

City of San Diego

CITY CONTACT: Jihad Sleiman, Address: 600 B Street, Suite 800, M.S. 908A, San Diego, CA 92101
Email: jsleiman@sandiego.gov, Phone No. 619-533-7532, Fax No. 619-533-5476

NB/CG/RIR

REQUEST FOR PROPOSAL (RFP)



FOR LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN-BUILD CONTRACT

BID NO.: _____ K-12-5521-DB2-3-C
RFP NO.: _____ 5521DB2
SAP (WBS/IO/CC NO.): _____ S-00644
CLIENT DEPARTMENT: _____ 1912
COUNCIL DISTRICT: _____ 2
PROJECT TYPE: _____ BT

PROPOSAL DUE:

12:00 NOON

APRIL 6, 2012

CITY OF SAN DIEGO

PUBLIC WORKS DEPARTMENT

1200 THIRD AVENUE, SUITE 200, MS 56P

SAN DIEGO, CA 92101

ATTN: CONTRACT SPECIALIST

TABLE OF CONTENTS

SECTION		PAGE NUMBER
1.0	INTRODUCTION	3
2.0	EQUAL OPPORTUNITY	3-4
3.0	PROJECT BACKGROUND AND DESCRIPTION.....	4
4.0	SCOPE OF REQUIRED WORK AND SERVICES	4
5.0	SELECTION PROCESS	4-8
6.0	POLICIES, PROCEDURES AND GUIDELINES.....	8-9
7.0	EVALUATION CRITERIA	9
8.0	SELECTION AND AWARD SCHEDULE	9
9.0	PRE-PROPOSAL ACTIVITIES	9-10
10.0	SPECIAL CONDITIONS.....	10-12

ATTACHMENTS

A	PROJECT DESCRIPTION, SCOPE OF WORK, TECHNICAL SPECIFICATIONS, AND BRIDGING DOCUMENTS	13-261
B	PROPOSAL SUBMITTAL REQUIREMENTS AND SELECTION CRITERIA.....	262-266
C	CONTRACT FRONT END VOLUME 1	267-335
D	CONTRACT FRONT END VOLUME 2	336-351

1.0 INTRODUCTION

- 1.1** This is the City of San Diego's (City) second step (in a 2-step process) in the selection process to provide Design-Build services for the La Jolla Children's Pool Lifeguard Station (Project).
- 1.2** This RFP is being issued to the selected firms for this selection process exclusively. These firms are:
1. Cox Construction Co.
 2. Erickson-Hall Construction Co.
 3. PCL Construction Services Inc.
 4. Stronghold Engineering Inc.
 5. T.B. Penick & Sons Inc.

Proposals from any other firms will not be considered for this process and will be rejected as unsolicited Proposals.

The Design-Builder shall ensure that Design-Builder's license(s) shall be valid when Proposal is submitted. Failure to comply with this requirement will result in:

- 1) The rejection of the Proposal.
 - 2) Removal of the Design-Builder from the short-list (for As-Needed Design-Build project).
- 1.3** Engineer's Estimate – The Engineer's estimate of the most probable price for this contract is in the range of \$1,000,001 to \$2,000,000.
- 1.4** This RFP describes the Project, the required scope of Work and Services, the Design-Builder selection process, and the minimum information that shall be included in the Proposal. Failure to submit information in accordance with this RFP's requirements and procedures may be cause for disqualification.
- 1.5** 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 shall not be eligible to participate in the competition with any Design-Build Entity without the prior written consent of City. Any architectural firms, engineering firms, specialty consultants, or individuals retained by the City to assist in drafting any Reference Documents, such as the Water Department's Master Plan and any other document that was not prepared specifically for this contract, are considered to be eligible to participate.

2.0 EQUAL OPPORTUNITY

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

- 2.2 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.
- 2.3 The Design-Builders are encouraged to take positive steps to diversify and expand their subcontractor solicitation base and to offer contracting opportunities to all eligible certified Subcontractors in accordance with the City’s EOCP requirements included in the Contract Documents.
- 2.4 The City has determined a **10% mandatory SLBE-ELBE** subcontracting participation. The City has also determined a **voluntary subcontractor participation of 10%**, equating to **20% in total subcontractor participation**, to enhance competition and maximize subcontracting opportunities. Percentages are based on the Contract Price, less Field Orders, Additive, Deductive and Allowance Bid items

The Proposal shall be deemed **non-responsive** if it fails to meet the mandatory subcontracting participation shown above on the Subcontractor and Supplier listings submitted with the Bid or to submit good faith effort documentation within 3 Working Days after the Public Ranking meeting if Contractor fails to meet the SLBE-ELBE goal.

The Design-Builders’ commitment to the City’s principles of equal opportunity in achieving the desired subcontractor participation levels will be evaluated as specified in the RFP. See Attachment B, “Proposal Submittal Requirements and Selection Criteria” for more information.

3.0 PROJECT BACKGROUND AND DESCRIPTION

See Attachment A.

4.0 SCOPE OF WORK AND SERVICES

Work and Services required of the Design-Builder include those during design, construction and close out of the Project. The Design-Builder shall provide all management, supervision, labor, services, equipment, tools, supplies, temporary facilities, and any other item of every kind and description required for the complete design and construction of the Project, as described in Attachment A.

5.0 SELECTION PROCESS

Each Design-Builder shall submit separate “Technical” and “Price” Proposals as described in this RFP.

5.1 Technical Proposal Requirements

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

5.1.2 The Technical Proposal shall be concise and well organized and shall demonstrate the Design-Builder's qualifications and experience applicable to the Project. Type size and margins for text pages shall be in accepted standard formats for desk top publishing and word processing and result in no more than 500 words per page.

NOTE: A cover letter may be submitted but SHALL not contain any information that is a required element of the Technical Proposal (i.e. acknowledgement of addenda)

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

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

5.1.4 The Technical Proposals submitted in response to this RFP shall be in accordance with the requirements listed in Attachment B. The contents of the Proposal shall be organized consistent with the Attachment B.

5.2 Price Proposal Requirements

5.2.1 One executed original, clearly marked on the cover, of the Price Proposal shall be submitted in a separate sealed envelope. Refer to Attachment 'D' of this RFP for the Price Proposal form to be used.

5.2.2 The Price Proposal shall be signed by an individual or individuals authorized to execute legal documents on behalf of the Design-Builder.

5.2.3 The lowest proposed price is not the determining factor for award of this contract. See Attachment 'B' for criteria from which the proposals will be evaluated.

5.2.4 In case of discrepancies, written numbers will govern over numerical. The summation of all lump sum, unit prices, allowances and any other priced items will govern over the total price in case of discrepancies between the two.

5.2.5 Certain EOCP information (i.e., Subcontractors and Suppliers listings) that indicates the dollar value of the portions of the work to be performed by the Subcontractors and Suppliers shall be submitted as part of the Price Proposal.

5.3 Submittal Requirements

5.3.1 Technical Proposal

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

5.3.1.2 One executed original, clearly and conspicuously marked on the cover, and 6 copies are to be submitted in a sealed package marked “Technical Proposals” clearly and conspicuously in its face. The following information will be clearly marked on the outside of each package:

Name of Design-Builder
Project Title
“Technical Proposal” Package Number (e.g., 1 of 16, 2 of 16, etc.)
Marked “CONFIDENTIAL” (in red)

5.3.1.3 The Technical Proposal shall be signed by an individual or individuals authorized to execute legal documents on behalf of the Design-Builder.

The Design-Builder shall provide the names of the principal individual owners of the firm. In the event the firm is employee owned or publicly held, then the fact shall be stated and the names of the firm’s principals or officers shall be provided.

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

5.3.1.5 Technical Proposals and modifications thereto received subsequent to the hour and date specified above will render the Design-Builder’s submittal invalid and will cause its disqualification from this selection process.

5.3.1.6 Proposals that deviate from the RFP and Bridging Documents supersede the RFP in accordance with 2-5.2, “Precedence of Contract Documents.”

Design elements which deviate from the scope of Work, City’s design guidelines, or material substitution which differs from the Approved Material List shall be highlighted in accordance with Attachment B, “Exception to this RFP” of the Proposal and brought to City’s attention during the presentation and interview.

5.3.1.7 Questions about the meaning or intent of the Contract Documents as related to the scope of Work and of technical nature shall be directed to the Project Manager prior to the Proposal due date. Interpretations or clarifications considered necessary by the Project Manager in response to such questions will be issued by Addenda, which will be uploaded to City’s online service(s) e.g.,

e-Bidboard (or mailed or delivered to all parties recorded by the City as having received the Contract Documents).

Questions received less than 14 days prior to the Proposal due date may not be answered. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect. It is the Bidder's responsibility to become informed of any addenda that have been issued and to include all such information in its Proposal.

5.3.2 Price Proposal

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

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

5.3.2.2 The Price Proposal is to be submitted in sealed packages with the following information clearly marked on the outside of each package:

Name of Design-Builder
Project Title
"Price Proposal" Marked "CONFIDENTIAL" (in red)

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

5.3.2.4 Price Proposals or modifications thereto received subsequent to the hour and date specified above will render the Design-Builder's submittals invalid and will cause their disqualification in the selection process.

5.4 Review of Technical Proposal

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

5.4.2 Subsequent to receipt, the City will provide written notice of the schedule for technical presentations. This schedule will be on a "random draw" basis and has no bearing on the potential for award.

5.5 Technical Presentation

5.5.1 The interview will consist of a (30) minute presentation by the Design-Builder and (15) minutes of questions by the Panel. The presentation shall be presented by the Design-Builder's key personnel who will be continuously involved on site or in San Diego, in relative proportion to their level of involvement. Based on the Design-Builder's Proposal, interview and

the Project’s Evaluation Criteria, the Panel will rank the Design-Builder’s of its qualifications.

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

5.6 Final Selection (Weighted Criteria)

The Panel will review all Proposals received and interview each Design-Builder. Based on the Design-Builder’s Proposal, interview and the Project’s Evaluation Criteria, the Panel will rank the Design-Builders by determining the score which shall be calculated as follows:

5.6.1 A maximum of 65 points will be assigned for the Contract Price as bid. Maximum price points will be assigned to the lowest dollar bid and all other are scaled inversely proportional to that amount.

5.6.2 A maximum of 35 points will be assigned for the qualitative criteria noted in Attachment ‘B’ of this RFP. All Proposals shall receive scores based on 20 times the average of the composite ratings provided by the Panel.

5.6.3 The Apparent Winner will be the team with the highest total score earned from 5.6.1 and 5.6.2. The following example summarizes and illustrates the process:

Design-Builder	Avg. Compo site Rating	Qualitative Score (35 Maximum)	Price Proposal	Price Score (65 Maximum)	Total Score (100 Maximum)
A	85.00	29.75	\$1,629,000.00	60.25	90.00
B	88.00	30.80	\$1,546,000.00	63.49	94.29
C	73.00	25.55	\$1,510,000.00	65.00	90.55

All figures will be rounded off to two decimal places.

5.6.4 Design-Builders will be notified in writing of the City’s final decision.

6.0 POLICIES, PROCEDURES AND GUIDELINES

6.1 The Program's Selection Process is based on the policies, procedures and guidelines contained in the City Municipal Code Chapter 2, Article 2, Division 33.

6.2 A Ranking Panel (Panel) will be established for this project and will include representatives from the City and may include other interested parties (e.g., Participating Agencies, representative from the Community at Large, as required and other agencies e.g., the State Water Resource Control Board, etc.).

- 6.3** The Panel will review all proposals received and when required interview each Design-Builder in accordance with Attachment ‘B’ of this RFP. Based on the Design-Builder's Proposal, interview and the Project’s Evaluation Criteria, the Panel will rank the Design-Builders as to qualifications in a public meeting. The Panel will forward its ranked listing of Design-Builders to the Mayor or designee. The public meeting will be held at **2:30 PM** at Public Works Department, 1200 Third Avenue, Suite 200, San Diego, California, 92101 as scheduled in Section 8.
- 6.4** The Mayor or designee will make the final recommendation to City Council concerning the proposed agreement. The City Council has the final authority to approve the Contract.

