting  
Faux Finish  
Brick Repointing  
Ornamental Plaster Restoration  
Metal Restoration

# Lopez Adobe (National Register)

**Project Location**  
1100 Pico Street  
San Fernando, CA

**Project Owner**  
City of San Fernando

**Project Type**  
Historic Restoration

**Client Contact Name**  
Fred Ramirez  
City of San Fernando

**Project Amount**  
\$200,000+

**Client Contact Name**  
(818) 898-1227  
framirez@sfcity.org

**Project Size**  
6,000 ft<sup>2</sup>

**Completion Date**  
2011



## Project Description

In 2010, Spectra Company was asked to assist with the restoration of The Lopez Adobe. The property, located at 1100 Pico Street in San Fernando, was completed in 1883 by Valentin Lopez. It is one of the oldest private residences and the first two-story adobe built as residence in the San Fernando Valley. The adobe was built in the Monterrey style which was popular in California in the mid to late 1800s.

### Awards:

2013 Los Angeles Conservancy Preservation Award  
2012 Governor's Historic Preservation Award

## Scope of Work

Seismic Upgrades  
Adobe Masonry  
Lime and Cement Plaster  
Architectural Woodwork  
Wood Windows  
Wood Doors  
Hardware Restoration

# Balboa Park - Museum of Man (National Register)

**Project Location**

1350 El Prado  
San Diego, CA

**Project Owner**

City of San Diego

**Project Type**

Historic Restoration

**Client Contact Name**

Curtis Drake  
Heritage Architecture

**Project Amount**

\$500,000+

**Client Contact Number**

(619) 239-7888  
curtis@heritagearchitecture.com

**Project Size**

100,000 ft<sup>2</sup>

**Completion Date**

March 30<sup>th</sup> 2012

**Project Description**

In 1915 the Panama-California Exposition opened its doors with The Story of Man through the Ages exhibit. In 1942 the name was changed to what we know today as the San Diego Museum of Man due to the Museum's concentration on anthropology. During World War II the Museum was converted into a hospital and later returned to its original state in 1951.

**Scope of Work**

Complete Facade Restoration  
Lead Based Paint Removal  
Selective Demolition  
Waterproofing  
Painting/Staining  
Ornamental Plaster Repair  
Spall Repair  
Windows Restoration  
Glass and Glazing  
Gold Leaf/Decorative Painting  
Tile Restoration

# Catalina Casino

## Project Location

1 Casino Way  
Avalon, CA

## Project Owner

Santa Catalina Island Company

## Client Contact Name

Mark Bradshaw  
Catalina Island Company

## Client Contact Number

(310) 510-2000x1380  
mrbradshaw@scico.com

## Project Type

Historic Restoration

## Project Amount

\$750,000+

## Project Size

180,000 ft<sup>2</sup>

## Completion Date

January 2010



## Project Description

Located on Santa Catalina Island, the Catalina Casino has been a landmark and focal point of entertainment and culture since it opened on May 29, 1929. The Casino dominates the Avalon landscape, and exemplifies the style and romance of Catalina Island. Over the years, the Catalina Casino has been the venue of choice for great entertainers, Broadway productions, and motion pictures.

In the spring of 2010, Spectra Company commenced work on the exterior of the Casino to include a complete facade restoration. Spectra Company's work includes lead based paint remediation, epoxy injection, spall and crack repair, ornamental cast stone repair/replication, door and window restoration, and a complete waterproofing to include sealants and caulking. In addition to the building preservation, Spectra Company is restoring columns, surrounds, upper balcony, and decorative and non-decorative elements. The restoration would not be complete without a refurbishment of the twenty seven (27) flagpoles, sitting atop the perimeter of the casino. Lastly, artisans are restoring the original ticket booth to include the lavish marble, ornamental metal, and glass finishes.

Award:

2012 Los Angeles Conservancy Preservation Award

## Scope of Work

Façade Restoration  
Waterproofing  
Caulking and Sealants  
Epoxy Injection  
Spall/Crack Repair  
Lead Based Paint Remediation  
Ornamental Decorative  
Concrete  
Restoration of Historic Windows  
and Doors  
Painting  
Flag Pole Restoration  
Copper Restoration  
Aluminum Restoration

# Historic Project Experience List

## **Agua Dolce, CA**

Ranger Residence – Vasquez Rocks

## **Alhambra, CA**

Sacred Heart House

## **Amador City, CA**

Amador City Firehouse

## **Anaheim, CA**

Anaheim Cemetery District  
Citrus Packing House  
Packard Building

## **Arcadia, CA**

Santa Anita Racetrack

## **Avalon, CA**

Catalina Casino

## **Berkeley, CA**

Bowles Hall - UC Berkeley

## **Beverly Hills, CA**

Beverly Hills City Hall  
Beverly Hills Electric Fountain  
First Bank of Beverly Hills  
Golden Triangle Building  
Greystone Mansion  
Historic Fox Wilshire Theater  
North Linden Drive  
Tiffany & Company  
Virginia Robinson Gardens  
Wallis Annenberg Center for the Performing Arts

## **Boulder City, NV**

100 & 200 Date Street Renovation  
Hoover Dam – Exhibit Hall  
Hoover Dam – Penstock Anchors

## **Calabasas, CA**

King Gillette Ranch

## **Century City, CA**

Fox Studios

## **Claremont, CA**

Padua Hills Theatre  
Pilgrim Place - Porter Hall

## **Culver City, CA**

Kirk Douglas Theater

## **El Toro, CA**

El Toro Memorial Park

## **Eureka, CA**

Carson Block  
Humboldt Courthouse  
Carson Block

## **Fullerton, CA**

Fox Theatre  
John Hetebrink House  
Muckenthaler Cultural Center  
Union Bridge

## **Glendale, CA**

Alex Theater  
Brand Library  
Forest Lawn  
Glendale Masonic Temple  
Hunter Residence

## **Guasti, CA**

Guasti Mansion

## **Hancock Park, CA**

Dorothy Chandler House

## **Hollywood, CA**

CBS Columbia Square  
Celebrity Theatre/Sunset & Vine  
El Capitan Theater  
Ford Theatre  
Frolic Room Bar  
Hollywood Bungalows  
Hollywood Heritage Museum  
Hollywood Masonic Temple  
Louis B. Mayer Building  
Pantages Theater  
Roosevelt Hotel  
Security Pacific Building  
Taft Building  
Television Center  
Honolulu, HI  
Jali Pavilion  
Irvine, CA  
Irvine Historical Museum  
Irvine Ranch Historic Park

## **La Jolla, CA**

St. James Episcopal Church  
Wisteria Cottage - Cobble Wall  
La Verne  
Price House

## **Laguna Beach, CA**

Victoria Beach Tower

## **Las Vegas, NV**

Westside School

## **Lincoln Heights, CA**

Lincoln Park Gateway

## **Long Beach, CA**

Breakers of Long Beach  
Christian Outreach Center  
Famous Department Store  
Farmers & Merchants Bank  
Jergins Pillars  
Polytechnic High School

Walker Building

## **Los Altos Hills, CA**

Stegner Studio

## **Los Angeles, CA**

15th Street Middle School  
28th Street YMCA  
Ace Hotel / United Artist Theater  
African American Museum  
Alameda Square Building  
Aon Center  
Biltmore Hotel  
Biltmore Hotel – Rendezvous Court  
Bixel House  
Bob Hope Patriotic Hall  
Boyle Heights City Hall / Chicago Building  
Bradbury Building  
Brentwood Country Club  
Broadway Trade Center  
Bryson Apartments  
CBS Columbia Square  
Charles Manson Cell - Hall of Justice  
Chicago Building  
Commercial Exchange Building  
Desmond Building  
Doheny Mansion  
Downtown Womens Center  
Ebell of Los Angeles  
El Dorado Lofts  
Fine Arts Building  
Ford Motor Plant  
Fox Studios  
Gas Company Lofts  
Golden State Insurance Building  
Hall of Justice  
Hilton Checkers Hotel  
Hollywood Bowl  
Hollywood Palladium  
Hotel Figueroa  
Howard Hughes Hercules Campus  
James Swan Hall  
Johnson Hall – Occidental College  
LA Law Library  
La Marquise  
LA Times Building  
Linda Vista Apartments  
McKinnon Center at Occidental College  
Metropolitan Lofts  
Michael Heizer Painting  
Morissette Residence  
Mount St. Mary's College  
Museum of Natural History  
One Bunker Hill  
Pacific Gas & Electric  
Park Plaza Hotel  
Public Storage Building  
Roosevelt Lofts  
Rowan Building  
Southwest Museum  
St. Paul's Lutheran Church  
Standard Hotel



# Historic Project Experience List

Subway Terminal Building  
Sunset Bronson Studios  
Superior Courthouse  
Tutor Campus Center - USC  
Union Station  
USC McDonald's Swim Stadium  
Variety Arts Theater

**Marina Del Rey, CA**  
Marina Del Rey Seawall

**Monterey, CA**  
California's First Theatre  
Hermann Hall

**Needles, CA**  
Needles Historic Train Depot  
"El Garces"- Harvey House

**Norwalk, CA**  
Hargitt House

**Oak Park, CA**  
Oak Park High School

**Oakland, CA**  
Brick House Lofts

**Ontario, CA**  
Frankish Building

**Orange, CA**  
Bank of Italy  
Chapman University - Digital Media Arts Center  
Orange Grove Masonic Temple  
Smith and Ebert Building  
Urth Caffè  
Urth Caffè

**Pala, CA**  
Blacktooth House  
Calac Adobe

**Pasadena, CA**  
Alles Building, Cal Tech  
Ambassador Campus  
"Baby Banana Tree" Sculpture  
Baxter Building  
Beckman Lab - Cal Tech  
Bridge Annex, Cal Tech  
Cal Tech - Thomas Lab  
Constance Hotel  
Del Mar Station-Santa Fe Depot  
Glenarm Power Plant  
Linde + Robinson Lab, Cal Tech  
Mayfield Senior School  
One Colorado  
Robert Pitcairn, Jr. House  
Tolman-Bacher Compound, Cal Tech  
Union Savings Building

**Placentia, CA**  
George Key Ranch House  
Kraemer Residence

**Playa Vista, CA**  
Hercules Campus

**Rancho Cucamonga, CA**  
Etiwanda Pacific Electric Depot

**Reno, NV**  
El Cortez Hotel

**Reseda, CA**  
Frank Lloyd Wright's, Mat House

**Riverside, CA**  
Camp Anza  
Crestmore Manor  
James Building – Cal. Baptist University  
Jensen Alvarado  
March Air Force Base  
Riverside County Courthouse

**San Bernardino, CA**  
Santa Fe Depot – Railroad Station

**San Clemente, CA**  
Casa Romantica

**San Diego, CA**  
Andaz Hotel  
Hotel Churchill  
Horton Plaza Improvement Project  
Museum of Man  
Old Police Headquarters  
Road to the Cure Building  
San Diego Gas & Electric  
Warehouse  
San Diego Marine Base  
Sempra Energy Headquarters  
Weinberger Courthouse

**San Fernando, CA**  
Lopez Adobe

**San Francisco, CA**  
888 Brannan St. Building

**San Marino, CA**  
San Marino Community Church

**San Simeon, CA**  
Hearst Sam Simeon State Historic Monument -  
Casa Grande

**Santa Ana, CA**  
Old Orange County Courthouse  
Unknown Soldier Monument

**Santa Barbara, CA**  
Santa Barbara Airport  
Santa Barbara Mission

**Santa Monica, CA**  
Marion Davies Guesthouse  
Santa Monica City Hall  
Santa Monica Police Station  
Shotgun House  
Wilshire Theater

**Stanford, CA**  
Stanford University  
Studio City, CA  
Sportsmen's Lodge

**Torrance, CA**  
Torrance High School

**Tustin, CA**  
St. Cecilia's Church

**Upland, CA**  
Grove Theater

**Valencia, CA**  
Tesoro Adobe Historic Park

**Van Nuys, CA**  
Van Nuys Apartments

**Westwood, CA**  
Bruin Theater  
Hershey Hall, UCLA  
Village Fox Theatre  
Weyburn Hall, UCLA

**Whittier, CA**  
Fred C. Nelles School

**Yorba Linda, CA**  
Yorba Linda Packing House

# Team Biographies



**Ray Adamyk**  
President

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Ray Adamyk is the Founder and President of Spectra Company. Spectra Company is headquartered in Pomona, California and has been in business for over 25 years. Ray is well known in the Restoration community as an “expert” in historic preservation. He served on the Board of Trustees for the California Preservation Foundation from 2008 to 2014, while holding memberships in the Association of Preservation Technology International, the National Trust, Los Angeles Conservancy and the Western Association for Art Conservation. His historic preservation projects have received recognition from the National Trust, California Preservation Foundation, Los Angeles Conservancy, Long Beach Heritage and Pasadena Heritage. In addition, Ray is an AIA LA Affiliate.

Completed and active projects include the Downtown Women’s Center, Frank Lloyd Wright’s Ennis House in Hollywood, Pantages Theater in Hollywood, Catalina Island Casino in Avalon, the Gamble House in Pasadena, The Villa Riviera in Long Beach, Lopez Adobe in San Fernando and Hoover Dam in Boulder City, Nevada. Mr. Adamyk is a graduate of Mohawk College in Hamilton, Ontario, Canada.



**Tim Harris**  
Chief Financial Officer

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Tim Harris, Jr. is the Chief Financial Officer for Spectra Company. Tim is responsible for the oversight and management of Spectra Company Projects. As the Manager of the Scheduling, Purchasing and Estimating staff, he is responsible for the successful completion of “Special Projects.” Tim is a graduate of Western Michigan University and holds a Degree in Business Management.