7.0 EVALUATION CRITERIA

The evaluation criteria and the respective weights that will be given to each criterion are attached as Attachment ‘B’.

8.0 SELECTION AND AWARD SCHEDULE

The City anticipates that the process for selecting a Design-Builder, and awarding the contract, will be according to the following tentative schedule:

8.1	Pre-Proposal Meeting	March 20, 2012
8.2	Proposal Due Date	April 6, 2012
8.3	Interviews	March 26, 2001
8.4	Public Ranking Meeting	April 12, 2012
8.5	Selection and Notification	April 26, 2012
8.6	Receipt of Bonds and Insurance Certificates	May 4, 2012
8.7	Notice to Proceed	May 18, 2012

9.0 PRE-PROPOSAL ACTIVITIES

9.1 Questions Concerning RFP

All questions regarding the RFP shall be presented in writing to the PM at the USPS or the e-mail address identified on the cover sheet of this RFP.

9.2 Pre-Proposal Meeting

A Pre-Proposal meeting will be held from 10:00 AM to 11:00 AM, at 1200 Third Avenue, Suite 200, large conference room, San Diego, CA, 92101. All potential responders are **encouraged** to attend. Any materials distributed at the meeting will be issued to all RFP recipients in the form of an addendum to this RFP. It is not necessary for all members of a Design-Builder’s team to be present at the Pre-Proposal Meeting, however, the Design-Builder will be held accountable for receiving and applying all information discussed at the Pre- Proposal Meeting.

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

9.2 Pre-Proposal Site Visit.

The Design-Builders are encouraged to visit the Work Site with the Engineer. The purpose of the Site Visit is to acquaint Design-Builders with the Site conditions. To request a sign language or oral interpreter for this visit, call the Public Works Contracting Group at (619) 236-6000 at least 5 Working Days prior to the meeting to ensure availability. A Pre-Proposal Site Visit is scheduled as follows:

Time: **1:30 pm.**
Date: **March 20, 2012**
Location: **La Jolla Children's Pool Lifeguard Station**

9.3 Revision to the RFP

The City reserves the right to revise the RFP prior to the date that Proposals are due. Revisions to the RFP will be mailed to all RFP holders. The City reserves the right to extend the date by which the Proposals are due.

10.0 SPECIAL CONDITIONS

10.1 Reservations

This RFP does 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 Work.

10.2 Public Records

After the selection process is complete and a contract is signed between the City and the winning Design-Builder, all Proposals submitted in response to this RFP become the property of the City and public records, and as such may be subject to public view.

10.3 Right to Cancel

The City reserves the right to cancel, in part or in its entirety, this RFP including but not limited to: selection schedule, submittal date, and submittal requirements. If the City cancels or revises the RFP, all Design-Builders will be notified in writing by the City.

10.4 Additional Information

The City reserves the right to request additional information or clarifications from or interview any or all Design-Builders.

10.5 Public Information

Release of Public Information - Selection announcements, contract awards, and all data provided by the City shall be protected from public disclosure. Design-Builders desiring to release information to the public, shall receive prior written approval from the City.

10.6 Changes to Key Personnel and Substitution of Subcontractors

10.6.1 The Design-Builder shall not change or substitute any individual that is identified as “key personnel” in its SOQ and Proposal without the written consent of the City.

10.6.2 The Design-Builder shall not change or substitute any material, Supplier Subconsultants, or Subcontractor identified in its SOQ and Proposal without written consent of the City.

10.7 Use of Reference Documents and Pre-Design Reports

10.7.1 The City has made available As-Built Plans and Reference Documents related to the Project. Use of these reports shall be for general project background information only, and shall be used at the Design-Builder’s risk. No responsibility is assumed by the City for the completeness or accuracy of these reports.

10.7.2 The following documents are attached to the Scope of Work (Attachment ‘A’):

- a. Project Description
- b. Scope of Work
- c. Technical Specifications
- d. Appendix A Site and Coastal Development Permit
- e. Appendix B Biological Report
- f. Appendix C Geotechnical Study
- g. Appendix D Drainage Study
- h. Appendix E Water Quality Technical Report
- i. Appendix F Asbestos and Lead Report
- j. Appendix G Green-House Gas Analysis
- k. Appendix H Location Map
- l. Appendix I Conceptual Plans
- m. Appendix J Coastal Development & Site Development Plans
- n. Appendix K Colors and Materials Board
- o. Appendix L Adjacent Project” Children’s Pool Walkway Beautification Project

10.8 Use of Computer Aided Drafting and Design (CADD)

The Design-Builder shall use CADD. CADD drawings, figures, and other work shall be produced by the Design-Builder using MicroStation software. Conversions of CADD work from any other non-standard CADD format to City standard MicroStation format shall not be acceptable in lieu of this requirement unless specified otherwise in the Contract Documents. Refer to City’s CADD Standards for detailed requirements.

10.9 Scheduling and Management Reporting Systems

The Design-Builder will be required to use the latest version of the Primavera Project Management and Scheduling Software or equal.

10.9.1 The City will require the Design-Builder to submit and maintain a task-oriented computerized schedule for completing the Work over the life of the Project.

10.9.2 The Design-Builder shall anticipate that the development of this schedule will require at least 3 steps; (1) development of a work breakdown structure by the Design-Builder and submittal to the City for review; (2) development of interface procedures (and software, if necessary) to communicate from the Design-Builder's computer networking software to the City's networking software (Primavera), and (3) development of an activity network for submittal to the City for review and concurrence.

10.9.3 The Design-Builder will be required to furnish activity status and network updates on disks in a format that will interface with the City's scheduling system. The City will utilize the schedule information supplied by the Design-Builder in to review progress payments and to monitor the progress of the project against the agreed schedule requirements.

10.10 Project Schedule

10.10.1 The City has established the following tentative milestones for the Project:

- | | |
|---|-------------------|
| a. Approve project schedule (Primavera) | May 11, 2012 |
| b. Issue Notice of Completion | December 31, 2013 |

For the Contract Time refer to Contract Front End Volume 1, Invitation to Bids (see Attachments).

10.11 Acknowledgement of Addenda

The Design-Builder shall confirm in its Proposal the receipt of all addenda issued to this RFP. Failure to acknowledge all addenda issued, will result in the Proposal being considered **non-responsive** and ineligible for further consideration.

10.12 The agreement, terms and conditions are included in The City's Front End Contract Documents Volume 1 and 2, The GREENBOOK Part 1, and The WHITEBOOK e.g., the City Supplement.

ATTACHMENT A

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

ATTACHMENT A

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

PUBLIC WORKS DEPARTMENT

1.0 Project Description:

Demolition of the existing Children's Pool Lifeguard Station located at 850 Coast Blvd. La Jolla, CA 92037 and construction of a new, three-story, 1,900 square-foot lifeguard station. The new lifeguard station is partially subterranean and is generally located in the same location as the existing facility. The existing below grade retaining walls shall remain in place. Lower Level improvements include accessible restrooms and showers, lifeguard locker rooms, a sewage pump room and accessories and storage area. The Plaza Level plan includes two work stations, a Ready/Observation Room, Kitchenette, ADA Restroom and First Aid station. The Observation level includes a single occupancy Observation space, Radio Storage closet and exterior Catwalk. Interior stairs link the floors.

The existing plaza will be reconfigured to include hardscape and landscape elements, a ramp for emergency vehicles and pedestrians to the Lower Level accessible restrooms and showers. The lateral sewer for the restroom at the Plaza level shall discharge into the gravity sewer located on the street. Enhanced paving, seating and viewing space, drinking fountains, adapted landscaping, water efficient irrigation and retaining walls are also included in the scope of work. Existing property plaques and benches should be removed; properly stored and reused, contractor is to coordinate with Park and Rec. on new location. The limits of work for this project are shown on Site Plan A-1.1 included in Part 5 Attachments.

The project is located in Zone 5 of the La Jolla Planned District, the Coastal Overlay Zone (Appealable Area), The Coastal Height Limit Overlay Zone, the First Public Roadway, the Beach Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the La Jolla Community Plan and Local Coastal Program areas. The project site contains Environmentally Sensitive Lands (ELS), including Coastal Bluffs and Coastal Beaches. The project is considered an essential public facility and is identified for this use in the La Jolla Community Plan (LJCP). It is therefore not subject to the 40-foot Coastal Bluff Edge setback per SDMC Sec. 143.0144(h).

2.0 Scope of Work:

1. Design Development Documents - Prepare Design Development plans and specifications that comply with this Request for Proposal (RFP) for review and written approval by the user stakeholder group and City Architectural Engineering and Parks Division manager.

- Submittal shall include at a minimum:
 - Phasing Plan
 - Demolition Plans
 - Grading Plan and Drainage Plan
 - Landscape and Revegetation Plan
 - Site Development Plan
 - Floor Plans

- Roof Plans
 - Reflected Ceiling Plans
 - Building Sections
 - Interior Elevations
 - Door, Window and Finish Schedules
 - Structural Foundation and Slab plans
 - Structural Framing Plans
 - Mechanical Equipment Schedule
 - Mechanical Plans
 - Plumbing Fixture and Equipment Schedule
 - Plumbing Plans
 - Electrical Site Plan
 - Lighting Plans
 - Power and Data Plans
 - Fire Protection Plans
 - Fire Alarm Plans
 - Color Rendering
 - Outline Specifications
2. Geotechnical Engineering and Observation - The Design-Build team shall include a California Licensed Geotechnical Engineer and a Certified Engineering Geologist, both taking responsibility for the geotechnical recommendations provided.
 3. Construction Documents - Prepare Construction Documents, signed by a California licensed architect, that comply with this Request For Proposal (RFP) for review and written approval by the user stakeholder group and City Architectural Engineering and Parks Division manager at 60% completion and ready to submit for Construction Permit Plan Review. Include all required calculations with the Construction Permit Review submittal. The Construction Documents will not be considered Final Construction Documents until all approvals by the City Architectural Engineering and Parks Division and Governing Authorities have been obtained by the Design-Builder.
 4. Permits and Approvals - The Design-Builder shall be responsible for submitting applications and securing all approvals and permits by Governing Authorities for the completed Construction Documents and the entire work. The Design-Builder shall notify the City's Project Manager of all appointments with Governing Authorities so that they can attend, if desired.
 5. Project Construction – The Design-Builder shall schedule and manage all construction activities and all required permits and special inspection in accordance with the construction Documents and provisions of this RFP.

6. Project Close-Out – Provide all close-out documents required by the City of San Diego including:

- (1) All Guarantees and/or warranties and operations manuals.
- (2) Record Drawings and Specifications in accordance with City standard requirements.

3.0 Reference Standards:

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

1. STANDARD SPECIFICATIONS

Document No.	Filed	Description
PITS0504091	05-04-09	Standard Specifications for Public Works Construction (The GREENBOOK), 2009 Edition
PITS090110-1	09-01-10	City of San Diego Standard Specifications for Public Works Construction (The WHITEBOOK), 2010 Update
AEC1231064	12-31-06	California Department of Transportation, Manual of Uniform Traffic Control Devices (MUTCD 2006)
769023	09-11-84	Standard Federal Equal Employment Opportunity Construction Contract Specifications and the Equal Opportunity Clause

NOTE: The City of San Diego Supplement, 2010 Update now consolidates various City Public Works Construction Standard Specifications which in the past were included in the Supplementary Special Provisions. The Bidders’ attention is directed to this edition of the City Supplement for a close review to ensure no important information is missed for the preparation of the Bids.