## **Ann Dresselhaus**

Business Manager

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Ann is the Business Manager for Spectra Company. Her responsibilities include day-to-day management of office personnel and technicians, as well as management of all pertinent financial matters relevant to the Company. Under her portfolio, she is responsible for planning, building, and implementing marketing and business development. Prior to Spectra Company, Ann worked for over 15 years at a San Diego based Law Firm specializing in Business Real Estate Law and Construction Contracts. As a Paralegal, her skills were well suited for the Construction Industry.



## **Reuben Lombardo**

Senior Preservation Estimator/Project Manager

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Reuben Lombardo has extensive experience in the preservation field, and is a key team member of Spectra Company's Historic Division. His areas of expertise include Ornamental Concrete/Plaster, Granite/Marble, Tile/Stone/Ceramics, Historic Murals/Decorative Painting, Sculptures, Mold Making, Wood Restoration and Metals. Although well versed in many aspects of historic restoration, Reuben has a particular affinity for the more artistic elements of preservation work. He is an artist by trade, but has coupled his practical historic knowledge with construction and project management skills. Reuben is a graduate of Otis College of Art and Design and holds a Masters of Fine Arts from UCLA. Reuben has utilized his expertise on numerous restoration and waterproofing projects. They include such noteworthy landmarks as Hoover Dam in Boulder City, Nevada, the Catalina Island Casino in Avalon, the Fine Arts Building in Los Angeles, Greystone Mansion in Beverly Hills, the Millennium Biltmore Hotel in Los Angeles, the Marion Davies Guest House in Santa Monica, Anaheim Citrus Packing House, multiple University projects at UCLA, Mount Saint Mary's, and California Institute of Technology, and varied projects for the city of Santa Monica including the City Hall, the Police Station, the Municipal Pools, and Ocean Park Library.



## **Dick Gee**

Architect/Project Manager

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Dick Gee has over 25 years of experience working on preservation projects and meets the Secretary of Interior's Professional Qualifications Standards as a Historic Architect. Dick is a graduate of Architecture from U.C. Berkeley and previously served as the lead principal of the Los Angeles office for JAG Architects.

After starting his preservation career on such rehabilitation projects as the Eastern Columbia Building, the Los Angeles Coliseum and on multiple buildings at the El Pueblo de Los Angeles, including the Plaza Methodist Church and the Avila Adobe, Dick has worked on numerous noted National Register Buildings, California State Historic Resources and local Landmarks. These include the El Capitan Office and Theater Building and Hillview Apartments in Hollywood, the Miles Playhouse in Santa Monica, the US Post Office Terminal Annex and Vibiana in Los Angeles, the Alex Theater in Glendale, the Walker House in San Dimas, the Vail Ranch Headquarters in Temecula as well as restoring the historic buildings of the Pechanga and Pala Tribes. Recently, Dick has returned to rehabilitate several more buildings at El Pueblo de Los Angeles including the Merced Theater, Masonic Hall and the Pico House.

Dick is a member of the California Preservation Foundation (CPF), the Los Angeles Conservancy and the National Trust for Historic Preservation. Dick has also won CPF, Los Angeles Conservancy and local preservation awards for numerous projects, including:

- The El Capitan Building
- The Miles Playhouse
- The Alex Theater
- The Junipero State Office Building
- The Walker House

# Team Biographies



**Justin Warren**  
Project Manager

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Justin Warren joined Spectra Company in 2015 and comes with over 20 years of experience in the construction industry. Having started in the residential arena, he soon transitioned to the commercial side of the industry. Although Justin's expertise is varied, his specialty and interest has always been architectural wood work and finish carpentry. While most of his knowledge comes from "hands on" experience, Justin holds a General Contractor license. He has gone from a carpenter, to a foreman, then on to a superintendent, and ultimately a project manager. His impeccable work ethic coupled with his experience and knowledge make him a great addition to the Spectra Company team. Justin has been involved with the following projects:

- Hotel Churchill
- Mayfield Senior School
- Alles Building (Cal Tech Pasadena)
- Alles Building (Cal Tech Pasadena)
- Hermann Hall (Naval Post Graduate School)
- Desmond Building
- Brentwood Country Club
- Tiffany's on Rodeo
- Columbia Square (CBS)
- Polytechnic High School



**John Gonzalez**  
Estimator/Project Manager

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John has worked in the restoration and waterproofing field for over 17 years. His reputation in the industry is unmatched as an expert in application and creative problem solving. His areas of specialty include waterproofing, leak analysis, deck coatings, wall coatings, epoxy/grout injection, elastomeric coatings, below-grade and negative-side waterproofing. John works as a senior estimator/project manager for Spectra Company. His knowledge, expertise, and gracious disposition make him a favorite of customers and consultants. Spectra Company is honored to have him as a part of our Waterproofing and Restoration Team.



**Mark Green**  
Senior Superintendent

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Mark has over 30 years in the specialty construction industry. He has worked as owner liaison for field operations, weekly production meetings, schedules, means and methods of production, subcontractor field management, layout of work, and applicable building codes and standards. He is responsible for smooth and consistent transfer of information between Company Field Team, Project Managers, and Owner Client. Mark has overseen the following projects:

- OC Parks – Ranch House
- Leo Carrillo Ranch Restoration
- Sikes Adobes Restoration
- Breed Street Shul Seismic/Historic Restoration
- Tomlinson Seismic Stabilization/Historic Restoration
- Timkin House Chimney Restoration
- Warner Springs Ranch Adobe/Wood Basin Stabilization
- Anderson House Relocation/Historic Restoration
- Historic Restoration Los Penasquitos House
- RLC Historic Water Tower Restoration
- Fullerton Amtrak Station Restoration



**Tom Bilisoly**  
Senior Artisan - Conservation

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Tom Bilisoly has been immersed in the field of conservation for over 25 years. His expertise includes murals, faux finishing, fine hand lettering and gilding, mosaic tile and sculpture. Tom brings experience and innovation to the delicate art of the application of new technology to historic surfaces. Mural work is his forte – including cleaning, varnish removal and re-application, re-touching and restoring damaged canvases, panels and substrates. Although Mr. Bilisoly has worked in other parts of the Country, as well as outside the United States, his work in California includes The Ahmanson Family Beach Front House in Newport Beach, Casa De Peregrinos, Villa del Sol in downtown Fullerton, Saban Theatre in Beverly Hills, One Colorado in Old Town Pasadena, the Blake and National Wall Mural in downtown Orange, and Kirk Douglas Theatre in Culver City. His passion for art and restoration has led him to restore various historic elements at Mt. Saint Mary's College, St. Paul's Cathedral in Santa Monica, Marion Davies Guest House in Santa Monica, the Historic Checkers Hilton in Los Angeles and the El Dorado Lofts in Los Angeles. Tom is a graduate of Herdman College in Cornerbrooke, Newfoundland, Canada.

**José “Pepe” Aguilar, MA**

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Phone: 619-755-9625

Email: [dos\\_calacas@hotmail.com](mailto:dos_calacas@hotmail.com)

**I. Education**

M.A. 2010 Anthropology (concentration in Bioarchaeology). SDSU (08/20/2010)  
B. A. 2002 Anthropology (concentration in Archaeology). UCSD (03/23/2002)

**II. Positions Held in Cultural Resource Management (CRM)**

- Principal Investigator at *Meridian Archaeological* 2013 to present
- Principal Investigator, Laguna Mountain Environmental, Inc. 2011 to 2013
- Senior Archaeologist, Laguna Mountain Environmental, Inc. 2010 to 2011
- Field Director, Laguna Mountain Environmental, Inc. 2006 to 2010
- Associate Archaeologist, Laguna Mountain Environmental, Inc. 2005 to 2006
- Associate Archaeologist, Mooney & Associates 2003 to 2004
- Associate Archaeologist, ASM Affiliates 2002 to 2003

**III. Specialized Training**

- Forensic Training for Archaeologists, Riverside County 2009
- Forensic Anthropology, at San Diego State University. 2006
- Advanced Human Osteology and Paleopathology, SDSU. 2005
- Human Osteology, San Diego State University. 2004
- Human Osteology, University of California, San Diego. 2000

**IV. Special Certificates**

- Register of Professional Archaeologists (DOI) 2010 - 2020
- Small Local Business Enterprise (SLBE) . 2014
- Emerging Local Business Enterprise (ELBE). 2014
- **Cultural Sensitivity Training, Riverside County** . 2011
- Principal Investigator Acceptance Letter, City of San Diego. 2011
- **Principal Investigator Training, Riverside County.** 2010
- Monitor Letter of Acceptance, City of San Diego. 2011

**V. Ongoing Academic Projects (2020)**

- Cañada de San Vicente Fish & Wildlife Reserve Excavation Project.
- Cañada de San Vicente Fish & Wildlife Reserve Archaeoastronomical Project.
- Proyecto Arqueológico La Consentida, Oaxaca, Mexico (on-going).
- Archaeoastronomy in Southern California and Northern Baja California.
- Fertility Rocks in Southern California and Northern Baja California.

**VI. Finished Academic Projects**

- Coronado Islands Archaeological Project, Baja California, Mexico.
- El Hombre en el Cuadro Archaeoastronomical Project, Baja California, Mexico.
- El Indio Batequí Archaeoastronomical Project, Baja California, México.
- Lower Río Verde Archaeological Project, Oaxaca, Mexico (2009-2011).
- Lower Rio Verde Valley Osteological Studies Human Osteological Special Duties (2009).

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- Kumeyaay Bi-National Ethnographic Studies (2007).

**VII. Awards**

- Outstanding Graduate Student Award, San Diego State University 2010

**VIII. Field Schools**

- Rancho Peñasquitos Canyon Archaeological Project (taught it) SDCC (2012)
- Eljio Lagoon Archaeological Project (attended) UCSD (2001)
- Rancho Peñasquitos Canyon Archaeological Project (attended) SDCC (2000)

**IX. Cultural resource Management Projects**

**2021** Scotty’s Castle Monitoring Program (Department of the Interior, Register of Professional Archaeologists)  
Oceanside Pure Water Conveyance Monitoring Program  
Rojas Property Survey and Monitoring Project, La Jolla CA.

**2020** Table Mountain Monitoring Project (Department of the Interior, Register of Professional Archaeologists)  
Tran Property Survey, Poway CA  
La Jolla 1J Phase 1 Monitoring Project  
La Jolla 1J Phase 1 Water Screening Phase

**2019** Pine Valley Fire Station Monitoring Project  
Poway LP Property Monitoring Project  
Torrey Pines Monitoring Project  
6<sup>th</sup> & G Hotel Initial Archaeological Evaluation  
Kornberg Property Archaeological Survey Project  
Kornberg Property Archaeological Testing Program  
Pathria Residence Monitoring Program

**2018** Loro Villas Monitoring Project  
Calle de la Plata Monitoring Project  
Frulla Property Monitoring Project  
Calle de la Plata Survey  
Pine Valley Fire Station Monitoring Project

**2017** Black Mountain Road Monitoring Project  
Phung Property Cultural Resource Survey  
Marihuana Plant Cultivation Survey  
41 West Development Project  
41 West Data Recovery Project  
Patel Residence Monitoring Project  
La Quinta Hotel Archaeological Evaluation



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**2016**

Proyecto Islas Coronado Survey  
Miramar RWTM Monitoring Project  
South Bay RWTM Monitoring Project  
Rosen Residence Monitoring Project  
41 West Monitoring Project  
Otay Mountain Road Monitoring Project  
Snow Property Monitoring Project  
Zayo Monitoring Project  
Campo Road Testing Project  
El Camino Real Monitoring Project  
X.O. Communications

**2015**

Belvedere Drive Cultural Resources Test  
Joseph Sanchez Survey  
Patel Property Survey  
Batiqitos Lagoon Monitoring Project  
Coast Walk Monitoring Project  
TERI Monitoring Project

**2014**

La Jolla Water Tower Survey  
San Pascual Water Tower Survey  
OB Gateway Test Excavation  
Encanto Block Monitoring Project

**2013**

El Vallecito Museum Archaeological Project  
Sewer Group 745 Monitoring Program

**2012**

Mr. Aguilar conducted laboratory analysis of materials recovered in previous years, technical report generation, and training of interns and subordinates. The only field work he was active in was conducted in the summer, in Oaxaca, Mexico.

**2011**

Kellogg Park Test Program  
OB Gateway Data Recovery Project  
Palm Avenue Carwash Monitoring Project

**2010**

Rambla Pacifico Archaeological Monitoring Project  
Cedar Gateway Monitoring Program  
Levi Residence Monitoring Project  
Alpine Firesafe Council Survey and Monitoring Program  
Del Cerro 7 CC Monitoring Project  
Centinela Survey IV  
Centinela Survey  
Point Loma Test Excavation Project

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Point Loma Monitoring Project  
El Centro Survey  
Jacumba Water District Monitoring Project  
Hotel Circle South Water-screening Operations

**2009**

Sunrise Powerlink Monitoring Project, San Diego County, California  
AMA Race Survey, Imperial County, California

**2008**

Hotel Circle South Test Project  
San Diego City Utility Undergrounding Project, San Diego, California  
SDM-W2 Data Recovery Project, La Jolla, California  
Skyline Test Project, Jamul, California  
Charles Brown Sr. Data Recovery Project  
Sunrise Geotech Monitoring Project, Descanso, California  
La Jolla Estates STP Program, La Jolla, California

**2007**

Arbor Ridge Testing Project, Hemet California  
Neumann Test Project, Ramona, California  
Ocotillo Gun Range Survey, Ocotillo, California  
Wister Sand and Gravel Survey, Niland, California  
Superstition Mountain Survey, Imperial County, California  
Superstition 10A Race Survey  
Chicken Bones Race Survey, El Centro, California  
All American 105 Race Survey, El Centro, California

**2006**

Pacifica Archaeological Project, San Diego California  
Hill Street Test Project, San Diego, California  
Dearborn Cemetery Test Project, Poway, California  
Allen Tentative Parcel Map Project, Jamul, California  
Twin Oaks Test Project, San Diego, California  
Roseland House Development Project, La Jolla, California  
Felicita Park Test Project, Escondido, California

**2005**

Princess Street Data Recovery Project, La Jolla, California  
Impink Data Recovery Project, Jamul, California  
Elder Lot Split Survey, Jacumba, California

**2004**

Starwood Data Recovery Project (Harris Site), Rancho Santa Fe, California

**2003**

AT&T/PF.net Fiber Optic Line, Camp Pendleton, Oceanside, California  
Monte Vista Ranch, Ramona, California

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Email: [dos\\_calacas@hotmail.com](mailto:dos_calacas@hotmail.com)

**2002**

Piedra de Lumbre Project, Camp Pendleton, Oceanside, California

Ridgecrest Data Recovery Project, China Lake, California

**X. Career Development Projects**

Adjunct Professor of Anthropology at San Diego City College and Southwestern College (10 years).