2. STANDARD DRAWINGS

Document No.	Filed	Description
AEC1230163	12-31-06	City of San Diego Standard Drawings
N/A	Varies	City Standard Drawings - Updates Approved For Use*
AEC0925061	09-25-06	Caltrans 2006 U.S. Customary Unit Standard Plans

NOTE: * Available online under Engineering Documents and References at: <http://www.sandiego.gov/engineering-cip>.

TECHNICALS

Table of Contents

- 1. PROJECT PROGRAM**
 - 1.1 EXISTING CONDITIONS
 - General
 - Site Access during Construction
 - Construction Access and Parking
 - Emergency Access
 - Utility Access
 - Public Beach Access
 - Work Restrictions
 - Staging and Storage
 - 1.2 PROJECT OBJECTIVES
 - Public Safety
 - Coordination with Occupants and Public
 - Accessibility
 - Sustainable Design
 - Building Commissioning
 - Low-Impact Development
 - 1.3 PROJECT SPECIFIC PRIORITIES
 - Site Design
 - Building Space Program
 - Building Form and Exterior Appearance
 - Building Footprint
 - Building Height
 - Color and Finish Selection
 - Facility Operations and Hours
 - Staffing and Occupancy
 - Room Requirements
 - Interior Design
 - Design Standards and Code Requirements
 - 1.4 DESIGN CRITERIA
 - Introduction
 - CIVIL
 - Site Survey
 - Subsurface Conditions
 - Site Demolition
 - Grading and Excavation
 - Storm Water Pollution Control Plan
 - Water Quality
 - Water Distribution
 - Sanitary Sewer
 - Storm Drainage
 - General Utility Information

Hardscape
Retaining Walls

ARCHITECTURAL

Exterior Materials and Finishes
Exterior Materials and Colors
Exterior Walls
Raised Decks
Exterior Soffits
Exterior Doors, Frames and Hardware
Exterior Windows and Glazing
Rolling Shutters
Exterior Guard and Hand Rails
Exterior Paints and Coatings
Rooftops
Roofing Systems
Building Signage
Interior Materials and Finishes
Fixed Partitions
Floor Finishes
Wall Finishes
Ceiling Finishes
Metal Stairs and Railings
Cabinets and Counters
Interior Doors, Frames and Hardware
Interior Windows and Glazing
Toilet, Bath and Laundry Accessories
Identifying Devices
Lockers
Wet Lockers and Shower Pans
Entrance Floor Grilles
Laundry Equipment
Window Treatment

MECHANICAL

HVAC Design Goal
Heating and Ventilating and Air Conditioning
Design Criteria
Heating System
Air Systems
Control Systems
Plumbing
Sanitary Drainage and Vent Systems
Domestic Water Supply Systems
Domestic Hot Water Systems
Gas Systems
Insulation
Plumbing Fixtures

ELECTRICAL
General
Design Analysis
Raceway
Lighting System
Power Supply and Distribution
Communications
Fire Protection and Security

2 GENERAL REQUIREMENTS

01 10 00 Summary
01 32 00 Construction Progress Documentation
01 32 00 Photographic Documentation
01 33 00 Submittal Procedures
01 40 00 Quality Requirements
01 45 00 Testing and Inspection
01 50 00 Temporary Facilities and Controls
01 74 19 Construction Waste Management
01 60 00 Product Requirements
01 73 00 Execution Requirements
01 77 00 Closeout Procedures
01 78 23 Operation and Maintenance Data
01 78 39 Project Record Documents
01 91 13 General Commissioning Requirements

3 PERFORMANCE SPECIFICATIONS

02 82 13 Demolition and Abatement
03 30 00 Cast-In-Place Concrete
03 45 00 Architectural Precast Concrete
04 22 00 Concrete Masonry Units
05 12 00 Structural Steel
05 50 00 Metal Fabrications
05 51 00 Metal Stairs
05 73 00 Architectural Railings
06 15 00 Wood Decking
06 20 13 Exterior Finish Carpentry
06 41 13 Interior Architectural Woodwork
07 13 26 Self-Adhering Sheet Waterproofing
07 16 00 Cementations Crystallizing Waterproofing
07 18 00 Traffic Coatings
07 19 00 Water Repellants
07 21 00 Building Insulation
07 25 50 Weather Barriers
07 26 00 Vapor Reduction System
07 31 25 Bermuda Roofing
07 45 00 Cement Composite Façade System
07 46 00 Fiber Cement Siding
07 84 00 Fireproofing / Fire stopping
07 54 19 Single-Ply PVC Roofing
07 62 00 Sheet Metal Flashing and Trim
07 92 00 Joint Sealants

08 11 13 Hollow Metal Doors and Frames
08 14 16 Flush Wood Doors
08 31 13 Access Doors
08 33 24 Overhead Coiling Shutters
08 41 13 Aluminum Framed Entrances and Storefronts
08 51 13 Aluminum Windows
08 62 50 Tubular Skylights
08 71 00 Door Hardware
08 80 00 Glazing
08 90 00 Louvers and Vents
09 22 16 Non-Bearing Steel Framing
09 29 00 Gypsum Board
09 30 00 Tiling
09 84 33 Acoustical Wall Panels
09 91 00 Painting
09 96 00 High-Performance Coatings
09 96 10 Anti-Graffiti Coatings
10 11 00 Visual Display Surfaces
10 14 00 Signage
10 28 00 Toilet, Bathe and Laundry Accessories
10 44 14 Fire Extinguishers and Cabinets
10 51 13 Solid Plastic Lockers
10 75 00 Flagpoles
11 31 00 Residential Appliances
12 24 13 Window Coverings
12 48 16 Entrance Floor Grilles
12 93 00 Site and Street Furnishings
22 00 00 General Plumbing Requirements
23 00 00 General Mechanical Requirements
31 10 00 Site Clearing
31 20 00 Earthwork
32 12 13 Concrete Paving
32 84 00 Irrigation Systems
32 90 00 Landscape Planting
33 11 00 Water Distribution
33 31 00 Sanitary Sewage
33 41 00 Storm Drainage

1.1 EXISTING CONDITIONS

GENERAL

The existing site within the project boundary consists of approximately 0.25 acres of developed land located along Coast Blvd just south of Jenner Street, on a bluff overlooking the La Jolla Children's Pool beach to the north and Casa Beach to the west. The existing improvements consist of a 1095 s.f. two-story concrete, masonry and wood lifeguard tower, concrete plaza and landscaped planters. The lifeguard tower was constructed in the 1960's and renovated in the 1980's.

The lower level consists of Men's and Women's Restrooms, Showers and Dressing Areas and a Sewage Pump room. Masonry retaining walls on the east, south and west sides retain the stone bluff. The wall to the north is open to an existing walkway facing the Children's Pool beach.

The upper level consists of a Lifeguard tower extending over the bluff and a raised public observation deck.

The building is in disrepair and was condemned by the City in 2009. Temporary restroom and lifeguard facilities currently occupy the plaza area.

Existing to remain:

- Lower Level Restroom retaining walls
- Storm drains
- Sewer lines
- Electrical transformers
- Access Stairs to Casa beach and Children's Pool beach
- Access Ramp and railing to Children's Pool Sea Wall
- Vehicle Gate to Children's Pool Beach
- Street Parking
- Landscaping & Irrigation

All other items are to be demolished and disposed of offsite. Diversion of materials to approved recycling facilities is strongly encouraged to minimize waste going to landfills.

Of the portions to remain, close initial inspection and assessment will be required by the Design-Builder to determine the current structural conditions. The perimeter of the front structural concrete slab that supports the perimeter railing, some of the masonry walls around the restrooms and portions of the concrete railing are spalling due to salt water intrusion and will require replacement.

A commemorative plaque and three memorial benches are to be salvaged and incorporated into the new construction. The City is also in possession of a second bronze plaque that is to be incorporated into the new project.

The Design-Build team is responsible to remove the existing observation tower from the scaffolds, and place it at a new location that is approved by the Lifeguard Personnel, Project Manager (PM) and the Resident Engineer (RE). The design build team is to purchase a second tower, with the same Dimensions and Specs as the existing one, and place at a location approved by the Lifeguard Personnel, PM and the RE. Both lifeguard towers have to

be placed on scaffolding that is at least 10 feet above ground. The City will work with its vendor “Kleege” to bring down / remove the existing scaffolding. The Design-Builder shall provide and maintain these temporary services for the duration of construction:

- Obtain approval from Lifeguard Personnel, PM and RE to relocate the existing office trailer at new location and reconnect the utility services (water, sewer, power and telephone.)
- If required, Contractor to obtain all needed permits and pay for all fees, to relocate existing office trailer.
- Provide and maintain two (2) portable restrooms, one (1) accessible portable restroom and one (1) accessible portable hand washing station for the duration of construction. At completion of construction, the Design-Builder will remove these temporary facilities and restore the site area to its pre-construction conditions.

SITE ACCESS DURING CONSTRUCTION

Construction Access and Parking

Construction activities are limited to the project boundary as shown on the Schematic Drawings. Do not disturb adjacent coastal bluffs, beaches, sidewalks, stairs, or roads beyond the project boundary. Construction vehicles may use the five designated parking spaces directly adjacent to the site on Coast Blvd.

Emergency Access

Lifeguard and emergency pedestrian and vehicle access to Casa beach and Children’s Pool Beach must be maintained at all times during construction. Work or deliveries that have any potential impacts to emergency access or public access to Coast Hwy. must be scheduled and approved by the Owner a minimum of 72 hours before work proceeds.

Utility Access

Existing public utilities to remain within the project boundary must be made accessible as required to maintain service.

Public Beach Access

An accessible public path must be maintained along Coast Boulevard for the duration of the project. Public path ways to the stairs serving the beach areas to the north and west are to be maintained allowing unrestricted beach access.

WORK RESTRICTIONS

The site is populated with a variety of marine mammals including harbor seals and least terns. Measures to mitigate negative impacts to those populations including acoustic and visual barriers, construction scheduling, work hours and observation are required. See “Biological Letter Report and recommendations for Construction” dated May 1 2004 prepared by Hannan and Associates, Inc. and “Biological Report: Brief Update Regarding Pinnipeds at Children’s Pool, La Jolla, California, and Lifeguard Tower Reconstruction” dated August and December 2010, prepared by Hannan and Associates, Inc.

Children's Pool Beach offers the closest look at wild harbor seals anywhere on the west coast of North America. The only mainland California rookery south of Carpinteria is the southernmost harbor seal rookery in the United States. Up to 100,000 visitors per month flock to Children's Pool Beach in the summer months, walking along the causeway with its vantage point to study the seal behavior up close.

The barriers will also serve to reduce visual and noise impacts to the beach going public and local neighbors and businesses. Due to the duration of construction and the prominent location, the barriers must be designed for durability and aesthetic appeal.

To ensure compliance with the U.S. Marine Mammal Protection Act and the U.S. Endangered Species Act, the City of San Diego requires that the contractor selected for the Children's Pool Lifeguard Station construction project adhere to the following stipulations. In general: during pupping season, January through May, there shall be no loud construction (painting, inside finish work, tiling, or other less noisy activities may be allowed). As much as possible, construction activities shall be accomplished offsite, across the street, or behind sound barriers. Decibel levels near the seals shall be monitored and construction stopped if noise approaches unacceptable sound thresholds for pinnipeds (not to exceed 90 dB, considered the level for temporary threshold shift in seal hearing). Seals shall be monitored and if more than a recommended number of seals (50 to 70%) are flushed by the construction or combined noise of construction activities, construction shall be halted for the day.

All work shall be performed in accordance with the stipulations of the Biological Report:

Update Regarding Pinnipeds and The California Least Tern at Children's Pool, La Jolla, California, and Lifeguard Tower Reconstruction (March 2011; Section 7.0, pages 9-11):

- A) Timing constraints based on local harbor seal biology will be implemented as follows:
- Construction must be prohibited during the pupping season (1 January to 1 May) and for an additional four weeks to accommodate lactation and weaning of late season pups. Thus, construction/demolition will be prohibited from 1 January to 1 June.
 - Heavy construction (highest sound levels) will be scheduled during the annual period of lowest haul out occurrence: October to November.
 - Construction will also be scheduled during the daily period of lowest haul out occurrence, from 08:30 to 15:30 hrs.
- B) Location of construction activities:
- None on the beach
 - Prefabrication required offsite for all possible assemblies.
- C) Sound decibel levels of construction activities.
- Minimize noise from construction vehicles and foot traffic.
 - Erect and maintain a construction barrier (recommended using $\frac{1}{2}$ to $\frac{3}{4}$ plywood barriers constructed 6-8 feet high depending on location, so as to create a visual barrier of the construction activities, as might be seen from the Children's Pool beach where the seals haul out. This barrier should be constructed so that it is not easily moved nor dismantled by neither passers-by nor those wishing to observe the seals. Consideration of additional sound proofing materials will be assessed in consultation with NMFS Southwest Region)

D) Monitoring of seals present during construction:

Contractor shall engage a state certified small business with proven knowledge of pinnipeds, pinniped presence, and pinniped behavior at Children’s Pool, La Jolla Cove. This firm shall demonstrate knowledge of pinnipeds in general and specifically harbor seals. The firm will document past experience with harbor seals and harbor seal biology. The firm will demonstrate prior knowledge of the MMPA and ESA. The firm will demonstrate knowledge of appropriate laws and sections of code related to marine mammals and potential harassment from construction activities. The firm shall document acceptance and prior consultation with NMFS regarding mitigation to disturbance. The firm will facilitate contractor’s procurement of required NMFS permits and/or letters of authorization allowing construction with regards to potential pinniped disturbance. Firm will consult directly with NMFS to obtain these permissions.

The monitoring firm will provide NMFS approved observers to be present one hour prior to commencement of demolition or construction activities. The observers also shall be present one hour after demolition or construction activities. Observers will monitor and record hourly pinniped counts, decibel sound levels (using a NMFS approved digital sound level meter), seal behavior (especially in regards to construction activities), and any public involvement with seals present on the beach. All flushing and unusual seal behavior will be reported to NMFS Southwest Region. Monitoring firm will provide weekly reports of all activities to NMFS Southwest Region.

E) Presence of California least terns:

Monitors are to scan for least terns and report presence or absence prior to and during daily construction activities. No activities are to commence when least terns are present on the beach.

The Children’s Pool Lifeguard Station project is subject to Mitigation Monitoring and Reporting Program (MMRP) and shall conform to the mitigation conditions contained in the Mitigated Negative Declaration (MNG) Project NO. 154844, Coastal Development Permit NO. 549686, and Site Development Permit NO. 549687. All mitigation measures as specifically outlined in the MMRP shall be implemented by the Design-Builder. The City has entered into a contract with Hanan and Associates to prepare the required biology permits with National Marine Fishery Services (NMFS) and to provide monitoring services during construction. The Design Build team is to coordinate monitoring with Hanan and Associates.

STAGING AND STORAGE

The Design-Builder may store materials and assemblies onsite within the fenced construction area. No overnight storage of equipment or materials shall occur on surrounding bluffs, sandy beach or public parking spaces. The Design-Builder may at their discretion secure off-site staging and storage space subject to local ordinances.

1.2 PROJECT OBJECTIVES

Public Safety

This spot on the coast has a unique 270 degree view allowing the guard stationed in the observation tower to observe a large stretch of water. Lifeguards assigned to this location

make numerous water rescues and respond to a wide variety of emergency situations that occur along the La Jolla Coast. The location of the tower allows the Lifeguard Service to assign one lifeguard to water observation and have that lifeguard in a position to observe a large area of coast that is used by beach patrons for surfing, swimming, fishing, SCUBA diving, kayaking, boogie boarding, and boating.

Lifeguards are assigned to this station every day of the year from 0800 till sunset. This is the duty station for the lifeguard supervisors assigned to this area, and they need to have adequate office space in order to perform their administrative duties.

At maximum staffing in the summer up to eight lifeguards are assigned to this station. Locker facilities, separate men's and women's changing areas, a lunch room, a "ready room", a first aid room, and office space support the staff.

Supervisor's offices in this station help to provide immediate response and oversight of emergencies along this stretch of coast. Supervisors are expected to affect water rescues and/or provide immediate back up to the other lifeguards assigned to this station.

All lifeguards assigned to this station, are required to have radio, telephone and computer access to fulfill their job requirements and process payroll, check work email, participate in on-line training programs, as well as a variety of other duties.

Coordination with Occupants and Public

The project must minimize impacts to public views. The existing beach access restrooms located the north face of the bluff will remain in the existing location with the perimeter retaining wall remaining in place. The plaza level floor, which sits above the restrooms, shifts slightly to the southeast, to open public views to the beach areas north and west of the building. The public must be able to walk around the north and west sides of the tower. Open railing systems are desirable to enhance views. The plaza level floor plate has been minimized to 766 sq. ft. and is similar in size to the existing building and raised deck. At the request of the La Jolla Community Planning Association, the exterior walls shall be largely glazed to make the building as translucent as possible.

A new paved ramp on the west facing bluff shall provide pedestrian access to the beach, seawall, and public restrooms. The ramp will also serve as a path for emergency vehicles to the Children's pool beach.

Accessibility

Provide barrier-free design in accordance with the requirements of the Americans with Disabilities Act (ADA), Title II, ADAAG. All spaces accessible by the public shall be barrier-free design or provide equivalent facilities. The Design-Builder is responsible to examine existing stairs, ramps, parking spaces, and curb cuts within the project boundary and modify if required to meet current ADA regulations, the CBC and Local codes and ordinances. The City has indicated that Barrier-free design is not required for the Observation tower and Locker facilities used exclusively by the lifeguards, however accessible design should be implemented for these spaces whenever possible.

Sustainable Design

Sustainable building design and methods should be implemented whenever possible. While not required for this project, City Council Policy 900-14 Sustainable Building Policy provides guidelines that can reduce the environmental impact from this project. The 2010 California Green Building Standards Code Mandatory Standards are applicable for this project.

Building Commissioning

Provide building commissioning of mechanical, controls, water heating, and lighting control systems, including submittal, testing, training, documentation and closeout requirements. The Commissioning Authority (CxA) to be contracted separately by the developer.

Low-Impact Development

The construction process must be performed in a manner to eliminate or reduce noise, vibrations, smells, run-off, or discharges that could affect neighboring properties. Vehicular and pedestrian public accessible must be maintained along Coast Boulevard for the duration of the project. Public access routes to the beach areas to the north and west are also required. The development should not hamper ongoing lifeguard services. Protections required for marine wildlife are described in the Biological Letter Report and Recommendations and Update included in Appendix A Part 4 Attachments.

1.3 PROJECT SPECIFIC PRIORITIES

Site Design

Sited on the coastal bluff overlooking Children’s Pool to the north and Casa Beach to the west, the La Jolla Children’s Pool Lifeguard Station is an important space for public gathering, views of the coast, beach access and Lifeguard rescue activities. This project will reconfigure the existing public plaza area to enhance each of these activities and to provide an accessible path to the public restrooms located on the Lower Level facing the Children’s Pool and emergency vehicle path to the beach. Improvements must be consistent with the materials and finishes adjacent to the site along Coast Boulevard and the surrounding beach trails and coordinated with the Children’s Pool Walkway Beautification landscape Concept Plan developed by the La Jolla Parks and Beaches, Inc. Beautification Committee. Landscape and hard cape areas are intended to complement and provide a visual continuation of the improvements along Coast Blvd. adjacent to the site. Areas disturbed during construction without hard cape or building improvements shall be revegetated in accordance with the City’s Land Development Manual, Landscape Standards.

Building Space Program

Room areas should conform within 10 percent to the list below. The total area, however, may not exceed the value listed below.

Area:	Program S.F:
Observation Post	183 sf
Ready Room/Kitchenette	221 sf

First Aid Room	126 sf
Staff/Public Restroom	64 sf
Staff Offices	257 sf
Flexible Locker Rooms	471 sf
Public Toilets/Showers	286 sf
Pump Room	91 sf
Equipment	incl.
Stairway	178 sf
Total:	1877 sf

Observation Post Requirements:

- Sound isolated room for two lifeguards
- Separated for minimum distractions
- 270 degrees minimum view angle required
- Horizontal mullions to not impede view
- Electronic security shutters
- Minimum of 8' higher than current view platform
- High-powered scope to be ceiling mounted (existing to be relocated)

Ready Room/Kitchenette:

Secondary observation post

- Sink, full size refrigerator, microwave
- Preparation area for staff
- Area at entry for 6 rescue buoys (12"x 30", hanging)
- 11' long rescue board storage area
- Storage area for non-medical supplies

First Aid Room:

- Foot bath w/adjustable shower hose provided for emergency use
- Full size cot
- Cabinets for medical supplies
- Half-size refrigerator for ice/medical supplies
- Single deep sink

Staff/Public Restroom:

- Accessible toilet and lavatory
- Mirror
- Soap and paper towel dispensers

Staff Offices:

- 2 staff offices w/connections for computers, printer, fax, server, etc.
- Allow for secondary observation
- Space for File cabinets, office supply storage

Flexible Locker Rooms:

- Unisex locker, restroom and shower areas but dividable for dedicated men's and women's areas
- Half and full size lockers for 6 full-time, 3 part-time staff
- Full height: 80" tall, 24" wide, 18" deep
- 2 staff restrooms
- 2 staff shower areas
- 3 Waterproof lockers for wetsuits
- Stackable washer/dryer

Public Toilets/Showers:

- 6 to 7 individual toilet stalls
- Unisex Family toilet shall with baby changing station
- Beach shower and accessible Beach shower
- Trough Hand sink
- Drinking Fountains

Equipment (to include in other spaces):

- Storage space for scuba tanks, gear (25 sf min.)
- Cleaning supply storage
- Water heater

Pump Room:

- Sewage pump pit
- Sand filter
- Water heaters

Site Amenities:

- Drinking fountains
- Flag pole
- Spotlights
- Site walls and accessible ramp entry

Note: Tel/Electric panels also to be provided

Building Form and Exterior Appearance

The location of this facility is one of the most notable, iconic and photographed sites in San Diego County. Over 100,000 visitors per month flock to the Children's Pool Beach in the summer months. The project's aesthetic impact on the coastline is critically important. The project is subject to SDMC Sec. 132.0403(a)(1) which requires the protection and enhancement of any potential coastal views over the site.

Discretionary approvals including Coastal Development Permit No. 549686, Site Development Permit No. 549687 and Conditional Use Permit No. 927125 have been obtained for this Project NO. 154844 Included In Contract Volume 1, Appendix A. These approvals

reflect decisions reached during a very lengthy governmental and public review and approval period. Deviations from the specific forms, areas, scale, materials, finishes and character shown in these plans may require new discretionary approvals.

Building Footprint

The floor plan area for each level is restricted to meet site conditions, coastal view sightline requirements, and building code regulations. The existing beach access restrooms located the north face of the bluff will remain in the existing location with the perimeter retaining walls remaining in place. The Plaza Level floor, which sits above the restrooms, shifts slightly to the southeast, opening public views to the Children’s Pool to the north and Casa beach to the west. The public will be able to walk around the north and west sides of the tower which is currently cut off by the existing building’s configuration. Open railing systems further enhance views over existing conditions. The plaza level floor plate has been minimized and is similar in size to the existing building and raised deck surrounded by concrete railing. The Observation Level plan has a narrow north / south profile to minimize sightline intrusion. At the request of the La Jolla Community Planning Association, the exterior walls are largely glazed to make the building as translucent as possible.

A Catwalk around the Observation Room provides exterior observation space for the attending Lifeguard.