Anthropology of Magic, Witchcraft, and Religion (on-going).

# TAB 5

## TECHNICAL APPROACH & DESIGN CONCEPT





# TECHNICAL APPROACH AND DESIGN CONCEPT

## SECTION 5

### 5.1 TECHNICAL APPROACH & DESIGN CONCEPTS

As noted in Section 4, ECC has selected Platt-Whitelaw as our Designer of Record due to their vast knowledge and experience with City of San Diego projects more specifically, their work historically sensitive projects. The proposed design is fairly well outlined and illustrated in the various RFP Documents. The intent is to rehabilitate the building to its original design from 1915, especially the exterior building facades with the arch elements, doors, and windows. The project will remove & replace elements added in various renovation projects that are not consistent with the original building design. Exposed structural elements of the project will be restored to their original forms as much as reasonably practical, considering the interior planters will remain elevated.

#### 5.1.1 COORDINATION

The ECC Design-Build Team intends to partner with the various City Departments and Groups to ensure a well-coordinated and collaborative approach to completing the design and construction of the very important historical facility. The partnering process will start with full team participation in Partnering Workshop for Vertical Construction Level 2. We are committed to open and honest communications with all City personnel to balance all elements of the design to meet current codes and provide the re-construction of the facility to the original design concept from 1915. We intend to meet at least monthly with the City Team to review the design as it progresses, especially in the early phases of design development when we are able

to gather more information from detailed field inspections & testing process and apply that information to the elements of the Bridging Document design. The advantage for the City in completing this project utilizing the design build delivery method is that it puts the builder, designer, and all interested City personnel & groups into one collaborative team that can balance the realities that exist with the desired outcome to produce the most reasonable design that restores the facility to the 1915 original design as much as possible while creating an enhanced experience for patrons in 2022 and into the next century. Our team will clearly layout options for consideration by all project participants so there can be a collective & collaborative decision made that balances all elements of the RFP requirements as well as long term maintenance costs for the best solution to all critical issues and elements. Meeting all project goals will require open discussion by all participants as well as trade-offs where there is a balanced approach with the restoration of this facility to its 1915 original design utilizing strategies that keep the facility in premium condition for the desired 60 years indicated in the RFP. We understand that City Departments have limited maintenance budgets and future dollars for reconstruction are not guaranteed so we must implement design and construction methods that provide desired aesthetics, function, and life-expectancy indicated in the RFP.

#### 5.1.2 PROPOSED DESIGN

ARCHITECTURAL: The proposed design is outlined and illustrated in the RFP Documents fairly well. We understand the intent is to



# TECHNICAL APPROACH AND DESIGN CONCEPT

## SECTION 5

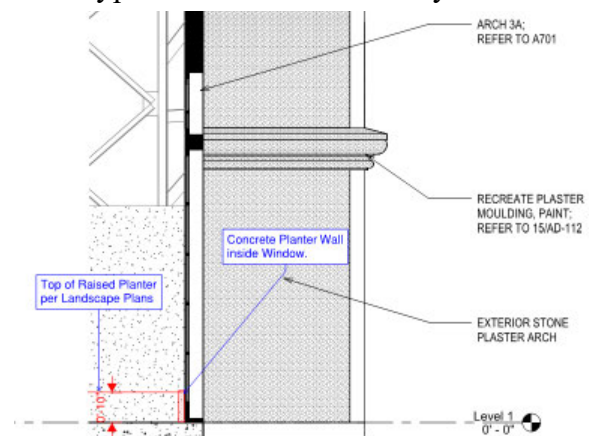
rehabilitate the building to its original condition from 1915 and to restore the various historical elements while enhancing the experience when patrons visit the facility or special events are held at the Botanical Building. The design, especially the structural upgrades, remove construction put in place during the various renovations that occurred over the past 60 - 70 years. We have reviewed the documentation included in the RFP and considered the design currently illustrated in the Bridging Document plans. Our intent is the follow the design indicated in the Bridging Documents as much as possible, with adjustments that may be necessary as we further develop the design with the City Project Team.

We have included a photo in this narrative from the RFP Documents. This photo appears to illustrate the existence of stem walls below the arched window elements. We believe this to be an important point of discussion with the various City Groups as we complete the design documents for the project.



The current Bridging Document design appears to put the window sills at Level 1 which seems to be the level of the walking paths within the facility and the door thresholds. This seems to be consistent with the as-bult plans from 1915. We are unsure from the documents included

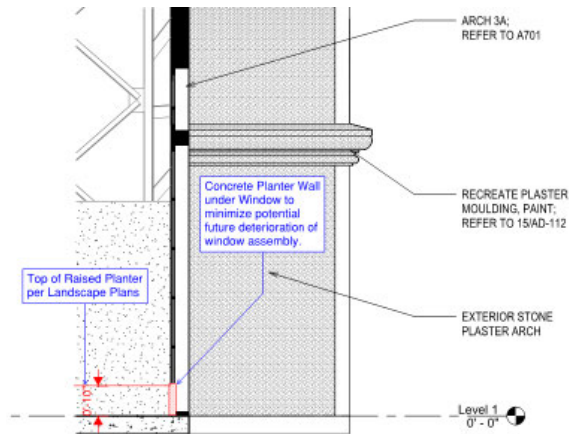
in the RFP whether the 1915 design included window sills down to the same level as the door thresh holds or if there were raised planters and the window sills were as shown in this image. One design issue we intend to discuss with the various City Groups is how we approach the exterior elevations and balance the location of the window sills with the elements of the raised planters within the building. We are certain that a concrete planter wall will be required at the exterior walls but we need to determine if the final design provides the wall under the window elements or inside the window elements. As noted above, this is one of those areas where a balance must be resolved where aesthetics as well as long-term maintenance & durability concerns are considered in the final design and construction. While providing the window sills down to Level 1 may be desired from an aesthetic perspective, the best long-term solution may be stem wall under the window when we consider how the watering of the plants and potentially trapping of moisture & debris from the plants between the planter wall and window assembly will impact the viability of the wood windows that match the 1915 design. Included herein are mark-ups of how we would present and discuss these types of issues with the City.





# TECHNICAL APPROACH AND DESIGN CONCEPT

## SECTION 5



**STRUCTURAL:** We intend to develop a structural concept that will correct deterioration and restore original structural elements depicting similar conditions to what they were in 1915. The structural engineering scope for the project entails investigation and documentation of structural condition, design of major and minor structural repairs for the steel and timber elements, and design of structural modifications including restoration of the arcade walls on four sides of the building and minor additions and reconfigurations at the north entry area of the building. All repair and restoration work will be done consistent with the 1915 historic drawings and Secretary of Interior Standards to the extent structurally and economically feasible.

The structural condition investigations will be conducted in two phases. Representative areas in east and west wings and the central dome will be investigated during the design phase when only limited access is anticipated. The remainder of the structure will be investigated and reported with assistance of the general contractor's testing agency during the construction phase when full access is available. Repair locations and typical details will be developed in the design phase.

Those typical details will then be applied to the remainder of the structure as additional areas of deterioration are mapped during the demolition process in construction.

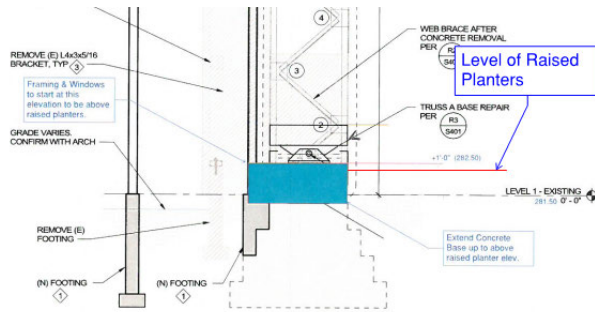
Minor repairs will include wire brushing and repainting the steel, localized damage repair or member replacement for specific steel and timber elements. Deteriorated timber purlins and connections will be repaired or replaced. Wood lath and trim will be replaced as needed where indicated by the architect. These various elements are noted in the Bridging Documents and Reports included in the RFP.

Major structural repairs as indicated in the RFP include demolition of the concrete pedestals and the lower 10 feet of Truss A elements at 24 locations of the 12 main steel arch-trusses that form the east and west wings of the building. Our intention is to reconstruct the lower portions of A Trusses similar to that depicted in the Bridging Documents. However, we intend to extend the existing concrete footings up to a level above the raised planter and reconstruct the lower portion of the A Trusses from this level to recreate the concept utilized in 1915. The RFP indicates the structural and general life expectancy of all work shall be 60 years which would apply to this condition. From our perspective, there is no viable option to install new steel bases at the elevation of the existing footings and reasonably ensure they can last 60 years. The solution we propose for the reconstruction of the A Truss bases honors the 1915 design while providing an improvement that will save the City considerable maintenance and reconstruction costs over the next 6 – 10 decades.



# TECHNICAL APPROACH AND DESIGN CONCEPT

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The RFP Documents indicate that Design-Build team is to inspect & replace elements of the B, C, & D Truss bases conditions only where necessary after inspection. These include anchor bolt replacement, welding, and complete base replacement where required. Upon review of the existing conditions, including modifications made in a previous upgrade, we have concluded that it is not practical nor feasible to inspect and/or replace these various elements at any of the eight (8) B Truss bases conditions. These truss bases with anchor bolts are directly adjacent to existing structural concrete stem walls & framing that would require removal and replacement just for the inspection process. Additionally, there is no practical way to shore these trusses without completely tearing out the existing wall construction that encloses the base of these trusses and supports the roof in the portico gallery. For this reason, our proposal does not include values for this type of pieced structural repair as indicated for Items 13, 14, 15, 22, or 23 as suggested in the RFP. From our perspective, the best value solution in a project of this magnitude is to design a long-term solution rather than provide repairs that may only provide 10 – 20 years of serviceable life. The ECC proposal to the City is based upon having our structural engineering team analyze two options to improve the bases of the existing

trusses that will provide a practical long-term solution that does not require removal and reconstruction of the foundation and walls around these truss bases. We have included the cost of this work in Item 3 Construction as part of the base project.

The major reason for deterioration of the truss base elements is due to the fact they are adjacent to and lower than the raised planter areas. The base wells tend to collect moisture from the irrigation system and rain events that take place. The moisture causes rusting and deterioration of the metal components. Therefore, either of our solutions at these locations eliminates the potential for collection of moisture at these bases by raising the level of the concrete foundation to above the raised planters. These truss bases are not exposed to view in the normal operation of the facility as they are enclosed within walled areas that have access doors for inspection and such. Therefore, any issues with aesthetics for these base conditions should not be a major concern from a historical perspective.

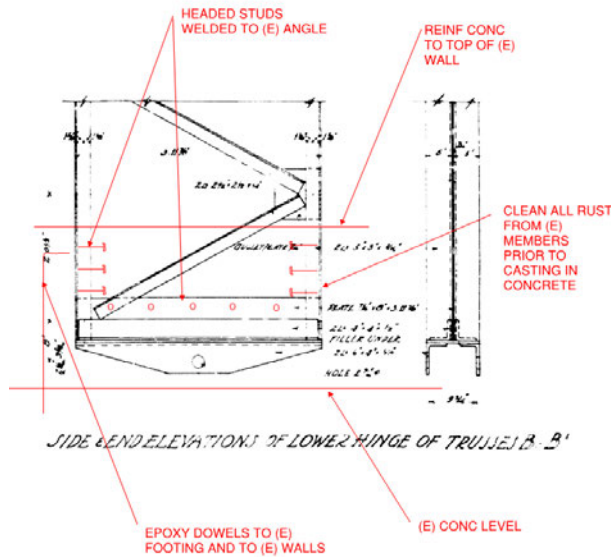
The first concept we have studied with our structural engineering team is to clean all the existing bases if all rust and coatings, install headed studs at the existing truss angles, and encase the lower portion of the existing trusses within an extension of the existing concrete foundations. A diagram of this approach follows:



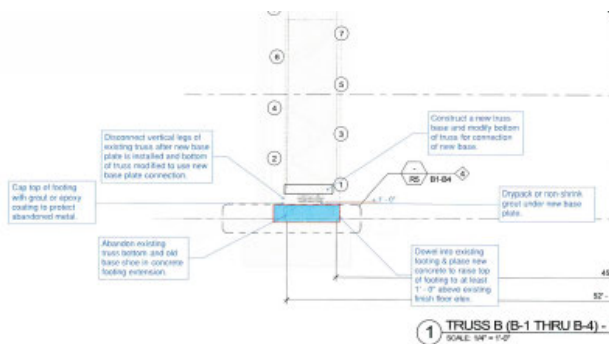


# TECHNICAL APPROACH AND DESIGN CONCEPT

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The other concept we will study further is for replacement of 12 truss bases (8 at B-Trusses, 2 at C-Trusses, and 2 at D-Trusses) as depicted below. In this solution, we would extend the existing concrete foundation up to above the level of the adjacent raised planters and construct new truss bases on top of the footing extension. This solution maintains similar base condition reactions as compared to the original design and gets the steel elements that are susceptible to rust and deterioration up above the level that would potentially introduce water to the enclosure.



### Geotechnical Investigations

Geotechnical investigations will include verification of existing soil and foundation conditions during the design phase prior to construction. Investigations will utilize ground penetrating radar to identify hidden conditions including buried footings, pipes, and tree roots prior to exploratory excavations and drilling. The geotechnical team will then excavate in at least two locations, one interior and one exterior, along the side of existing footings to reveal critical conditions including condition and configuration of buried concrete, location of transition from the 1957 concrete pedestals to the 1915 original footings, and depth to top of original arcade foundation walls and suitability for reuse to support new arcade walls. Geotechnical team will also investigate conditions adjacent to north entry to establish required depth and bearing capacity for new footings at Maintenance and Storage Room additions.

**PLUMBING, VENTILATION, ELECTRICAL:** We intend to follow the requirements within the RFP for development of design relative to Plumbing, Ventilation, and Electrical Systems. The RFP is straight forward as to the requirements for these functional systems.

**LANDSCAPE:** We intend to follow the guidelines set forth in the RFP for landscape preservation design relative to landscape elements for the project.

### 5.1.3 AESTHETICS AND FUNCTIONALITY

The RFP addresses the proposed building design in detail. The Botanical Building is a structure cherished by San Diegans and visitors alike. The project intends to expand the visitor



# TECHNICAL APPROACH AND DESIGN CONCEPT

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experience by providing improved accessibility and simplified interior circulation. If the Additive Alternate #1 is awarded, City staff and maintenance personnel will have better spaces in which to conduct their daily activities.

The final design shall be developed in a collaborative manner with the City Project Team Members to recreate the architecture of the building to honor the original character of the facility as it existed when constructed in 1915. This includes reconstruction of major exterior elements to provide the arched facades with windows while introducing exterior doors that provide a practical connection of the interior and exterior spaces for special events and/or educational opportunities. Additionally, interior seating spaces are included with some in the sunnier west end of the facility while seating is also provided in the more shaded east end to accommodate the various tendencies of the patrons.

As noted above, structural elements will be properly designed and reconstructed in a manner that balances long-term viability, functionality, and maintains the historical character of this structure.

The introduction of the extensive trench drain system and new interior paving will provide a much safer and efficient circulation path. The enhanced concrete paving provides safe path of travel for all patrons, opens up areas for exhibits, and is easy to maintain for the staff. The trench drain system is constructed with decorative metal grates that are complimentary of all the other steel elements within the facility and fitting for a material that may have been utilized in 1915.

Our proposal includes an enhanced coating

system for all exposed steel truss elements. We have coordinated with cleaning & coating subcontractor to provide the required cleaning of existing exposed steel down to bare metal and application of an epoxy and polyurethane coating system. The coating system we propose is the same system used by Solar Turbines Caterpillar (San Diego) for the exterior surfaces of the gas turbines and ancillary equipment they build for offshore platforms and pipeline compressor stations. This system has been tested and was qualified through third party testing to conform with ISO 12944 C5-M and C5-I by Solar Turbines. ISO 12944 C5-M and C5-I qualification intends a lifecycle in a marine or coastal environment for industrial chemical laden environment of carbon steel of greater than fifteen (15) years prior to requiring major coating maintenance. The required surface preparation level of cleanliness is SSPC-SP6 with a 1-2 mil profile. SSPC-SP6 can be achieved easily in a field application environment. This coating system consists of Amercoat 68HS, high zinc load organic zinc, applied to achieve a minimum of 3 mils dry film thickness over the peaks of the blast profile and Amershield VOC aliphatic polyurethane applied to achieve a minimum of 3 mils DFT over the organic zinc primer. Both Amercoat 68HS and Amershield VOC meet the San Diego Air Pollution Control District regulations covering architectural and industrial maintenance field application. With this system lasting 15 years in offshore applications, it is certainly reasonable to assume it will last substantially longer at the Botanical Building in Balboa Park where it is not as susceptible to direct salt spray conditions.



# TECHNICAL APPROACH AND DESIGN CONCEPT

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The water based inorganic zinc coating indicated in the performance specification is a very good primer in terms of lifecycle. However, the application of this type of product is usually done in controlled shop environment where the required level of surface preparation, SSPC-SP10, can be achieved and where the water based inorganic zinc can be more easily applied and cured. Water based inorganic zincs such as PPG's Dimetcote 21-5 can be dramatically slow to cure when subjected to humidity as is found in coastal field environments. Waterborne acrylic coatings, while popular, dramatically reduce the lifecycle of the entire coating system and under ISO 12944 such systems qualify to a rating of C2, "Atmospheres with low level of pollution. Mostly rural areas." While the water based inorganic primer would be very robust, the two coats of acrylic in a coastal environment would not be expected to perform to the ten (10) years of service before major coating maintenance is required. Mostly rural areas." Again, unless the work was to be done in a shop environment, this coating system would be difficult to accomplish unless environmental conditions were extremely dry during the surface preparation and application process. We have included cut sheets in this proposal of the coating system we intend to utilize for the metal trusses to provide enhanced protection, lower long-term maintenance costs, and that is more suitable to application required for this project.

### 5.1.4 PROPOSED DESIGN SCHEDULE

Included herewith is our proposed design schedule that includes time for field testing, verification of existing site conditions, and preparation of reports early in the design process. Concurrent with this due diligence process, we will set up meetings with the City

Project Team to further evaluate & discuss elements that require collective analysis to work through to properly balance the 1915 reconstruction elements with the considerations of long-term durability and maintenance of this historic facility. We have touched on a few of these in this narrative but there are certainly others that the team will want to coordinate with the City Public Works Personnel and the Balboa Park Conservancy as we move into development of 75% CDs. The City made the correct decision to involve the Contractor in the design process to facilitate constructability issues and efficiency in the overall process so it is important that the entire Project Team meet to consider these types of issues as we move into completion of the design process. The time spent collectively in this process to validate the various design elements will enhance the overall design and review process with the various City Departments and entities with a keen interest in the final design solutions that are implemented for this historical facility.

This design schedule includes consideration of nearly four months (108 calendar days) for the permit process with City Development Services Department. This is an estimated duration for this process which is completely beyond the control of ECC as to how long this will take. There are challenges that exist with DSD that we simply cannot control. However, we will work with City Project Team and DSD Management in a proactive manner whereby we meet and discuss this project with them early in the design process. This effort can improve the review and permitting process, especially for a historical renovation & upgrade project like this one. We have implemented this approach on other projects with success and would



# TECHNICAL APPROACH AND DESIGN CONCEPT

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respectfully request the City include DSD in the project Partnering Process so we can work as team to the benefit of the City and the various groups that would like to see the Botanical Building reopened as quick as possible. We will make every reasonable effort to obtain the building permit as quick as possible in the process. We currently show the first submission to DSD at completion of 90% design which is standard process in most projects. We can certainly adjust this and make a submission to DSD two to three weeks earlier if City Public Works and Field Engineering personnel are agreeable to this approach. This would help with creating some float in the schedule to allow more time for permitting.

Overall, we see approximately 9 months (278 calendar days or 190 work days) for design and permitting to be ready to start the reconstruction process. We however plan to complete the plant removals, some demolition, and other preparatory activities as further detailed in Section 6 narrative to accelerate the overall project schedule to complete the project as quick as possible. We are showing design review meetings with City Personnel just prior to submitting a design package as well as a meeting at the end of City review for each design package. We have found that conducting these meetings have been beneficial for all parties so there is a clear understanding of where the design is going and to fully understand the design review comments. These types of meetings are especially beneficial when the design is not complete, such as the 75% design, so we avoid comments where everyone knows aspects of the design that not yet complete. We approach the design process and reviews to be as collaborative as possible to make them more

effective and efficient for all parties involved. One other advantage to these meetings is that we can get preliminary comments and thoughts to allow us to continue on the design while the City completes its 20-day review process, and has at times shortened the design review process.

Included herewith is a copy of the design component of the overall project schedule. The complete projects schedule (design & construction) is included in Section 6 narratives.

BOTANICAL BUILDING IMPROVEMENTS		396	02-Aug-21	03-Mar-22
DESIGN PHASE		191	02-Aug-21*	06-May-22
D1000	Limited Notice to Proceed with Design	1	02-Aug-21*	02-Aug-21
D1010	Prepare Geotechnical Report	10	02-Aug-21	13-Aug-21
D1020	Wood and Lath Evaluation	5	03-Aug-21	09-Aug-21
D1030	Structural Evaluation	10	03-Aug-21	16-Aug-21
D1040	Coordinate Building Does & 1915 Design	20	03-Aug-21	30-Aug-21
D1050	Prepare and Review Reports	20	17-Aug-21	14-Sep-21
D1060	Prepare 75% Design to City	35	31-Aug-21	19-Oct-21
D1070	75% Design Progress Meeting - Present 75% Design Package	1	20-Oct-21	20-Oct-21
D1080	City Review 75% Design	20	21-Oct-21	18-Nov-21
D1090	Design Progress Meeting - Page by Page Review of 75% Design Package	1	19-Nov-21	19-Nov-21
D1100	Prepare 90% Construction Documents Package Design	35	22-Nov-21	14-Jan-22
D1110	90% Design Progress Meeting - Present 90% Design Package	1	18-Jan-22	18-Jan-22
D1120	Submit 90% Design Package to DSD	1	18-Jan-22	18-Jan-22
D1130	Obtain Demolition Permit	10	18-Jan-22	31-Jan-22
D1140	City Review 90% Design	20	19-Jan-22	16-Feb-22
D1150	DSD Review #1 90% Design Package	30	19-Jan-22	02-Mar-22
D1160	Notice to Proceed with Demolition	1	01-Feb-22	01-Feb-22
D1170	Design Progress Meeting - Page by Page Review of 90% Design Package	1	17-Feb-22	17-Feb-22
D1180	Prepare Final Construction Documents Package Design	10	18-Feb-22	03-Mar-22
D1190	Responses to DSD 90% Design Review Comments	15	03-Mar-22	23-Mar-22
D1200	City Review Final Design	10	04-Mar-22	17-Mar-22
D1210	City Approves Final Design	1	18-Mar-22	18-Mar-22
D1220	Submit Final Design Package to DSD	1	24-Mar-22	24-Mar-22
D1230	DSD Review Final Design Package	30	25-Mar-22	05-May-22
D1240	Building Permit Issued	0		05-May-22
D1250	Notice to Proceed with Construction	1	06-May-22	06-May-22

# AMERCOAT® 68 HS

## DESCRIPTION

Three-component, zinc rich epoxy

## PRINCIPAL CHARACTERISTICS

- >80% zinc in dry film
- Provides outstanding corrosion resistance
- Fast dry times for rapid topcoating
- AMERCOAT 861 accelerator can be used for low temperature curing
- Qualified primer for steel potable water tanks per ANSI/NSF 61 (U.S. production only)

## COLOR AND GLOSS LEVEL

- Reddish gray
- Flat

Note: Green color will be made-to-order, Gray color available in Asia

## BASIC DATA AT 68°F (20°C)

Data for mixed product	
Number of components	Three
Mass density	3.2 kg/l (26.7 lb/US gal)
Volume solids	70 ± 2%
VOC (Supplied)	max. 2.4 lb/US gal (approx. 288 g/l)
Temperature resistance (Continuous)	To 400°F (204°C)
Recommended dry film thickness	2.0 - 5.0 mils (50 - 125 µm) depending on system
Theoretical spreading rate	561 ft <sup>2</sup> /US gal for 2.0 mils (14.0 m <sup>2</sup> /l for 50 µm)
Shelf life	Base: at least 24 months when stored cool and dry Hardener: at least 24 months when stored cool and dry Powder: at least 24 months when stored cool and dry

### Notes:

- See ADDITIONAL DATA - Overcoating intervals
- See ADDITIONAL DATA - Curing time
- Color will drift at elevated temperatures
- Continuous temperature resistance should be less than 5% of the time, and maximum 24 hours

## RECOMMENDED SUBSTRATE CONDITIONS AND TEMPERATURES

- Coating performance is proportional to the degree of surface preparation. All previous coats must dry and free of contaminants



# AMERCOAT® 68 HS

## Steel

- Abrasive blast with an angular abrasive to an SSPC SP-6 or higher. Achieve a surface profile of 1.0 – 3.0 mils (25 – 75 µm)
- Higher surface profiles up to 5 mils are acceptable, but the product must be applied to achieve a minimum film thickness of 2.5 mils above the peaks of the profile.
- Apply this product as soon as possible to prevent blasted surface from rusting.
- Keep moisture, oil, grease and other organic matter off surface before coating
- For touch up and repair, power tool cleaning in accordance with SSPC SP-3 is acceptable for small areas and SSPC SP-11 should be specified for large repair areas where blasting is not allowed.