FLOOR LEVEL	MAXIMUM AREA	MAXIMUM DIMENSIONS
LOWER LEVEL	928 sq. ft.	
PLAZA LEVEL	766 sq. ft	29’-0” x 30’-5”
OBSERVATION LEVEL	183 sq. ft	12’-0” x 27’-5”
TOTAL	1877 sq. ft.	

Building Height

The overall building plumb height may not exceed 30 feet. At the completion of the work, the Design-Builder shall certify, by means of licensed surveyor, that no portion of the new lifeguard station building or its equipment exceeds 30 feet when measured from the highest adjacent grade within 5 feet of the building.

Color and Finish Selection

Construction documents shall demonstrate compliance with the material and color standards of the La Jolla Planned District Ordinance that are contained in the San Diego Municipal Code Section 159.0308. A Colors and Materials Exhibit with suggested exterior building finishes and colors is included in the Contract Volume 1 Appendix K. The Design-Builder shall present the final color and materials exhibit to the La Jolla Community Planning Association for approval prior to construction. The Design-Builder will provide a final Colors and Materials Exhibit based on final selected materials for City approval as part of the Building Permit Approval process. A copy of the approved exhibit will be kept on-site for reference.

Facility Operations and Hours

Lifeguards are assigned to this station every day of the year from 09:00am until sunset. In addition to lifeguard lookout for Children's Pool beach and south Casa beach, this is the duty station for the lifeguard supervisors assigned to this area of the coast.

Staffing and Occupancy

During the summer approximately up to eight lifeguards are assigned to this station, thus the need for locker facilities, separate men's and women's changing areas, a lunch room, a "ready room", a first aid room, and office space.

Anticipated shifts per day per employee:

- 1 - Employee 8:00 A.M. to 4:00 P.M.
- 2 - Employees 9:00 A.M. to 5:00 P.M.
- 3- Employees 10:00 to 6:00 P.M.

This schedule is adjusted according to sunset or as the need arises.

Room Requirements

There is a critical need to have supervisor's office in this station to provide immediate response and oversight of emergencies along this stretch of coast. Supervisors are expected to affect water rescues and/or provide immediate back up to the other lifeguards assigned to this station.

Interior Design

Room layout and material selections should support a space that facilitates unobstructed views for observing the beach going public, allowing rapid egress by the lifeguards, maximizing durability, and minimizing housekeeping and maintenance.

Basis of Design

It is imperative that the Design-Builder, Developer and the City understand the implications of design decisions being made during the design process. Especially in the early stages of design, it is important that the Design Builder provide insights into the implications of a given choice, e.g. materials, building skin, mechanical systems, etc. To achieve this, the Design Builder shall develop basis of design report for key building systems. These reports are first due during the initial stages of schematic design and shall be provide the basis for acceptance of design submittals.

Design Standards and Code Requirements

The project will be designed to conform to the 2010 Edition of the California Building Code and reference standards as adopted by the City of San Diego. The City's Department of General Services will act as building authority for the project. The building is not considered essential services facilities and will be designed to code requirements for commercial construction.

Basic Code Requirements

Occupancy/Use:	B
Construction Type:	II-B or V-B
Sprinklered:	Automatic Fire Sprinkler System req. if V-B
Building Height:	Three stories, 22'-4" max. Plumb Line Height Per SDMC Secs. 159.0307 (d)(1) and 113.00270 (a)(1)-(a)(4)), building height is limited to 30' maximum measured to the highest point of the roof, equipment or any vent, pipe, antenna or other projection.

<u>Fire Ratings</u>	<u>Hours</u>
Structural Frame	0
Exterior Bearing Walls	0
Interior Bearing Walls	0
Exterior Non-bearing Walls	0 per Table 602
Partitions – Permanent	0
Floors - Ceilings/Floors	0
Roofs - Ceilings/Roofs	0
Shaft Enclosures	0
Stairways	1

1.4 DESIGN CRITERIA

INTRODUCTION

The following design criteria have been developed to describe the primary building elements and systems and to establish the minimum levels of quality desired for the La Jolla Children’s Pool Lifeguard Station. The criteria cover a wide range of basic design issues but are not fully comprehensive. The Design-Builder is responsibility to provide design solutions that are consistent with the reference standards established by the City of San Diego and good standard of care in general building practices.

CRITERIA CATEGORIES

The following pages address the primary categories of criteria:

- CIVIL DESIGN CRITERIA
- ARCHITECTURAL DESIGN CRITERIA
- MECHANICAL DESIGN CRITERIA
- ELECTRICAL DESIGN CRITERIA

CIVIL DESIGN CRITERIA

Site Survey

The Design Build team is required to perform a topographic survey of the project area. This topographic survey shall be included in the team’s final design plans. Prior to starting work, physically verify the location of all existing utilities and obtain all additional survey data

required to provide an accurate design. The existence, size and/or location of the utilities are not guaranteed by the surveys provided.

Subsurface Conditions

Any geotechnical reports included are only provided to better convey data or to document observed site conditions. The assumptions, analysis and recommendations of the accompanying reports were developed for preliminary planning purposes only.

The Design Build team's Geotechnical Engineer shall perform additional subsurface investigation as required to adequately determine all applicable geotechnical factors and recommendations for site preparation and grading, foundation, slab-on-grade, retaining wall and pavement design.

Site Demolition

The existing site consists of a condemned two-story building, sidewalk, concrete plaza and landscaped planters. Temporary lifeguard facilities currently occupy the plaza area.

Demolition includes the existing lifeguard station, site improvements, landscaping and utilities. Existing basement retaining walls and certain utilities are indicated to remain and shall be protected in place. If the condition of existing improvements indicated to remain is unsuitable they shall be removed and replaced. A commemorative plaque and three memorial benches are to be salvaged and incorporated into the new construction. All demolished material, rubbish and debris generated by this project shall be hauled off-site by the Contractor.

Grading and Excavation

The lower floor elevation of the new building will match the existing lower level finish floor. A new subterranean stairwell will provide interior access from the plaza level to the lower level. Exterior access will be provided by both a new ramp and steps. A new retaining wall will be constructed below the west edge of the ramp to mitigate the effects of marine erosion. In addition, a tied back shotcrete wall is required to protect a portion of bluff along the north edge of lower level sidewalk. The Design Build team shall determine the exact limits of the north tied back wall and west stem wall.

Storm Water Pollution Control Plan

Projects that disturb less than 1 acre and are determined to have a potential to impact water quality during construction require a Water Pollution Control Plan (WPCP). The WPCP is required to identify pollution prevention measures that will be taken during construction to reduce / eliminate discharges of pollutants to the storm drain system. The WPCP shall include but not be limited to erosion and sediment control Best Management Practices (BMP's), phased grading, good housekeeping measures, and site and materials management.

Water Quality

The Design Build team shall incorporate Best Management Practices (BMP's) to provide a permanent solution to water quality. The site is situated in a City Water Quality Sensitive Area and discharges to the Pacific Ocean in the Scripps Hydrologic Area. It is on the State

Water Resources Control Board 303(d) list for indicator bacteria specifically in the Children's Pool Beach Area. See attached Water Quality Sensitive Areas Map and 303(d) list. Permanent BMP's shall comply with City of San Diego Storm Water Standards including updates effective January 14, 2011.

A Water Quality technical Report prepared in October 2008 is included for reference.

Water Distribution

An existing 2-inch galvanized iron pipe provides water service to the site. A 1-1/2-inch irrigation service is connected to the 2-inch pipe with a backflow preventer. There is no fire service to the existing lifeguard station. The nearest existing main is an 8-inch line at the intersection of Coast Boulevard and Jenner Street.

Since domestic water and irrigation demands are essentially unchanged, the existing service should be adequate to supply the new facility. Provide a new above ground domestic backflow preventer and relocate existing meter and irrigation backflow preventer to conform to the new site layout.

Should the Design Builder elect to use a building construction type requiring fire sprinklers, an additional connection will be required to the 8-inch main at the intersection of Coast Boulevard and Jenner Street. The fire service will also require an above ground backflow preventer.

Sanitary Sewer

Sewage from the existing lifeguard station is pumped, from the lower level within the building, to a site sewer system that connects to a gravity main in Coast Boulevard. There are existing abandoned sewer lines that connect to abandoned pump station 26 south of the existing lifeguard station.

The existing interior sewage pump shall be replaced and a back-up pump provided. Make connection to the existing sewer lateral. The plumbing fixtures on the Plaza Level shall gravity flow to the sewer main.

Storm Drainage

An existing 16-inch RCP storm drain crosses the site from east to west, outletting near the bottom of the coastal bluff.

Site drainage will be collected by drain inlets and connected to the existing 16-inch pipe by new PVC drain lines. Filter inserts will be required at drain inlets to provide additional storm water treatment in accordance with the preliminary Water Quality Technical Report.

General Utility Information

Existing abandoned utilities in conflict with the new work shall be properly terminated and removed. New Utility connections shall be in accordance with the City of San Diego Regional Standard drawings and Standard Specifications for Public Works Construction.

Hardscape

New pavement will be provided for access around the building, a plaza, sidewalk adjacent to Coast Boulevard, and for a ramp to the beach, seawall and public restrooms. Construction will need to be carefully phased to maintain accessible access along Coast Boulevard and connection to stairs providing beach access. In addition, accommodation will need to be made for on-going lifeguard activities described elsewhere in the RFP. Coordinate design with the Children's Pool Walkway Beautification plan developed by the La Jolla Parks and Beaches, Inc. Beautification Committee.

The area of new pavement will be slightly reduced from the existing pavement area. Therefore, landscaped areas will be slightly increased allowing greater infiltration of storm water run-off from impervious pavement. Where possible, hardscape drainage will be directed towards drain inlets in landscape planters to improve water quality.

The west access ramp shall be designed for emergency vehicles with slip resistant heavy broom ripple finish. Pavement sections shall be based on recommendations by the Design Build team's Geotechnical Engineer.

Retaining Walls

The estimated location and height of site retaining walls are shown on the Preliminary Grading and Drainage plan. Walls shall be colored to match or complement the natural sandstone bluff face. Planting pockets or other landscaping features may be included to reduce the visual impact of the wall between the new ramp and the Plaza level.

A separate plan indicates location of the north tied back wall and west stem wall and sections through each wall. The design-build team shall be responsible for the design of the concrete bulkhead that is to be naturalized and colored to match that of the adjacent coastal bluff. While the design-build team shall be responsible for the design of the entire structure, the bulkhead shall have a minimum width of 18½ feet and a minimum embedment below intact formational soils of 3 feet. The designer shall also demonstrate that the wall shall have a minimum design life of 50 years and not be flanked or undermined from ongoing coastal erosion. While the designer is responsible for selecting the proper earth pressures, at a minimum, the wall shall be designed for at least an equivalent fluid pressure of 60 pounds per cubic foot.

ARCHITECTURAL DESIGN CRITERIA

EXTERIOR MATERIALS AND FINISHES

Exterior Materials and Colors

Acceptable exterior materials, finishes and colors are regulated by the Coastal Development Permit and SDMC Section 159.0308. Deviations to the exterior materials and finishes noted on the approved Coastal Development Plans could require community and agency review to determine acceptability. Final selection of building materials should be based on detailed consideration for their properties, durability, appearance, maintainability, and sustainability. Materials and finishes should reflect a timeless aesthetic that complements rather than competes with the prominent location and surrounding community. The Design-Builder shall

present the final color and materials exhibit to the La Jolla Community Planning Association for approval prior to construction.

Exterior Walls:

Framed Walls shall be constructed using non-bearing steel stud steel stud framing insulated with blanket type thermal insulation with an R-13 value greater. Exterior faces shall be covered with a continuous permeable weather barrier behind the exterior finish material. Interior faces shall be covered with type-x, abuse-resistant gypsum wallboard.