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## Substrate temperature and application conditions

- Surface temperature during application should be between 40°F (4°C) and 120°F (49°C)
- With accelerator: Surface temperature during application should be between 32°F (0°C) and 100°F (38°C)
- Surface temperature during application should be at least 5°F (3°C) above dew point
- Relative humidity during application and curing should not exceed 85%

### Notes:

- Extreme caution should be taken to ensure there is no ice on the surface in cold weather
- Product can be applied without accelerator at surface and air temperatures down to 40°F. Material temperature must be maintained at 50°F to 90°F at the time of application. Due to the long curing time at this temperatures when accelerator is not used, it is recommended that temperatures above 50°F are expected within 12 hours of application. Coated surfaces should be protected from moisture until dry through time is reached.
- If abrasive blast preparation is not possible, use SSPC-SP11, power tool cleaning to bare metal (ISO-St3)

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## **SYSTEM SPECIFICATION**

- Primers: Direct to metal, can be used to touch up inorganic zincs such as DIMETCOTE 9-SERIES
- Topcoats: AMERSHIELD, PSX 700, AMERCOAT 450 H, AMERLOCK 2/400, AMERCOAT 385, AMERCOAT 370, AMERCOAT Epoxies, PITTGUARD Epoxies, DURATHANE DTM, PITTHANE ULTRA

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## **SECONDARY SURFACE PREPARATION**

- During storage and construction, contamination of the prefabrication primer should be limited

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## Mix as packaged

- Pre-mix base component with a pneumatic air mixer at moderate speeds to homogenize the container. Add hardener to base and agitate with a power mixer for 1-2 minutes until completely dispersed. Add powder component slowly under agitation until fully mixed. Strain the mixture from one container to another through a 30 mesh filter/strainer to remove any undispersed lumps
- Agitate continuously during application

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## Pot life

16 hours at 70°F (21°C)

Note: See ADDITIONAL DATA – Pot life



# AMERCOAT® 68 HS

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**Application**

- Area should be sheltered from airborne particulates and pollutants
- Ensure good ventilation during application and curing
- Provide shelter to prevent wind from affecting spray patterns

**Material temperature**

Material temperature during application should be between 50°F (10°C) and 90°F (32°C)

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**Air spray**

- A moisture and oil trap in the main line is essential. Product is sensitive to moisture contamination
- Separate air and fluid pressure regulators and a moisture and oil trap in the main air supply line are recommended.
- Use standard conventional equipment

**Recommended thinner**

THINNER 21-06 (AMERCOAT 65) (xylene), THINNER 21-25 (AMERCOAT 101) (recommended for > 90°F (32°C), THINNER 91-82 (AMERCOAT T-10)

**Volume of thinner**

0 - 10%

**Nozzle orifice**

Approx. 0.070 in (1.8 mm)

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**Airless spray**

- 45:1 pump or larger

**Recommended thinner**

THINNER 21-06 (AMERCOAT 65) (xylene), THINNER 21-25 (AMERCOAT 101) (recommended for > 90°F (32°C), THINNER 91-82 (AMERCOAT T-10)

**Volume of thinner**

0 - 7%

**Nozzle orifice**

0.017 – 0.019 in (approx. 0.43 – 0.48 mm)

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# AMERCOAT® 68 HS

### Brush/roller

- Use a high-quality natural-bristle brush. Brush application is only recommended for small touch-up and/or repair areas. Roller application is not recommended
- Ensure the brush/roller is well-loaded to avoid air entrainment. Level air bubbles with a brush. Multiple coats may be necessary to achieve adequate film build

### **Recommended thinner**

THINNER 21-06 (AMERCOAT 65) (xylene), THINNER 21-25 (AMERCOAT 101) (recommended for > 90°F (32°C)), THINNER 91-82 (AMERCOAT T-10)

### **Volume of thinner**

0 – 6%

### Cleaning solvent

Amercoat 12 Cleaner (Thinner 90-58) or Amercoat 65 Thinner (Thinner 21-06)

Note: All application equipment must be cleaned immediately after use

### **ADDITIONAL DATA**

Overcoating interval for DFT up to 3.0 mils (75 µm)					
Overcoating with...	Interval	32°F (0°C)	50°F (10°C)	70°F (21°C)	90°F (32°C)
various two-pack epoxy and polyurethane coatings	Minimum	N/A	6 hours	2 hours	1 hour
	Maximum	Unlimited	Unlimited	Unlimited	Unlimited

**Notes:**

- Surface must be power washed as needed to remove all surface contaminants including zinc salts. Surface must be clean and dry
- Product does not require sanding / abrading to overcoat. However, the surface must be dry and free of contaminants such as ambient contamination or zinc salts. Power washing may be used to remove zinc salts and other contaminants.

Overcoating interval with AMERCOAT 861 accelerator for DFT up to 3.0 mils (75 µm)					
Overcoating with...	Interval	32°F (0°C)	50°F (10°C)	70°F (21°C)	90°F (32°C)
itself	Minimum	16 hours	3 hours	1 hour	30 minutes
	Maximum	Unlimited	Unlimited	Unlimited	Unlimited
PSX 700	Minimum	16 hours	4 hours	1.5 hours	45 minutes
	Maximum	Unlimited	Unlimited	Unlimited	Unlimited

**Notes:**

- Surface must be power washed as needed to remove all surface contaminants including zinc salts. Surface must be clean and dry
- With force cure capabilities (oven temperatures of 140°F (60°C) to 180°F (82°C)), product can be overcoated after 5-15 minutes. Allow 5-10 minutes flash off prior to heating past 120°F (49°C). Addition of AMERCOAT 861 accelerator is recommended for this procedure.
- Product does not require sanding / abrading to overcoat. However, the surface must be dry and free of contaminants such as ambient contamination or zinc salts. Power washing may be used to remove zinc salts and other contaminants.





# AMERCOAT® 68 HS

Curing time for DFT up to 3.0 mils (75 µm)		
Substrate temperature	Dry to touch	Dry to handle
40°F (4°C)	6 hours	36 hours
50°F (10°C)	90 minutes	18 hours
70°F (21°C)	30 minutes	4 hours
90°F (32°C)	15 minutes	2.5 hours

curing time for DFT up to 3.0 mils with Amercoat 861 Accelerator		
Substrate temperature	Dry to touch	Dry to handle
32°F (0°C)	6 hours	48 hours
50°F (10°C)	1 hour	8 hours
70°F (21°C)	20 minutes	3 hours
90°F (32°C)	10 minutes	1.5 hours

Pot life (at application viscosity)	
Mixed product temperature	Pot life
50°F (10°C)	24 hours
70°F (21°C)	16 hours
90°F (32°C)	8 hours

Pot life (at application viscosity) with AMERCOAT 861 accelerator	
Mixed product temperature	Pot life
50°F (10°C)	16 hours
70°F (21°C)	9 hours
90°F (32°C)	5 hours

**NSF application criteria for potable water**



# AMERCOAT® 68 HS

Application criteria for DFT up to 4.0 mils (100 µm)	
Application criteria	Value
Number of coats	1
Maximum dry film thickness	4.0 mils (100 µm)
Minimum Recoat Time	16 hours
Minimum Cure to Service	Please refer to the NSF listing for the epoxy lining
Thinner	PPG 21-06 / Amercoat 65
Maximum thinner use	6%
Minimum tank size	50,000 gallons
Approved NSF Epoxy Linings	Amerlock 2, Amerlock 2 VOC, Novaguard 810, Amercoat 133

**Notes:**

- Please reference the up-to-date listing at <http://info.nsf.org/Certified/PwsComponents/Listings.asp?Company=02460&Standard=061>
- U.S. production only

**Product Qualifications**

- RCSC Class B slip coefficient for high strength bolted connections
- SSPC Paint 20, Type II, Level 2
- Zinc dust meets ASTM D520 Type 3 standards
- Qualified for ANSI/NSF Standard 61 (potable water). For NSF application instructions, please visit the following website: <http://www.nsf.org/certified-products-systems/>

**SAFETY PRECAUTIONS**

- For paint and recommended thinners see INFORMATION SHEETS 1430, 1431 and relevant Material Safety Data Sheets
- This is a solvent-borne paint and care should be taken to avoid inhalation of spray mist or vapor, as well as contact between the wet paint and exposed skin or eyes

**WORLDWIDE AVAILABILITY**

It is always the aim of PPG Protective and Marine Coatings to supply the same product on a worldwide basis. However, slight modification of the product is sometimes necessary to comply with local or national rules/circumstances. Under these circumstances an alternative product data sheet is used.



# AMERCOAT® 68 HS

## REFERENCES

• CONVERSION TABLES	INFORMATION SHEET	1410
• EXPLANATION TO PRODUCT DATA SHEETS	INFORMATION SHEET	1411
• SAFETY INDICATIONS	INFORMATION SHEET	1430
• SAFETY IN CONFINED SPACES AND HEALTH SAFETY, EXPLOSION HAZARD – TOXIC HAZARD	INFORMATION SHEET	1431

## WARRANTY

PPG warrants (i) its title to the product, (ii) that the quality of the product conforms to PPG's specifications for such product in effect at the time of manufacture and (iii) that the product shall be delivered free of the rightful claim of any third person for infringement of any U.S. patent covering the product. THESE ARE THE ONLY WARRANTIES THAT PPG MAKES AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES, UNDER STATUTE OR ARISING OTHERWISE IN LAW, FROM A COURSE OF DEALING OR USAGE OF TRADE, INCLUDING WITHOUT LIMITATION, ANY OTHER WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR USE, ARE DISCLAIMED BY PPG. Any claim under this warranty must be made by Buyer to PPG in writing within five (5) days of Buyer's discovery of the claimed defect, but in no event later than the expiration of the applicable shelf life of the product, or one year from the date of the delivery of the product to the Buyer, whichever is earlier. Buyer's failure to notify PPG of such non-conformance as required herein shall bar Buyer from recovery under this warranty.

## LIMITATIONS OF LIABILITY

IN NO EVENT WILL PPG BE LIABLE UNDER ANY THEORY OF RECOVERY (WHETHER BASED ON NEGLIGENCE OF ANY KIND, STRICT LIABILITY OR TORT) FOR ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES IN ANY WAY RELATED TO, ARISING FROM, OR RESULTING FROM ANY USE MADE OF THE PRODUCT. The information in this sheet is intended for guidance only and is based upon laboratory tests that PPG believes to be reliable. PPG may modify the information contained herein at any time as a result of practical experience and continuous product development. All recommendations or suggestions relating to the use of the PPG product, whether in technical documentation, or in response to a specific inquiry, or otherwise, are based on data, which to the best of PPG's knowledge, is reliable. The product and related information is designed for users having the requisite knowledge and industrial skills in the industry and it is the end-user's responsibility to determine the suitability of the product for its own particular use and it shall be deemed that Buyer has done so, as its sole discretion and risk. PPG has no control over either the quality or condition of the substrate, or the many factors affecting the use and application of the product. Therefore, PPG does not accept any liability arising from any loss, injury or damage resulting from such use or the contents of this information (unless there are written agreements stating otherwise). Variations in the application environment, changes in procedures of use, or extrapolation of data may cause unsatisfactory results. This sheet supersedes all previous versions and it is the Buyer's responsibility to ensure that this information is current prior to using the product. Current sheets for all PPG Protective & Marine Coatings Products are maintained at [www.ppgpmc.com](http://www.ppgpmc.com). The English text of this sheet shall prevail over any translation thereof.

Packaging: Available in 1-gallon and 4-gallon kits

Product code	Description
AT68HS-A	Reddish Gray Base
AT68HS-5	Green Base
AT68HS-B	Hardener
AT68HS-P	Zinc Powder

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# Amercoat® 68HS

*Zinc Rich Epoxy Primer*

TEST	METHOD	TYPICAL RESULTS
SALT SPRAY	ASTM B 117 (surface preparation — SSPC SP-10, 3 mils)	5,000 hours with no blistering, rusting, or flaking, 0 mm scribe creepage.
CLEVELAND HUMIDITY	ASTM D 2247	4,000 hours with no blistering, rusting, cracking, 0 mm scribe creepage.
CYCLIC WEATHERING	ASTM D 5894	5,000 hours with no blistering, rusting, or cracking
ADHESION	ASTM D 4541	1,000 - 2,000 psig (typ.)

## QUALIFICATIONS

**NTPEP SYSTEM "B"**  
**AASHTO Class B Slip Coefficient**  
*(slip critical connections)*



# AMERSHIELD™ VOC

## DESCRIPTION

Low VOC Polyester Acrylic Polyurethane

## PRINCIPAL CHARACTERISTICS

- Unique, high-solids, high build coating
- Outstanding weather resistance with excellent color and gloss retention
- Tough, flexible and abrasion resistant
- Good chemical and stain resistance
- Direct to metal and concrete in protected environments
- Compliant with California SCAQMD Rule 1113

## COLOR AND GLOSS LEVEL

- Custom Colors
- Gloss

Notes:

- Certain colors, especially red, orange, and yellow may require additional coats for adequate hiding, especially if applied over primers with a significant color contrast
- Yellow, red, and orange colors will fade faster than other colors due to the replacement of lead-based pigments with lead free pigments in these colors

## BASIC DATA AT 68°F (20°C)

Data for mixed product	
Number of components	Two
Volume solids	73 ± 2%
VOC (Supplied)	max. 0.7 lb/US gal (approx. 84 g/l)
Temperature resistance (Continuous)	To 200°F (93°C)
Temperature resistance (Intermittent)	To 250°F (121°C)
Recommended dry film thickness	3.0 - 5.0 mils (75 - 126 µm) depending on system
Theoretical spreading rate	234 ft <sup>2</sup> /US gal for 5.0 mils (5.8 m <sup>2</sup> /l for 125 µm)
Shelf life	Base: at least 36 months when stored cool and dry Hardener: at least 24 months when stored cool and dry

Notes:

- See ADDITIONAL DATA – Overcoating intervals
- See ADDITIONAL DATA – Curing time
- Color will drift at elevated temperatures
- Intermittent temperature resistance should be less than 5% of the time, and maximum 24 hours

# AMERSHIELD™ VOC

## RECOMMENDED SUBSTRATE CONDITIONS AND TEMPERATURES

- Coating performance is proportional to the degree of surface preparation. Refer to the application instructions for specific primers and intermediate coats for application and curing procedures. Ensure epoxies are free from amine blush prior to overcoating. All previous coats must dry and free of contaminants. Adhere to all minimum and maximum topcoat times for specific primers and intermediate coats. Aged epoxy coatings require abrading prior to applying the product. A test patch over unknown coatings is recommended.