Concrete Masonry (CMU) Walls shall be constructed using colored, standard weight, precision face concrete masonry units. Exposed exterior faces shall receive a tinted penetrating waterproofing sealer and anti-graffiti coating. New walls retaining earth shall be protected with a self-adhering waterproofing membrane, protection board and drainage system which directs water away from the walls and foundation system. Existing CMU walls to remain shall be cleaned, prepared and coated with a cementitious crystallizing waterproofing system and acrylic painted finish.

Pre-cast concrete panels and trim shall receive a tinted penetrating waterproofing sealer and anti-graffiti coating.

Raised Decks:

Raised Concrete Decks shall be sloped ¼-inches per foot and receive waterproof traffic coatings. Provisions for directing water and preventing drainage to surfaces below will be incorporated into the design. The walking surface on the Catwalk at the Observation Tower shall be concrete or marine resistant hardwood decking over a waterproof membrane sloped to drain.

Exterior Soffits:

All exterior soffits will receive water and abuse resistant material and be designed to prevent moisture intrusion into the framing systems.

Exterior Doors, Frames and Hardware

Hollow metal exterior doors and fully welded steel frames shall be 14 GA heavy-duty 1-3/4” G90 galvanized hollow metal with high-performance coatings for steel. Glass Lites shall be thermally insulated, low-E coated, tempered glass.

Hardware must be compatible with the City of San Diego standards. Any locks and exit devices requiring 7 pin cylinders shall comply with performance requirements of ANSI A156.5.

Exterior Windows and Glazing

Storefront: Extruded aluminum, non-thermally broken, thinline profile, offset glazed with fixed and operable lites. Corner units shall be structurally glazed. Provide a high-performance organic finish.

Operable Units: Extruded aluminum, awning and sliding type. Provide a high-performance organic finish. Interior screens shall be made of aluminum mesh screen and included on all operable windows.

Exterior glass to be Low-E pyrolytic coated, 1-inch insulated vision glass at all locations except the Observation Tower. Provide ½-inch laminated glass at the Observation Tower fixed vision units, and insulated glass at the operable vents. Glazing to be tempered at all locations.

Rolling Shutters

Provide automatic aluminum roll-up shutters to cover and secure window openings at the Plaza Level.

Exterior Guard and Hand Rails

Cable Railing system shall be 42” high and comprised of anodized aluminum tubular top rail, custom pre-finished anodized aluminum post supports and marine grade stainless steel cable and fittings. Fully isolate dissimilar metals to prevent galvanic and corrosive reactions. The support posts shall be fascia mounted to reduce or eliminate penetrations in the waterproof deck material.

Exterior Paints and Coatings

Provide painting and painter’s finish on exterior materials and surfaces, as required by the design. Paints shall be by recognized manufacturer regularly engaged in the manufacture of these products. All products for each application, including primers and undercoating’s, shall be by the same manufacturer. Field painted exterior metallic surfaces shall receive high-performance coating systems suitable for continuous exposure to the marine environment.

Rooftops

Rooftops should be designed to be free of equipment to the maximum extent possible. Plumbing vents should be located to be out of view and to direct odors away from the Observation Tower. If any equipment is placed on the roof, it must be fully screened and not obstruct public or Lifeguard views.

Roofing Systems

Membrane Roofing: Fully Adhered 60 mil PVC membrane roofing system with Energy-Star listing over Polyisocyanurate Board Insulation, and glass-mat, gypsum substrate water resistant cover board. Provide tapered rigid insulation as required for drainage. The roof system should have a minimum R-21 assembly value. Supplemental insulation may be provided below the roof diaphragm to achieve the required assembly R value in areas where it will not be exposed to view.

Bermuda Roofing: Autoclaved Aerated Concrete Bermuda Roofing system with a cross section consisting of liquid applied elastomeric coating covering shingled layers of masonry units that are adhered together with mortar and are clip-anchored to a cross batten system forming a vented cavity above drainage plane. The substrate should be solid contiguous

decking covered with contiguous waterproof underlayment membrane forming a drainage plane. Metal flashing shall be used at all plane transitions.

Gutters and Downspouts: Rain gutters will be a separate unit and independent of the roof system. They must be replicable without affecting the roof system. Provide copper or factory finished metal gutters, minimum thickness 20 oz. or 24 ga.. Connect factory pre-finished downspouts to galvanized iron drains located inside of the exterior walls which in turn connect to a subterranean storm drain system which directs water away from the building and sidewalk areas.

Building Signage

The Design-Builder shall provide all directional signage necessary for safe, functional use of the facility by both vehicles and pedestrians, and by disabled as well as able bodied persons. Exterior building signage to include building name, room Identification, and accessibility signage.

INTERIOR MATERIALS AND FINISHES

Fixed Partitions

Interior framed walls shall be constructed of 20 gage metal studs spaces at a maximum of 16-inches on center and covered with abuse-resistant 5/8-inch Type-X gypsum board, painted with low-luster acrylic-enamel finish. Provide sound attenuating insulation in all interior fixed partitions. Workstation walls to receive acoustical wall panels.

Solid partitions shall be constructed with fully grouted, reinforced CMU or cast-in-place concrete sealed with a steam cleaning resistant, high-performance coating.

Floor Finishes

The floor surface and base need to be durable, slip resistant, water resistant and easily maintainable. Locker, restrooms at the lower level, stairs and landings shall receive sealed, water repellant, hardened concrete with a slip resistant, diamond ground polished finish. In any room with a floor drain, the floor shall be sloped to drain properly to assist in cleaning and maintenance of the floor finish. Provide a natural resilient flooring material such as cork carpet or linoleum sheet product at the Plaza and Observation levels. Seal all joints to prevent moisture intrusion and use low or no-VOC water based latex adhesives as recommended by the flooring manufacturer.

Wall Finishes

Durability and maintainability are the most important factors for selecting interior wall finishes. CMU and concrete walls should receive clear or tinted penetrating sealers. Restroom and Toilet Rooms with frame walls should receive ceramic or porcelain tile to a minimum of 7'-0". The First Aid Room should receive ceramic or porcelain tile to a minimum of 4'-0". CMU walls may be integrally colored and sealed with a penetrating water seal or receive a block filler and low-luster painted finish. CMU walls in shower areas must be fully sealed to prevent water absorption. Any wall exposed to public view shall receive a 4 coat anti-graffiti coating. Framed walls with gypsum board shall receive low-luster painted finishes. Use Low

or No-VOC product lines for all interior finishes. Provide heavy duty, non-metallic corner guards at framed walls in high use areas.

Ceiling Finishes

Ceiling finished should also be selected for durability and maintainability but also to be unaffected by the moist local climate. Clear or tinted sealers on the bottom of the structural deck are suitable for the Lower Level spaces. Materials such as natural wood plank are preferred in the Plaza and Observation Levels as they can also provide some acoustical sound reduction characteristics. Clear or tinted stains and sealers should be selected in lieu of painted finishes.

Metal Stairs and Railings

Stairs and rails that interconnect each level shall be provided in accordance with all applicable code requirements,. Stairs shall be constructed with standard structural steel sections and/or cast-in-place concrete. Manufactured stairs, if used, shall be Architectural Class. If steel is used, then treads shall be pan filled. Exposed metals, except stainless steel, are to be painted with high-performance coating. Handrails shall be stainless steel.

Cabinets and Counters

Trim, cabinets, tops, and ornamental items shall be manufactured by a Woodwork Institute (WI) fabricator to meet **WI** premium wood for clear finish casework specifications. Use urea formaldehyde-free core material and adhesives and Forest Stewardship Council (FSC) certified plywood and solid dimensional lumber.

Countertops and **backsplashes** shall be solid surface material with bullnose type edge profile. Sinks at countertops will be undermount type.

Interior Doors, Frames and Hardware

1-3/4" wood-staved core doors installed for interior doors: Quarter-sawn maple veneer with factory applied natural stain and clear seal finish. Use Forest Stewardship Council (FSC) certified lumber. Frames shall be factory painted steel, knock-down type.

Provide keyed locksets at each door. Hardware must be compatible with the City of San Diego standards.

Interior Windows and Glazing

Frames shall be extruded aluminum, thinline profile, center glazed with fixed lites. Provide a high-performance organic finish. Glazing to be minimum 1/2" thick, tempered clear laminated vision glass with an STC value of 39 or greater to reduce sound transmission.

Toilet Bath and Laundry Accessories

Toilet accessories shall be stainless steel fabrication with the exception of PVC type soap dispensers in the shower areas. Accessories include grab bars, mirrors, toilet paper and seat cover dispensers, liquid soap dispensers, paper towel, and shelving.

Identifying Devices

The Design-Builder shall be responsible for fabricating and installing all permanent signage including but not limited to entry and exit signage, directional signage, stair signage, the requirements of the San Diego Fire Marshal and the City of San Diego. The Design-Builder shall provide all directional signage necessary for safe, functional use of the facility by disabled as well as able bodied persons. A room name and number identification system, using the City standard interior signage system shall be provided. A complete schedule of signage and graphics shall be submitted to the Project Manager during design for review prior to installation.

Visual Display Devices

Provide a wall-mounted Dry-erase board with a bottom tray that can also be used as a projection screen and a tack board in the Ready/Observation Room.

Lockers

Lockers shall be Solid Plastic (HPDE) single tier, 15 inches wide by 18 inches deep and 72 inches high, vented gear lockers with an internal shelf and a minimum of four coat hooks. Lockers will be mounted on cast-in-place concrete curbs and include solid plastic sloped tops, filler and end panels. Provide positive ventilation to the exterior to reduce odors and facilitate drying.

Wet Lockers and Shower Pans

Provide precast terrazzo, concrete or similar shower pans at shower and wet locker areas. Cast-in-place concrete may be used if detailed sufficiently to eliminate water leakage or intrusion into adjacent materials.

Entrance Floor Grilles

Provide a recessed aluminum entrance floor mat system at each exterior door at the Plaza Level and at the Lower Level door to the Locker areas.

Laundry Equipment

Laundry equipment shall consist of a stackable 2.2 DOE Cu. Ft. frontload Washer and 4.0 Cu. Ft. Frontload Electric Dryer. The Washer and Dryer shall have a stainless steel finish and be Energy Star qualified appliances. Provide a vent to the outside for the Dryer. The equipment should sit on a 4-inch high sealed concrete housekeeping pad. Provide all required electrical, hot and cold water connections, waste and vent, floor drain and vent to the exterior.

Window Treatment

Provide roll down or louver blinds at the Interior windows at the Work Stations to allow for privacy when needed.

MECHANICAL DESIGN CRITERIA

HVAC DESIGN GOAL

The design goal shall be to provide a functional, energy efficient, low maintenance lifeguard station.

HEATING, VENTILATING, AND AIR CONDITIONING

Mechanical systems shall be designed in accordance with all applicable Codes, Standards and Authorities having jurisdiction, Underwriters Laboratories, and in accordance with the current engineering practices, including, but not limited to the following:

- Uniform Building Code including California State Amendments
- Uniform Mechanical Code and Local Amendments
- Uniform Plumbing Code and Local Amendments
- National Fire Protection Association and Local Amendments
- California Fire Code
- California Code of Regulations (CCR)
- Title 24 Building Standards
- Leadership in Energy and Environmental Design Manual v2.2

DESIGN CRITERIA

Outdoor Design Conditions

Summer	83 ⁰ F Dry Bulb	(ASHRAE 0.5%)
	70 ⁰ F Wet Bulb	(ASHRAE 0.5%)
	13 ⁰ F Daily Range	
Winter	42 ⁰ F Dry Bulb	(ASHRAE 0.2%)

Indoor Design Conditions

Locker Room	70 ⁰ F +/-2 ⁰ F Heating
2 nd Floor Area	70 ⁰ F +/-2 ⁰ F Heating
Observation	70 ⁰ F +/-2 ⁰ F Heating

No mechanical cooling will be provided for this project.