### Steel

- Abrasive Blast to SSPC SP-6 or higher with a 1.0-3.0 mil surface profile
- Apply an epoxy or zinc rich primer for aggressive service environments

Note: If abrasive blast preparation is not possible, use SSPC-SP11, power tool cleaning to bare metal (ISO-St3)

### Non-ferrous metals and stainless steel

- Abrasive blast in accordance with SSPC SP-16 guidelines

### Concrete

- See specific primer

### Substrate temperature and application conditions

- Surface temperature during application should be between 40°F (4°C) and 120°F (49°C)
- With accelerator: Surface temperature during application should be between 32°F (0°C) and 100°F (38°C)
- Surface temperature during application should be at least 5°F (3°C) above dew point
- Ambient temperature during application and curing should be between 40°F (4°C) and 120°F (49°C)
- With accelerator: Ambient temperature during application and curing should be between 32°F (0°C) and 100°F (38°C)
- Relative humidity during application and curing should not exceed 85%

## SYSTEM SPECIFICATION

- Primers: AMERCOAT 68HS, AMERCOAT 68HS VOC, AMERCOAT 68MCZ, AMERCOAT 370, AMERCOAT 385, AMERCOAT 399, AMERLOCK-series

## INSTRUCTIONS FOR USE

### Mixing ratio by volume: base to hardener 80:20 (4:1)

- Pre-mix base component with a pneumatic air mixer at moderate speeds to homogenize the container. Add hardener to base and agitate with a power mixer for 1–2 minutes until completely dispersed



# AMERSHIELD™ VOC

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**Pot life**

1 hour at 70°F (21°C)

Note: See ADDITIONAL DATA – Pot life

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**Application**

- Area should be sheltered from airborne particulates and pollutants
- Ensure good ventilation during application and curing
- Provide shelter to prevent wind from affecting spray patterns

**Material temperature**

Material temperature during application should be between 40°F (4°C) and 90°F (32°C)

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**Air spray**

- A moisture and oil trap in the main line is essential. Product is sensitive to moisture contamination
- Use standard conventional equipment

**Recommended thinner**

THINNER 21-85 (97-739 THINNER (exempt)), THINNER 21-06 (AMERCOAT 65 (xylene)), THINNER 21-25 (AMERCOAT 101 (recommended for > 90°F (32°C))), THINNER 60-12 (AMERCOAT 911)

**Volume of thinner**

0 - 20%

**Nozzle orifice**

Approx. 0.070 in (1.8 mm)

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**Airless spray**

- 28:1 pump or larger
- Can be applied with plural component equipment

**Recommended thinner**

THINNER 21-85 (97-739 THINNER (exempt)), THINNER 21-06 (AMERCOAT 65 (xylene)), THINNER 21-25 (AMERCOAT 101 (recommended for > 90°F (32°C))), THINNER 60-12 (AMERCOAT 911)

**Volume of thinner**

0 - 10%

**Nozzle orifice**

0.013 – 0.015 in (approx. 0.33 – 0.38 mm)

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# AMERSHIELD™ VOC

## Brush/roller

- Use a high quality natural bristle brush and/or solvent resistant, 1/4" or 3/8" nap roller. Ensure brush/roller is well loaded to avoid air entrainment. Multiple coats may be necessary to achieve adequate film-build
- AMERCOAT 851 flow control additive can be used to for enhanced flow and leveling with brush and roll application
- Use of AMERCOAT 851 additive at greater than 2.5 oz/gal will increase the VOC to > 100 g/L
- Ensure the brush/roller is well-loaded to avoid air entrainment. Level air bubbles with a brush. Multiple coats may be necessary to achieve adequate film build

## Recommended thinner

PPG 97-739 (exempt), AMERCOAT 65 (xylene), AMERCOAT 101 (recommended for > 90°F (32°C)), AMERCOAT 911

## Cleaning solvent

AMERCOAT 12, 12E, or 12V Cleaner, 97-739, AMERCOAT 911 or AMERCOAT 65 thinner (xylene)

## ADDITIONAL DATA

Overcoating interval for DFT up to 5.0 mils (125 µm)					
Overcoating with...	Interval	40°F (4°C)	50°F (10°C)	70°F (21°C)	90°F (32°C)
itself	Minimum	3 days	48 hours	8 hours	4 hours
	Maximum	7 days	7 days	4 days	12 hours

Overcoating interval for DFT up to 5.0 mils (125 µm)						
Overcoating with...	Interval	20°F (-7°C)	32°F (0°C)	50°F (10°C)	70°F (21°C)	90°F (32°C)
itself + AMERCOAT 866 M accelerator	Minimum	16 hours	8 hours	4 hours	2 hours	1.5 hours
	Maximum	4 days	48 hours	24 hours	12 hours	6 hours

Curing time for DFT up to 5.0 mils (125 µm )		
Substrate temperature	Dry to touch	Dry to handle
40°F (4°C)	8 hours	3 days
50°F (10°C)	4 hours	48 hours
70°F (21°C)	2.5 hours	10 hours
90°F (32°C)	1 hour	5 hours





# AMERSHIELD™ VOC

Curing time when mixed with AMERCOAT 866 M for DFT up to 5.0 mils (125 µm)		
Substrate temperature	Dry to touch	Dry to handle
20°F (-7°C)	8 hours	16 hours
32°F (0°C)	4 hours	10 hours
50°F (10°C)	75 minutes	6 hours
70°F (21°C)	40 minutes	3 hours
90°F (32°C)	20 minutes	2 hours

Pot life (at application viscosity)	
Mixed product temperature	Pot life
50°F (10°C)	5 hours
70°F (21°C)	2.5 hours
90°F (32°C)	1.5 hours

Pot life (at application viscosity): with AMERCOAT 866 M accelerator	
Mixed product temperature	Pot life
50°F (10°C)	2 hours
70°F (21°C)	1 hour
90°F (32°C)	30 minutes

### Product Qualifications

- Compliant with USDA Incidental Food Contact Requirements

### SAFETY PRECAUTIONS

- For paint and recommended thinners see INFORMATION SHEETS 1430, 1431 and relevant Material Safety Data Sheets
- This is a solvent-borne paint and care should be taken to avoid inhalation of spray mist or vapor, as well as contact between the wet paint and exposed skin or eyes

### WORLDWIDE AVAILABILITY

It is always the aim of PPG Protective and Marine Coatings to supply the same product on a worldwide basis. However, slight modification of the product is sometimes necessary to comply with local or national rules/circumstances. Under these circumstances an alternative product data sheet is used.

# AMERSHIELD™ VOC

## REFERENCES

• CONVERSION TABLES	INFORMATION SHEET	1410
• EXPLANATION TO PRODUCT DATA SHEETS	INFORMATION SHEET	1411
• SAFETY INDICATIONS	INFORMATION SHEET	1430
• SAFETY IN CONFINED SPACES AND HEALTH SAFETY, EXPLOSION HAZARD – TOXIC HAZARD	INFORMATION SHEET	1431

## WARRANTY

PPG warrants (i) its title to the product, (ii) that the quality of the product conforms to PPG's specifications for such product in effect at the time of manufacture and (iii) that the product shall be delivered free of the rightful claim of any third person for infringement of any U.S. patent covering the product. THESE ARE THE ONLY WARRANTIES THAT PPG MAKES AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES, UNDER STATUTE OR ARISING OTHERWISE IN LAW, FROM A COURSE OF DEALING OR USAGE OF TRADE, INCLUDING WITHOUT LIMITATION, ANY OTHER WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR USE, ARE DISCLAIMED BY PPG. Any claim under this warranty must be made by Buyer to PPG in writing within five (5) days of Buyer's discovery of the claimed defect, but in no event later than the expiration of the applicable shelf life of the product, or one year from the date of the delivery of the product to the Buyer, whichever is earlier. Buyer's failure to notify PPG of such non-conformance as required herein shall bar Buyer from recovery under this warranty.

## LIMITATIONS OF LIABILITY

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Packaging: Available in 1-gallon and 5-gallon kits; (1-gallon kits have 0.8 gallons of base and 0.2 gallons of hardener; 5 gallon kits have 4-gallons of base and 1-gallon of hardener)

Product code	Description
AMV-3	White Base
AMV-9	Black Base
AMV-T1	Deep Tint Base *
AMV-T2	Light Tint Base *
AMV-T3	Neutral Tint Base *
AMV-T4	Red Tint Base *
AMV-T5	High Hiding Yellow Tint Base *
AMV-71	Safety Red Base
AMV-81	Safety Yellow Base
AMV-23	Pearl Gray Base
AM-B	Hardener

Note: \* Tintable using UCD V-Line colorants only

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<b>TEST</b>	<b>METHOD</b>	<b>TYPICAL RESULTS</b>
<b>ABRASION</b>	ASTM D 4060 Abrasion Resistance of Organic Coatings by the Taber Abraser. System: One coat at 4 to 5 mils DFT.	No more than 60 mg average loss after 1000 cycles with CS-17 wheels and 1000 grams load.
<b>ADHESION</b>	ASTM D3359 Method B Measuring Adhesion by the Tape Test.	Rating of 5B.
<b>CLEVELAND HUMIDITY</b>	ASTM D2247 Testing Water Resistance of Coating in 100% Relative Humidity. 850 hours exposure. System: One coat at 5 mils DFT.	No blistering, cracking, delamination or rusting of film.
<b>FLEXIBILITY</b>	ASTM D522 Elongation of Attached Organic Coatings with Conical Mandrel Apparatus. System: One coat at 4 mil DFT.	38.4% elongation.
<b>IMPACT RESISTANCE</b>	ASTM D2794 Resistance of Organic Coatings to the Effects of Rapid Deformation (Impact) System: One coat at 5 mils DFT.	Direct: 140 inch-lbs. Reverse: 50 inch-lbs.
<b>QUV WEATHERING</b>	Accelerated Ultraviolet Cyclic Weathering Test. Four weeks of exposure. System: One coat at 6 mils DFT.	No blistering, cracking, or delamination. 72% gloss retention.
<b>SALT SPRAY (FOG)</b>	ASTM B117 Salt Spray (Fog) Testing, 850 hours. System: One coat at 5 mils DFT.	No blistering, cracking, delamination, or rust creepage at scribe.

**QUALIFICATIONS:**

<b>USDA</b>	Complies with requirements for incidental food contact - tint, custom colors, standard.
<b>NFPA</b>	Class A
<b>NUCLEAR POWER PLANTS</b>	Service Level II

# TAB 6

## CONSTRUCTION PLAN





# CONSTRUCTION PLAN

## SECTION 6



### 6.1.1 CONSTRUCTION APPROACH AND METHODS

The ECC design and construction personnel will execute this project utilizing a total team approach. The development of our team starts with the selection of our design team and major subcontractors in a coordinated effort to respond to the RFP requirements creating our approach to integrating the City Standards / Bridging Document into the proposed design. ECC has implemented the principals of Design Build Done Right as encouraged by DBIA. One aspect of this is in the procurement of major subcontractors in the proposal process. This allows for these major subcontractors to be fully engaged in the design phase where they work with ECC and the designers to coordinate design for efficient and streamlined transition into the 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 manager, assistant project manager, and project superintendent will be involved in the field investigation & testing process, complete design coordination, and the entire construction process. We believe the overall success of this project requires that the field personnel that will be involved in the construction effort should be involved in the entire process from Limited NTP to project turnover. This approach allows the ECC Project Team to have a full

understanding of the existing conditions, the design as coordinated with the Designers & City personnel, and coordination with major subcontractors for efficient execution of the work. ECC will not have a “Design Manager” that then tries to hand this project off to a construction team. This specialty project does not lend itself to that type of management.

The overall approach to design is to follow the Bridging Documents and RFP documents as much as reasonably possible in coordination with City Staff and the Balboa Park Conservancy. Our approach is to further develop the design to preserve and restore the structure in adherence to the 1915 design as much as reasonably possibly. This reconstruction will be done in a manner that balances the enhanced visitor experience of today and implementation of construction that creates a lasting and low maintenance facility for the City. While it is important to recreate and honor the historic aspects of the original design, it is equally as important to do so in a manner that will last for decades to come with the understanding that future maintenance & reconstruction funds may be limited. Our approach is to implement strategies that repair current deficiencies while also making some changes that will minimize potential for future deficiencies to develop.