Ventilation Criteria

Minimum Outside Air	15 cfm/person
Ventilation Cooling	10°F above ambient
Locker Room	1 cfm/ft ² (exhaust)
Equipment	as required

HEATING SYSTEM

Space heating shall be provided by an underfloor heating system. The heating system shall include tankless boilers sized for 100% heating load, variable flow pump, expansion tank, air separator, piping and miscellaneous piping accessories. The heating equipment shall be located in the sump pump room. Each of the following spaces shall be a separate zone with individual temperature control.

- Each locker room.
- Ready/Observation
- Each Work Station
- Kitchenette/First Aid
- Observation

AIR SYSTEMS

Initial ventilation for cooling shall be provided by natural ventilation. The occupants shall open windows throughout the building to provide cross ventilation. When cross ventilation is not enough, the exhaust fan dampers shall open to mechanically ventilate the area. A separate floor mounted exhaust grille and modulating damper shall be provided for zoning. The following spaces shall be a separate zone with damper operation. .

- Ready/Observation
- Each Work Station
- Kitchenette/First Aid
- Observation

CONTROL SYSTEMS

The building shall be equipped with a Direct Digital Control (DDC) system capable of monitoring building's energy consumption and communicating with a common central monitoring/control station. System shall have open protocol Lonworks, BACNet or approved equal. A central station control module shall be located in the sump pump room. Controls shall include monitoring of the following systems as a minimum.

- Heating Hot Water system: boiler operation, temperatures of water loop, pump operation
- Ventilation system: exhaust fan operation including speed modulation, damper command
- Room temperature

- Domestic Hot Water system: supply & return temperatures
- Energy consumption monitoring systems

PLUMBING

Plumbing systems will be designed in accordance with all applicable Codes, Standards and Authorities having jurisdiction, Underwriters Laboratories, and in accordance with the current engineering practices, including, but not limited to the following:

Uniform Building Code including California State Amendments

Uniform Mechanical Code and Local Amendments

Uniform Plumbing Code and Local Amendments

National Fire Protection Association and Local Amendments

Local Codes, Code Amendments and Requirements

SANITARY DRAINAGE AND VENT SYSTEMS

Plumbing fixtures at the Plaza Level will be drained by gravity to the site sanitary sewer system. Plumbing fixtures at the Lower Level will drain to a new sewage pump to be connected to the existing force main sewer lateral. Provide a second back-up pump, controls and a second force main to allow for emergency operation.

- Sand/oil trap will be provided for public shower drains and floor drains in the public toilets. Provide copper or cast iron vents with vandal resistant caps.

DOMESTIC WATER SUPPLY SYSTEMS

Metered service to the building's potable water system shall be extended from the water main. Water shall be distributed to the plumbing fixtures.

- Protection against backflow shall be maintained with a reduced pressure backflow prevention device. The Backflow preventer shall be installed inside the property line and shall be available for inspection and testing.
- Cold water system shall be designed to maintain a maximum velocity of 6 feet per second at design flow conditions using flush valve fixture unit values. Hot water return system will be designed to a maximum velocity of 4 feet per second.
- Shock arrestors shall be provided on any group toilet flush valve fixtures to control water hammer. Piston type shock arrestors shall be provided to minimize maintenance of shock absorbers.
- Ball valves on all supply lines less than or equal to 2" in diameter.

DOMESTIC HOT WATER SYSTEMS

Individual potable domestic hot water shall be generated by tankless gas-fired domestic hot water heaters. The domestic hot water system shall be set at 110. Entering domestic cold water temperature shall be a minimum of 40F. All components and valves shall be rated to meet the system design pressure requirements.

- The hot water return lines will be connected to circulation pumps at the heaters and then connected to cold water inlet to water heaters. Pumps will be controlled by Aquastat or time clock.

GAS SYSTEMS

Dedicated gas will be provided to support heating hot water demands and domestic water heater demands. A single meter and pressure regulator shall be provided at the site.

- Gas pressure shall be regulated to 7" water column and distributed to the underfloor heating hot water boiler and the water heater.

INSULATION

All piping components and equipment subject to heat loss shall be insulated with appropriate thickness of fiberglass and fire retardant jacket.

- Provide insulation for hot water and hot water circulation piping to fixture rough-ins as required by energy code.
- Provide insulation on domestic hot water storage tanks with insulation thickness not less than 3" using fiberglass insulation and aluminum jacket.
- All valves installed in water piping systems shall be insulated with same thickness as line size of piping.

PLUMBING FIXTURES

Provide Acorn, Bradley or equivalent commercial duty fixtures in building. Fixtures shall be satin stainless with stainless steel trim and individual stop valves.

Public water closets shall be stainless steel, floor mounted siphon jet, 1.28 GPF or dual flush 1.6 GPF/0.8 GPF flushometers type.

Showers shall include pressure balance or thermostatic mixing valves with 1.5 GPM flow restrictors in showerhead.

Public lavatories shall be stainless steel provided with 1.5 GPM flow restrictors and metering faucets.

Staff lavatories shall be stainless steel provided with 1.5 GPM flow restrictors manual faucet.

Drinking fountains shall be dual level stainless steel without integral chiller units.

Provide floor drains with trap primers in all public toilet rooms and locker room.

Provide floor sinks with trap primers in mechanical room.

ELECTRICAL DESIGN CRITERIA

General

The electrical systems shall be designed with emphasis and focus on energy efficient systems. Designer-Builder is responsible for system selection, design, engineering calculations, coordination with other trades, installation, testing, and commissioning. The design of the electrical system for the proposed building shall encompass electrical and communications services to the building, interior and exterior lighting, power distribution, telecommunications, cable TV, and a fire alarm system.

All work to be compliant with the latest adopted editions of the following codes and standards:

- California Electrical Code (CEC)
- California Building Code (CBC)
- California Fire Alarm Code
- Illuminating Engineering Society of North America Handbook (IESNA)

The design, engineering, materials and products selected must allow for the continuous use and operation of the facility for the programmed life cycle. As a minimum level of performance the following elements shall be considered primary requirement and be included in the design and construction for all structures:

- Ease and durability of electrical systems operation, including both users and maintenance personnel.
- Ease of isolating elements of a system to minimize impact to other components of the system in the event of a failure, maintenance, etc.
- 25 – 30% load growth factor over the facilities lifecycle.
- All materials and products to be commercially and readily available.
- Selection of products to allow for industry standard, non-proprietary equipment.
- Specialized equipment that may/will require service for a 3rd party have a on-site response time of 8-hours or less from the first call.

Design Analysis

The primary service shall derive its power from existing utility transformer located on the south-east side of building. Voltage is 208Y/120V, 3 phases, 4 wire. All electrical equipment shall be laid out to allow for working clearances as per CEC.

Grounding and Bonding

All buildings and structures shall be provided with a grounding electrode system in compliance with CEC requirements. The grounding system shall provide separate equipment grounding conductors with all feeders and branch circuit phase conductors sized in accordance with CEC Table 250.122.

Raceway

All conductors shall be enclosed within a raceway system. All raceway shall be designed and installed in compliance with CEC and shall incorporate the following requirements:

- All raceways to be concealed unless otherwise noted or installed in an unfinished space.
- Conduit fill rates shall not exceed 40%.
- All EMT conduit fittings shall be steel compression style.
- All conduit mounted below ten feet or within reach of a person without the aid of a ladder shall be secured to the structure via the use of two- hole straps.
- All wall boxes to be double gang or larger with appropriately sized mud ring.
- All enclosures, pull boxes, vaults, etc to be permanently labeled based on contents. (i.e. "POWER", "SIGNAL", etc.)
- All underground pathways to be schedule 40 PVC, unless otherwise required by franchise utility companies.
- Do not pull new cabling into conduits with existing conductors.
- Minimum conduit size shall be ¾ inch, except ½ inch conduit for lighting branch circuits is acceptable.
- Above ground, rigid or EMT are acceptable. Rigid conduit is required in outdoor locations and where conduit is exposed to physical damage.
- MC cable, rigid non metallic conduits, electrical non-metallic tubing, and screw type fittings are unacceptable.

It is preferable that each system have its own independent conduit, meaning that fire alarm cabling not share a conduit with telecommunications. In the event that the design does not allow for this requirement to be satisfied provide one (1) inner-duct for each independent system within each conduit.

Provide signage that clearly identifies the source of all signal and power sources for the structure. Signage shall be located at the service entrance location and at the first accessible location within a structure.

Lighting System

Demolition

Disconnect and remove all lighting and associated branch circuitry to panel source in demolition area.

General

Lighting levels shall be designed in accordance with the recommendations of the IESNA and the lighting power density shall be in accordance with the California Energy Title 24 Code. Lighting shall incorporate the following requirements:

- Light fixtures and systems shall be selected for efficiency, durability, maintenance ease, and to accentuate the area architecture. Indoor lighting shall be tailored to building's needs.
- Luminaires shall be placed to facilitate lifecycle maintenance including but not limited to the re-lamping of fixtures.
- If the lighting design will require a lift, scaffolding or other specialized equipment to access the fixture, provide remote ballasts.
- All luminaires shall be seismically restrained as required by the CBC.
- Energy efficient light fixtures coupled with efficient lamps and ballasts shall be provided to illuminate interior spaces.
- Fluorescent, metal-halide or LED fixtures shall be installed on the outside building perimeter as needed. Any pole mounted fixtures must not block the view of observation room on 3rd floor. All exterior lighting, including building perimeter lighting shall conform to the city exterior lighting policy and guidelines and reduce light pollution (full cutoff / fully shielded). The perimeter building lighting shall have low level lighting on face of building on exterior of 2nd floor. These fixtures shall provide coverage for pedestrians in proximity of the building.
- Automatic photo-cell controls shall be provided in all interior day-lit areas to harvest daylight savings. Restroom and locker rooms shall be provided with ceiling mounted occupancy sensors.
- LED exit signs shall be provided at all exits and along the path of egress. Emergency lighting shall be provided in corridors and public access areas. Emergency illumination levels shall conform to the CBC requirement at floor level during loss of power.
- Ballasts shall be less than 10% total harmonic distortion.

Illumination Levels

The following minimum lighting levels shall be provided:

Area	Minimum Horizontal Lighting Level at the Workplane (foot candles)
Lockers	15
Stairs / Corridor	10
Work Stations	50
First Aid	55
Indoor Restrooms	15
Public Restrooms	5
Ready / Observation Room	40
Observation Room	30
Kitchenette	50

Lighting Uniformity

The lighting design shall provide for uniformity ratios of 4:1 or better for all work stations, first aid, and kitchenette spaces.