Our team has worked diligently in coordination with the designers to develop an approach to the critical work of repairs/replacement of the various truss bases on the project. We have explained our design approach to this repair/



# CONSTRUCTION PLAN

## SECTION 6

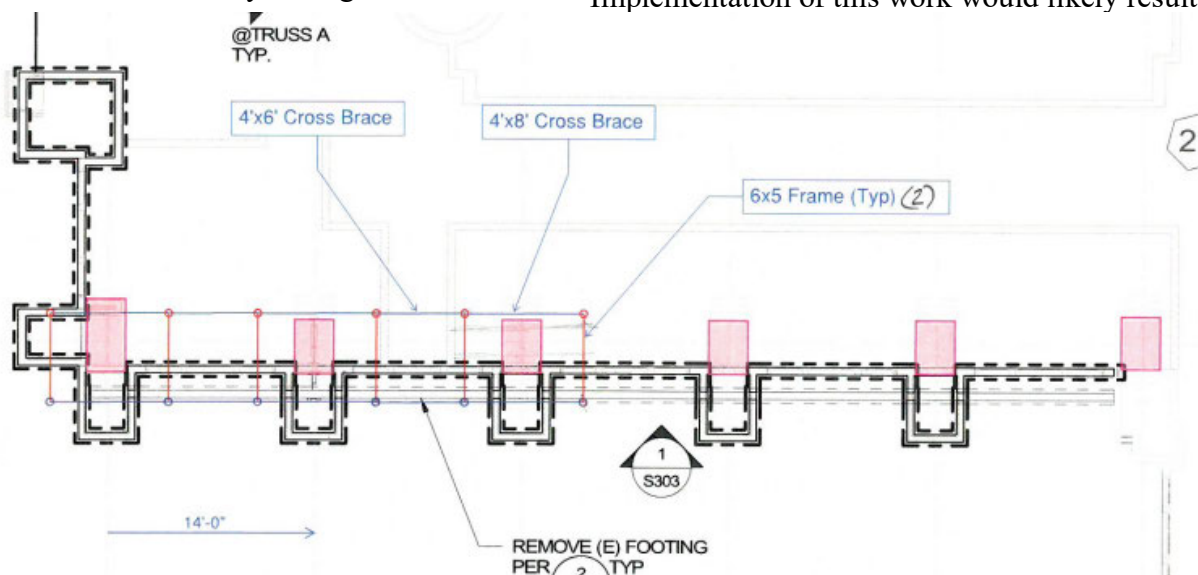
replacement process in Section 5 narratives. A critical component to the project is the reconstruction efforts related to the lower portion of the Type A Trusses and the refinishing of the truss elements. We have worked with our design team to develop an approach where we shore, demolish, and reconstruct the lower portion of six (6) of the twenty-four A Trusses at a time. This involves shoring of three trusses at a time on the northeast side and three on the northwest side. This process allows us to do the six at a time while maintaining structural integrity for lateral stability of the existing structure. Below are images of shoring layouts and elevations that demonstrates the method to be utilized to reconstruct the Truss A bases.

We plan to reconstruct the twelve (12) Truss A bases on the north side and then move over to the south side and reconstruct those while we complete the foundation & framing for the new archway structures on the north side. We will be installing temporary tension cable systems horizontally and diagonally for the A Trusses to maintain lateral stability during the

reconstruction process until the new foundations and framing can be put in place to provide then north-south lateral stability of the A Trusses. This reconstruction process of the A Trusses is the critical path of the construction process as it must be done systematically to maintain lateral stability of the structure.

Concurrent with the reconstruction of the A Truss bases, we will be completing the repairs to the wood lath areas, repairs to the various steel truss components, refurbishment of domes & core elements, and repairs to the B, C, & D Truss bases as noted in the structural design narrative.

Once the bases of the A Trusses are reconstructed, we plan to remove existing coatings on trusses and recoat these steel components as required. Subsequent to the recoating of the trusses, we will work to apply finishes on the reconstructed archways and install window & door assemblies. If the City awards Alternate #1 for North Side Addition, this work will be integrated into the project. Implementation of this work would likely result

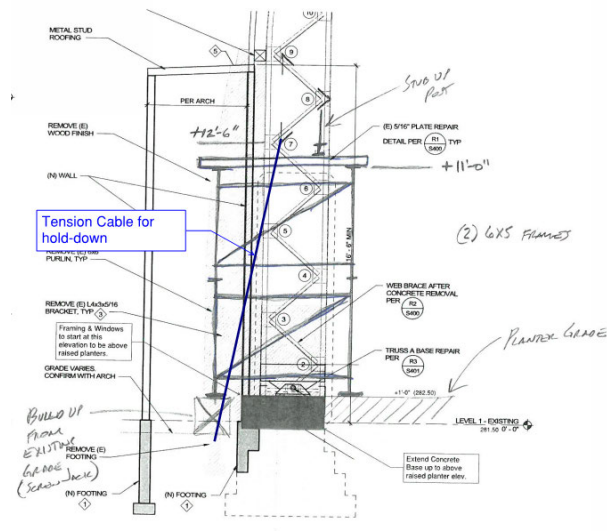




# CONSTRUCTION PLAN

## SECTION 6

in us doing the reconstruction of A Truss bases on the north side first and then the south side to allow for start of work on the north addition relatively early in the construction process.



Further discussion on our approach to the work is included below in Schedule Narrative.

### 6.1.2 PROPOSED CONSTRUCTION SCHEDULE

Enclosed is a construction schedule to demonstrate how we plan to execute the project. A final construction schedule will be developed concurrent with the final design process as the details of the design are finalized and we determine is City will award alternates.

The proposed schedule demonstrates that the project can be successfully completed within the 396-workday (583 calendar days) duration requested by the City. This schedule shows design & permitting for the building work to be done in approximately 9 months with 4 months allowed for building permit processing with DSD. We are showing a full project schedule

(design & construction) with this narrative to illustrate how we intend to manage the project design and prepare for the reconstruction process when the permit is ready. We have shown durations of activities and are planning to work 5 days per week and 8 hours per day. We will work on Saturday to make up for weather delays when allowed by City and Prevailing Wage Determinations for specific trades.

Our approach to the project is to coordinate with City Team to obtain demolition permits and approvals for utility construction ahead of the procurement of the building permit. The “demolition phase” of the work includes the salvage & relocation of the existing plant materials as well as setting up protection of all plantings that remain in place during the reconstruction effort. We also plan to install temporary tension cables for bracing of the existing A Trusses as needed to ensure there are no issues during the reconstruction process. As noted above, the critical path of the project follows design & building permit process, the process required for reconstruction of the Truss A bottoms while maintaining structural integrity of the building, finish system on the south side of trusses, finishes at south arched exterior wall facade, new interior pathways, and pavers & tile. We have also included 10 working days of weather impacts in our proposal schedule.

One advantage the ECC team has is that we will complete the shoring of the trusses, structural concrete, concrete planter walls, concrete walks, and rough carpentry work as an integral part of the project team. By self-performing the major structural components of the reconstruction effort, ECC can drive the schedule to meet critical dates and objectives.



# CONSTRUCTION PLAN

## SECTION 6

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This proposal schedule is based upon information we currently have. This schedule will be further refined as we continue through the design, approval, and permit process. Should developments arise that require adjustment due to time loss during the process, we will evaluate the issues with the City and our design team to facilitate adjustments to the proposed schedule to make a reasonable effort to complete the project within the contract duration. There are certain aspects of this repair/reconstruction process that just takes a lot of time such as the shoring and reconstruction of the A Truss bases. We can certainly analyze such things as the potential to work a 6-day work week to complete this work should the permit process take longer than anticipated but this is a process that must be carefully coordinated to maintain structural integrity of the building so just throwing more resources at it is not really an option. We have to keep certain portions of the structure permanently attached while we work on limited portions of the structure to make the necessary improvements. We can explain this further as we start the design process and coordination efforts with the City.

We are showing the start of plant relocation, plant protection, and elements of demolition and abatement that can take place ahead of the building permit to make an effort to complete the project within the duration established by the City. We are also showing to complete all site work such that existing landscape repairs can take place to start the 90-day Plant Establishment Period concurrent with other work on the facility to complete this element within the contract period as well. It is certainly within our best interest to complete the work as quick as possible. Our team will make every

effort to do so to meet the time frames indicated such that we meet our established budgets for field overhead. Completing the project within the Contract Duration is a Win-Win for all project participants.

### **6.1.3 ACCELERATED SCHEDULE**

As noted above, we have implemented a strategy where we will complete all field work we can for the project to be ready to start the reconstruction and repair process concurrent with issuance of a building permit. This strategy will save approximately two months on the overall project schedule to allow the project to be completed on time. We wish we could complete the project in less time that allowed by the City but we are limited by the process it takes to demolish existing and reconstruct the bottom of the A Trusses in a sequential manner to maintain structural integrity.

We also intend to make every effort to work with City Project Team to facilitate a pre-submission meeting with City DSD staff to minimize the duration of the permit process. We are hopeful that DSD will understand the specialized work associated with this historical repair/reconstruction project and will work with ECC Team and City Team to facilitate an expedited permit process. We certainly plan to pay the expedited review fee for permit process but the key will be to have a meeting with the plan reviewers to develop a complete understanding of the unique issues related to this historical project. Additionally, we plan to communicate clearly with DSD that certain aspects of what they would typically look for such as landscape and irrigation work, are limited in scope for this project.





# CONSTRUCTION PLAN

## SECTION 6

### 6.1.4 HISTORICAL COMPLIANCE

The Botanical Building is in Balboa Park's National Historic Landmark District and one of the most photographed sites in the park. As part of the restoration project the Design/Build team will address the many issues required for the restoration of the building while maintaining the historical character of the building. We will follow Secretary of the Interior's Standards for Rehabilitation and the Secretary of the Interior's Standards for the Treatment of Historic Properties for restoration of a historic building. The team will coordinate with the Balboa Park Conservancy and the Save Our Heritage Organization (SOHO) in the development of a final design for the project.

We understand the City has developed the RFP and Bridging Documents for the project in conjunction with Balboa Park Committee, Save Our Heritage, and City of San Diego Historical Resources Board. Our team plans to coordinate with City Project Team to meet with any or all of these entities as necessary to coordinate our efforts to create a design that adheres to published guidelines to achieve 1915 design as much as reasonably possible. We intend to develop this project in a manner that balances the historic preservation aspects with reconstruction of the various elements to provide a facility that will last for decades to come and minimize maintenance costs as much as possible.

We have included Spectra Historic Construction as one of our major subcontractors on this project. The Spectra project team will work collaboratively with ECC and Platt Whitelaw in the design and construction process to ensure compliance with regulations related to fabrication & installation of arched wood

storefronts & doors as well as historic cupola inspections & restoration.

Our team will maintain digital photo documentation for archival purposes, provide product submittals, provide shop drawings, and provide required mock-ups to demonstrate compliance prior to final fabrication and construction of the work as required in the RFP.

### 6.1.5 ENVIRONMENTAL EFFORTS

We understand our responsibility to for Biology, Noise, Paleontology, Archeology, and Native American Monitoring. This project is not represented to be in a known biologically sensitive area. Therefore, it is our understanding that the closest issue to biological monitoring would be related to the sensitive plant species within the building that are both relocated and protected in place. We have included an arborist on our team to provide the necessary monitoring and guidance with this function as well as a highly qualified landscape firm to salvage and relocate plants scheduled for same. Our project team will monitor noise on the project site and coordinate with City Personnel to ensure that noise levels are maintained within City Standards during the construction process.

We have hired Meridian Archaeological Services & Research to work with our project team for Paleontology, Archeology, and Native American and monitoring while we are doing excavations for the project. Meridian will perform mandatory records research, on-site monitoring of work, and create technical reports for Cultural Resource Management and Paleontological Resource Management. Our project team will coordinate with Meridian Staff and City should any issues arise in the execution of the work on site.



# CONSTRUCTION PLAN

## SECTION 6

The Civil Engineer will complete a WPCP during the design process for storm water management during construction. ECC will implement the Water Pollution Control Plan during the execution of work on the project providing required protections for storm drain inlets, straw waddle, silt fences, gravel bags, and all other components necessary for proper protection of surrounding areas and existing storm water drainage systems as required by City regulations. ECC Superintendents are trained for proper oversight of storm water management implementation and reporting. We utilize a weekly reporting system, SWPPP On-line with Whitson CM, to report inspections and document the storm water management for each of our projects. Additionally, we utilize Whitson CM and one of their QSP's to do bi-weekly inspections and to do pre and post rain event inspections when required by State Regulations. This process has worked well for ECC on all projects.

### **6.1.6 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 developed during project design. This project does not have a major HVAC System so functional testing & start-up will primarily relate to the new lighting systems and a couple of exhaust fans if Alternate #1 is awarded. The project management team will work closely with the City and our major subcontractors for implementation of 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 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.

- Pre-functional Checklist - a list of items to inspect and elementary component tests to conduct to verify proper installation of equipment. Pre-functional checklists are primarily static inspections and procedures to prepare the systems for initial operation.

- Some pre-functional checklist items entail simple testing of the function of a component, a piece of equipment or system.

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.

- Functional Performance Tests are performed after pre-functional checklists and startup are complete.

### **6.1.7 TRAFFIC CONTROL MANAGEMENT/PUBLIC SAFETY/ EMERGENCY RESPONSE PLAN**

The most significant area of traffic control & management for this project will take place during the installation of the new sewer line. This will impact primarily pedestrian traffic but there will be some vehicle traffic control measures required during the excavation



# CONSTRUCTION PLAN

## SECTION 6

and tie-in at the sewer point of connection. ECC shall work with City Staff to develop a work plan that redirects the majority of pedestrian traffic down the walk on the east side of the Timken Museum to the Promenade and then to the west during the period of time needed to install the new sewer line and patch back the walks. We will develop a plan that allow for emergency egress from the Museum of Art east side and the Timken Museum north side while this work takes place. Temporary fence and signage will be provided to alert pedestrians of the work and necessary detours to for safe passage.

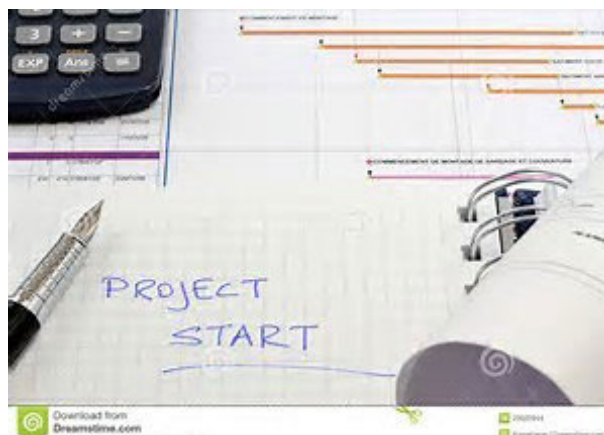
We will also develop a traffic control plan for the sewer tie-in work at the POC which is near the vehicle traffic circle in the Plaza area. This plan will be coordinated with City Traffic Control and City Project Team for issuance to all impacted City Departments prior to work be started.

We will also develop a traffic control plan for the safe and efficient execution of work at the north side of the site as necessary to complete base bid and alternate work if awarded. We will coordinate these plans with all impacted City personnel well in advance of the execution of the work that will impact traffic in that circle.

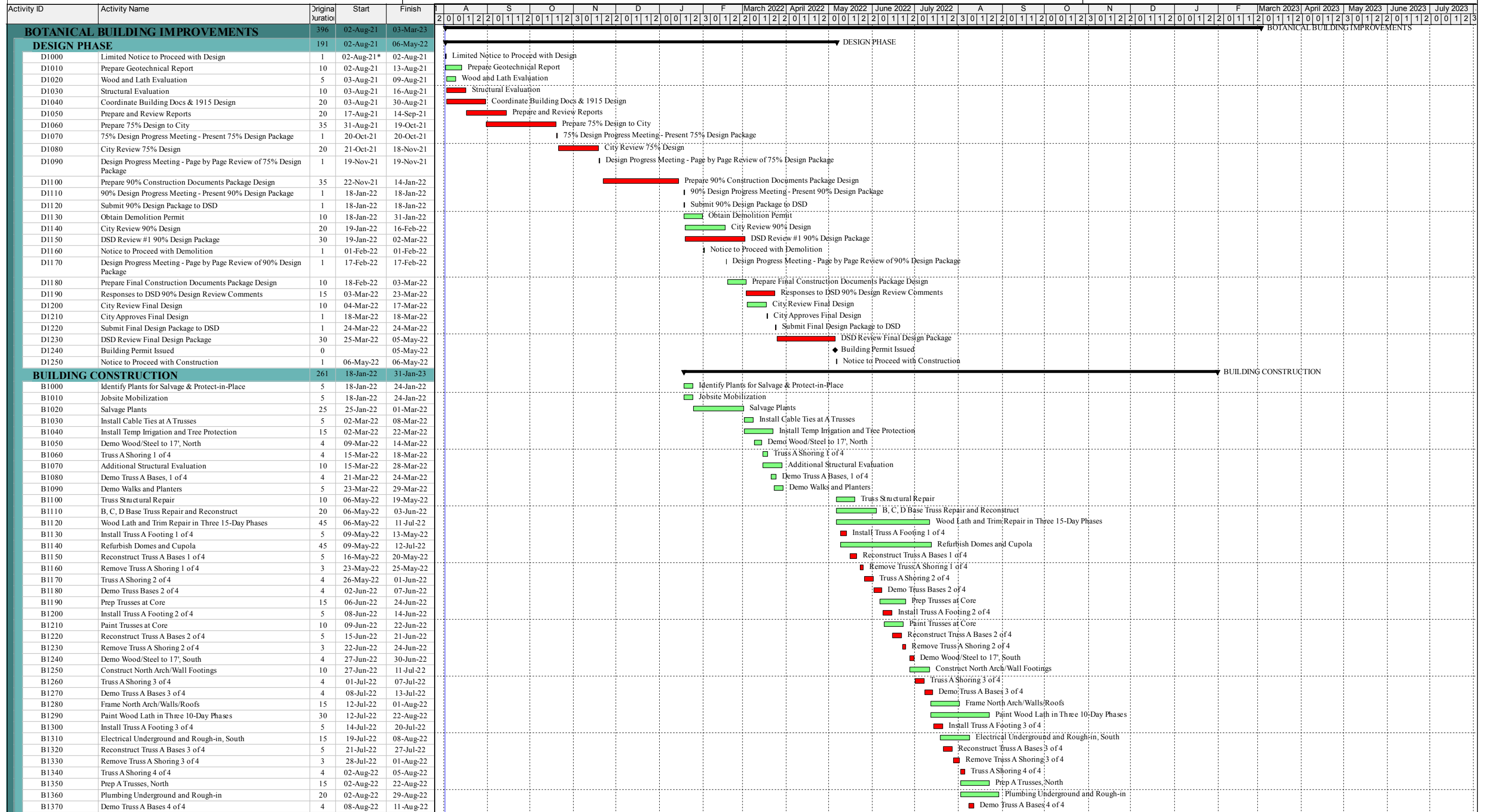
Our plan is fence off and primarily utilize Proposed Staging Areas 1 & 2 as noted on AS101 in the bridging documents plans. Use of Staging Area 1 will be coordinated with the installation of the new sewer line but these seem to be the best options for staging & storage of materials to be utilized in the reconstruction effort. The temporary fence for the project will include fencing and screening that will enclose the project site and these two staging areas. With primarily utilizing these two areas, we will minimize potential conflicts with Public or City

operations. We will make sure to have personnel on site to provide flagging and oversight when materials are being delivered to either of the staging areas. All deliveries are planned to occur from Old Globe Way to the project site. If we utilize Staging Area 3, it would likely be only for a Temporary Construction Trailer as it is in the most prominent location for visitors to see it and check in before entering the project site.

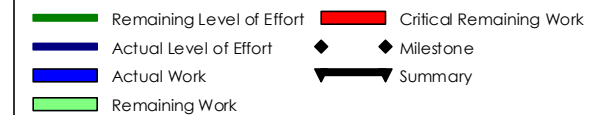
We will display signs in several locations at the perimeter fencing to advise the Public to stay out of this closed area of the park during construction. Our project team will monitor the site constantly while on-site and inspect the perimeter fencing regularly to make sure we maintain a safe barrier between the construction activities and the public. We will also work with the City to produce a few sites that clearly depict what this project entails to provide information to the public and diminish their curiosity that may lead them to try and get in for a look. These practices have proven successful on past projects we have completed on very active campuses and public places.



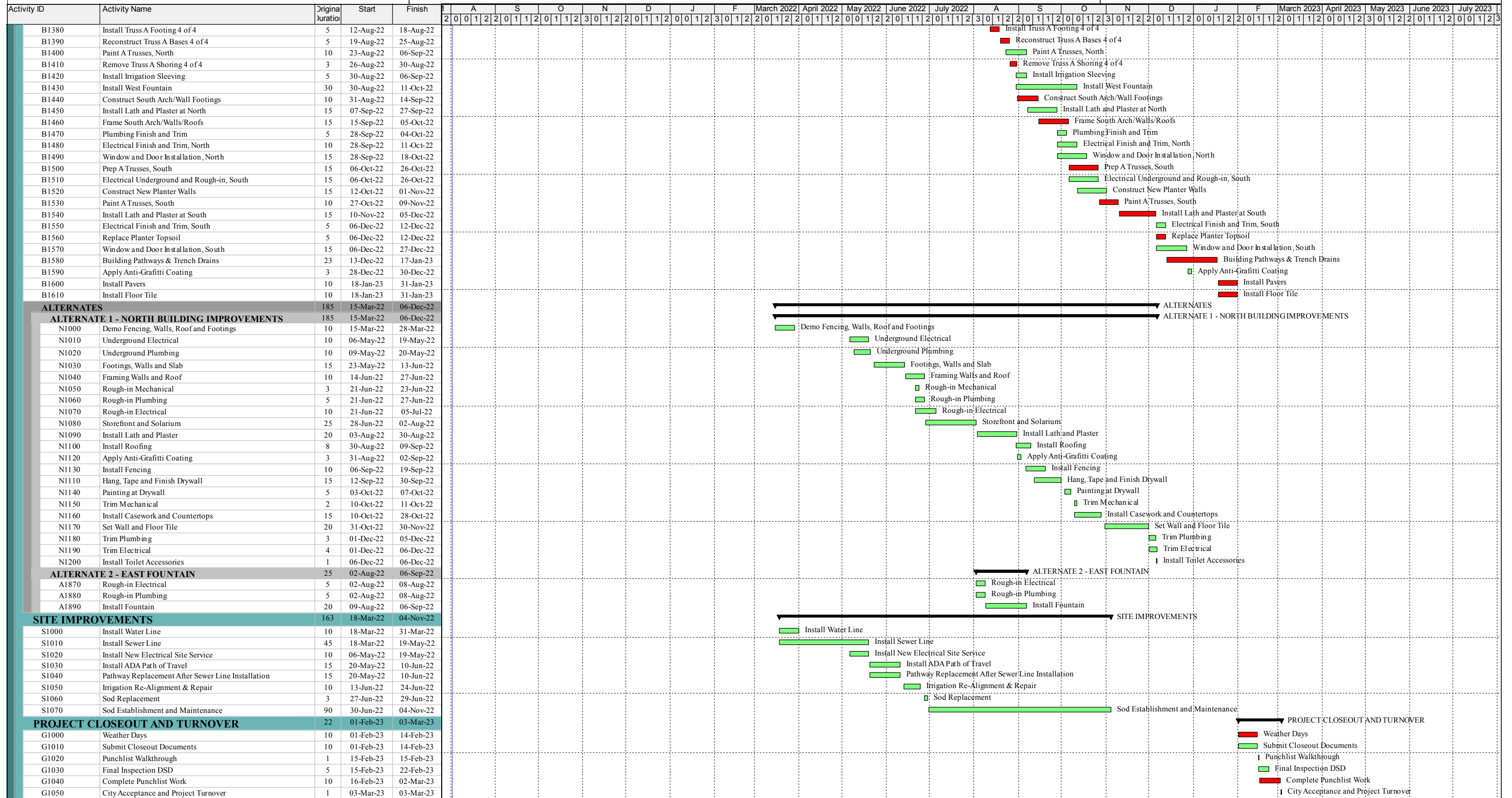
# BOTANICAL BUILDING IMPROVEMENTS



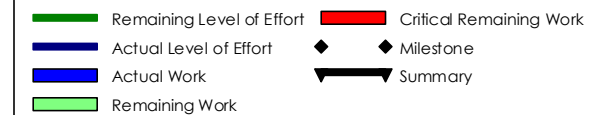
## PROJECT PROPOSAL SCHEDULE



# BOTANICAL BUILDING IMPROVEMENTS



## PROJECT PROPOSAL SCHEDULE



# TAB 7

## EQUAL EMPLOYMENT & CONTRACTING OPPORTUNITY





# EQUAL EMPLOYMENT & CONTRACTING OPPORTUNITY

## SECTION 7

### 7.0 EQUAL EMPLOYMENT AND CONTRACTING OPPORTUNITY

ECC routinely achieves the goals and establishes a higher standard of excellence for the construction community as it relates to Equal Employment and Contracting Opportunity. As general contractors, we endeavor to promote effective outreach programs and strive to provide assistance to the small and historically under-utilized business community to achieve our shared goals. ECC is a woman-owned general contractor firm and we respect the opportunity of all entities to participate in projects.

Our policy and belief is to provide small, disadvantaged, minority, women and veteran owned businesses the maximum opportunity to participate on our projects as subcontractors, second and third tier subcontractors, vendors/suppliers, and trucking firms.

For this project, we are utilizing Platt Whitelaw Architects, Premier Consulting Services, Coast Landscape, Hurricane & Poway Fence, ~~San Diego Sheet Metal~~, HR Plumbing, and SJ Electric as major subcontractors to meet or exceed the 14.7% established in the RFP. Full information for these firms is shown on Form AA10 in the price proposal.

[See Price Proposal Form for final list of SLBE Subcontractors utilized](#)

Our dedication to firms that make up the small business community is strong enough that we believe we can be a resource beyond reaching outreach goals. If a firm hasn't realized the potential as a certified or self-certified business, we are here as a resource to help them achieve their business goals. A company's dedication strengthens our core values, supports our culture, and betters the communities in which we live and work; because of that we are fully committed to our small business community.

ECC has provided with its Price Proposal a listing of all Subcontractors (constructors only) for the Project and all other Subcontractors (design professionals, etc.) that are known at proposal time using form AA10 and AA25. The JV will actively engage additional SLBE/ELBE firms as the design progresses and all final subcontractor selections are made for the project.

Work Force Report for EC Constructors, Inc. are included in Price Proposal package.

# TAB 8

## REFERENCE CHECKS







# REFERENCE CHECKS

## SECTION 8

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### 8.0 REFERENCE CHECKS

The following references under the Botanical Building Improvements project include:

**1. Rowaida Jadan**

Associate Civil Engineer, PE

City of San Diego

[rjadan@sandiego.gov](mailto:rjadan@sandiego.gov)

ECC project team worked with Rowaida and her team for the Design & Construction of the new Fire Station 50 project for the City of San Diego. She will be able to provide a reference for how ECC coordinates with City Personnel in the design & construction phase of a project. She can also give her experience with how ECC works with the City in a Team approach in the overall project execution.

**2. Jonathan Salsman**

Senior Civil Engineer at the City of Chula Vista, PE

Associate. DBIA, QSP/D

City of Chula Vista – Engineering & Capital Projects

619-397-6115

619-755-8419

[jsalsman@chulavistaca.gov](mailto:jsalsman@chulavistaca.gov)

ECC recently completed the design and construction of two fire stations for the City of Chula Vista concurrently under one contract. Jonathan can provide feedback to the City as to how ECC Team approached the project, met our schedule requirements, and worked with the City to resolve issues in the design and construction process, including a re-design late in the process for one station due to issues related to Sweetwater Authority and water service for the facility.

**3. Dena Johnson**

Planner

Grossmont Union High School District

(619) 454-9509

[dajohnson@guhdsd.net](mailto:dajohnson@guhdsd.net)

EC Constructors has worked on numerous projects with Dena Johnson since we started the company in 2006. Ms. Johnson can provide reference to the City relative to her experiences with ECC on various project types (new & renovation), our ability to solve challenges issues in a collaborative manner, and our ability to meet project schedules. We thought it may be good for the City to hear from a reference that has worked with us consistently for the 15 years we have been in business.