Fixture Types

Area	Description	Example Catalog No., or approved equal
Lockers	1x 4 Fluorescent fixtures with built in occupancy sensor; high impact extruded clear polycarbonate lens, marine grade aluminum.	KENALL: MLHA1248MS R MW CP 2 32 RS 1 DV
Stairs/Corridor	1x 4 Fluorescent fixtures with no built in occupancy sensor; high impact extruded clear polycarbonate lens, marine grade aluminum.	KENALL: MLHA1248MS R MW CP 2 32 RS 1 DV
Work Stations	1x 4 Fluorescent fixtures with built in occupancy sensor; high impact extruded clear polycarbonate lens, marine grade aluminum.	KENALL: MLHA1248MS R MW CP 2 32 RS 1 DV
First Aid	1x 4 Fluorescent fixtures with built in occupancy sensor; high impact extruded clear polycarbonate lens, marine grade aluminum.	KENALL: MLHA1248MS R MW CP 2 32 RS 1 DV
Indoor Restrooms / Showers	1x 2 Fluorescent fixtures with built in occupancy sensor; high impact extruded clear polycarbonate lens, marine grade aluminum. UL listed for wet location.	KENALL: MLHA1224MS R MW CP 2 14 RS 1 DV
Public Restrooms	1x1 Fluorescent fixture with external photocell and occupancy sensors; high impact one-piece pearlescent wrap around lens, with one-piece injection molded visor, to prevent wide-angle light output. UL listed for wet location.	KENALL: H1212SM PP MW 13 1 DV
Ready / Observation	1x 4 Fluorescent fixtures with built in occupancy sensor; high impact extruded clear polycarbonate lens, marine grade aluminum.	KENALL: MLHA1248MS R MW CP 2 32 RS 1 DV

Observation Room	2x4 Fluorescent fixture with direct/indirect, perforated steel lamp shield with pearlescent acrylic diffuser.	KENALL: MMAC24 F 1 16 7 2 32 RS 1
Kitchenette	1x 4 Fluorescent fixtures with built in occupancy sensor; high impact extruded clear polycarbonate lens, marine grade aluminum.	KENALL: MLHA1248MS R MW CP 2 32 RS 1 DV
Exits	Red LED, matte white, high impact, injection molded polycarbonate.	KENALL: METSU MW R DT EL
Site	Pole mounted fixture with rugged, die-cast aluminum housing, type III distribution, full cut off, dark bronze finish, enhanced corrosion resistance, fiberglass pole, UL listed for wet location.	LITHONIA: MRP 70M SR3 CWI TP PE1 CR POLE: RTF 8 5-4X PT TP DDB
Exterior Building	Black frame, 11” diamond, with eyelid. Marine grade, high impact resistant. UL listed for wet location.	KENALL: MS11DSR ND PIA MB 26Q DV
Beach Floodlights	Die-cast aluminum housing, thermal and shock resistant clear tempered glass lens, anodized aluminum reflector, dark bronze finish, UL listed for wet location	Lithonia: TFL 400M 7X6 TB SCWA

Observation Deck Flood lights

Provide flood lights at the Observation Level that illuminate the beach areas to the north and west for emergency nighttime use.

The lamps selected for this project shall be limited to those listed below unless otherwise noted within this document:

- Fluorescent T8 – 17W, 32W, 3100K
- Fluorescent CF – 13W, 3100K
- Fluorescent CFTT – 26W, 3100K
- Metal Halide ED – 70W, 4100K

When possible the designer should minimize the number of lamp types. Design site lighting and public restroom lighting to minimize risk of vandalism, minimize glare and light pollution.

Lighting Controls

Lighting shall be circuited for a minimum of bi-level switching and daylight switching. Ceiling mounted occupancy sensing devices shall be utilized to interface with lighting controls (in addition to mandated California Title 24 requirements) to provide maximum efficiency. Outdoor lighting shall incorporate photo cell and astronomical time switcher.

Power Supply and Distribution

Demolition

Disconnect and remove all receptacles and associated branch circuitry to panel source in demolition area. Disconnect and remove all motor disconnects and associated wiring to panel source in demolition area. Disconnect and remove all miscellaneous low voltage system devices, equipment and associated conduit and cabling back to system panel in demolition area. Disconnect and remove service entrance panel and meter, coordinate with utility companies as needed. Disconnect and remove transfer switch and generator receptacle and associated wiring, coordinate with utility company.

General

Provide service entrance meter/panel pedestal, made of stainless steel, located just north of existing utility transformer, coordinate with utility company. The meter/panel pedestal shall be “all-in-one” incorporating the capability to connect a remote emergency generator. Pedestal will incorporate service disconnect and generator disconnect, with method to prevent both disconnects from turning on at the same time. The “all-in-one” pedestal shall also incorporate astronomic timer switch and contactors/relays for site lighting. The design of the system shall allow for a 25-30% growth for all distribution equipment, including panelboard. Provide load calculations per CEC requirements. Panelboard shall be provided recessed on south wall in larger work station room. Power requirements shall incorporate the following:

- All disconnect switches to be lockable “on” and “off”.
- All equipment to be fully bussed.
- No underground splices shall be permitted.
- All conductors shall be copper. Conductors #10 and smaller shall be solid. Conductors #8 and larger shall be stranded.
- Receptacles shall be 15 amp minimum (NEMA 5-15R), with ground pin down.
- Provide wiring and disconnects for all motorized equipment. Coordinate with other disciplines.
- Provide a minimum of five (5) spare circuit breakers per panelboard.
- Provide no more than five (5) duplex receptacles on one 20A/1P branch circuit.
- Provide power, raceways, and boxes for city provided, city installed public address system and intercom system.
- Provide power outlets for clothes washer and electric dryer.

Power System per space

Lockers:	Provide a minimum of one (1) duplex receptacle per locker room.
First Aid:	Provide a minimum of six (6) duplex receptacles, and three (3) data outlets, with two (2) GFCI outlets mounted above counter.
Indoor Restrooms:	Provide a minimum of one (1) GFCI duplex receptacle above counter/or sink per restroom.
Kitchenette:	Provide a minimum of five (5) duplex receptacles, with two (2) GFCI outlets mounted above counter.
Work Stations:	Provide a minimum of four (4) duplex receptacles and four (4) data outlets, add two (2) additional duplex receptacles and two (2) data outlets to larger room.
Ready/Observation:	Provide a minimum of four (4) double duplex (quad) receptacles, three (3) duplex receptacles, a multi-outlet assembly for eight (10) radio chargers, and four (4) data outlets.
Observation:	Provide a minimum of four (4) duplex receptacles and two (2) data outlets.
Emergency Power:	Provide the capability in “all-in-one” pedestal for remote generator hookup. When generator is connected the door to pedestal must be capable of remaining closed while generator is in operation.

Communications

Provide telecommunications service to the building. Telecommunication service entrance shall be located next to electrical panel in larger work station room. Provide conduit, boxes and wiring to all data outlets for owner furnished router to provide telephone/internet connections.

Fire Protection and Security

Provide a complete addressable fire alarm system with notification is required. The fire alarm system shall be installed in dedicated and marked conduits (red). All fire alarm boxes are required to have red covers. Initiating and indicating devices shall be placed throughout the floors to meet current code requirements. Provide dial out telephone connection for remote monitoring.

- All initiating devices shall be addressable. Detectors shall provide individual address and self calibration adjustments for varying environments.
- Provide a fire alarm control panel (FACP) with an 80-character backlit, alphanumeric, LCD readout display. The display shall include alarm, supervisory, and trouble condition LEDs and tone alert. Each condition shall have a dedicated acknowledge push button switch to silence the local tone alert, but leaves the LED lights on until all conditions have been restored.
- All wiring shall be a minimum of #18 AWG.
- Cable to be labeled “FIRE ALARM” in all pull boxes, using water-tight labeling system.

Cable TV

The Lifeguard station will be wired and connected with cable television service. Provide outlets in the Ready/ Observation room and Work Stations. Provide wall brackets and backing for flat screen TV monitors.

Intercom, Radio and Public Address Systems

Intercom, Radio, and Public Address equipment and wiring will be provided and installed by the City. Coordinate system routing requirements and provide all necessary conduits junction boxes and backing needed to accommodate the systems.

2 GENERAL REQUIREMENTS

Comply with City of San Diego General Requirements for demolition, on-site and off-site development and provide specifications as part of the construction documents implementing the following:

01 10 00 SUMMARY

Summary of the Work, Work phases, and products ordered in advance, Owner-furnished products, use of premises, and work restrictions.

01 32 00 CONSTRUCTION PROGRESS DOCUMENTATION

Construction Schedule, Submittals, Schedule, and reports.

01 32 33 PHOTOGRAPHIC DOCUMENTATION

Construction photographs and videotapes.

01 33 00 SUBMITTAL PROCEDURES

Procedures for submitting Action, Informational, and Delegated-Design Submittals.

01 40 00 QUALITY REQUIREMENTS

Quality-assurance and -control requirements and special inspections.

01 45 00 TESTING AND INSPECTION

Laboratory and Contractor testing, inspection, special inspection and reporting requirements and schedule of required tests. Testing to include; concrete, masonry, steel, wood, and anchors. Indoor Air Quality (IAQ) testing will be required after construction ends and before occupancy to verify contaminants including formaldehyde, particulates, VOC's 4-phenylcyclohexene and Carbon Monoxide are below recognized acceptable levels.

01 50 00 TEMPORARY FACILITIES AND CONTROLS

Temporary utilities and facilities for support, ventilation, security, and protection and erosion control measures.

01 74 19 CONSTRUCTION WASTE MANAGEMENT

Develop and implement a comprehensive Construction Waste Management plan, in accordance with City guidelines, to divert 75% of demolition and construction waste from entering the landfill by salvaging, recycling, and sorting of construction waste. Calculations are based on either weight or volume and shall identify the value of salvaged materials.

01 60 00 PRODUCT REQUIREMENTS

Administrative and procedural requirements for product selection and handling, warranties, and product substitutions.

01 73 00 EXECUTION REQUIREMENTS

Field engineering, progress cleaning, and general requirements for product installation.

01 77 00 CLOSEOUT PROCEDURES

Administrative and procedural requirements for Contract closeout. Specifies low VOC cleaners and solvents.

01 78 23 OPERATION AND MAINTENANCE DATA

Emergency, operation, and maintenance manuals for products and equipment, and training of City maintenance personnel in the maintenance and operation of building and site systems, including landscaping, irrigation, HVAC and electrical.

01 78 39 PROJECT RECORD DOCUMENTS

Record Drawings, Specifications, and Product Data furnished in electronic and hard copy.

01 91 13 GENERAL COMMISSIONING REQUIREMENTS

Administrative requirements and procedures for enhanced commissioning of mechanical and electrical systems, submittal, testing, training, documentation and closeout requirements. The Commissioning Authority (CxA) to be contracted separately by the Design-Builder.

3 PERFORMANCE SPECIFICATIONS

DIVISION 2: EXISTING CONDITIONS

All site work within the public right-of-way including but not limited to, curb and gutter, paving, sidewalk, storm drain, storm drain structures, water, sewer shall conform to the City's Reference Standards.

02 82 13 DEMOLITION AND ABATEMENT

It is not expected that hazardous materials will be encountered in the Work. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Owner. Utilize building dismantling contractors to remove and donate/sell salvageable materials such as doors, plumbing fixtures and electrical equipment. Protect existing coastal bluffs, walks, stairs, railings, landscaping, irrigation, and street parking areas adjacent to new work. Removal of the temporary facilities including portable lifeguard stations, restrooms, and trailers will be done by the City.

Existing underground utilities shall be completely removed in areas where excavation and trenching for new work occur, and abandoned in place in other areas. When abandoned, the existing conductors shall be removed from dry utility lines. Abandoned lines, where encountered, shall be capped or sealed and their locations identified by the Contractor on the record drawings. All existing overhead utilities shall be completely removed.

Proposed Protection Measures: Submit informational report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, for dust control and for noise control. Indicate proposed locations and construction of barriers.

Schedule of Building Demolition Activities: Indicate the following:

1. Detailed sequence of demolition work, with starting and ending dates for each activity.
2. Temporary interruption of utility services.
3. Shutoff and capping or re-routing of utility services.
4. Relocation and set-up of temporary facilities.

Owner assumes no responsibility for buildings and structures to be demolished. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

On-site storage or sale of removed items or materials is not permitted.

DIVISION 3: CONCRETE

03 30 00 CAST-IN-PLACE CONCRETE

Provide concrete formwork, reinforcement, concrete materials, mix design for cast-in-place concrete work. Formwork to be smooth with exposed form ties at exposed concrete walls, Cast-in-place concrete for building slabs on grade. Flyash or ground granulated blast furnace slag and steel reinforcing contribute to recycle content calculations. Fully tape sealed Polyolefin waterproofing under all on-grade building slabs, Stego Wrap (15-mil) Vapor Barrier by Stego Industries LLC or equal.

All retaining walls and deepened footings shall be designed by a Structural Engineer in accordance with applicable design codes supplemented by requirements of The City of San Diego Information Bulletin 222: Minimum Requirements for Retaining Wall/Sloping Backfill and the Green Book 2000: Standard Specifications for Public Works Construction.

Static Coefficient of Friction: For tile installed on walkway surfaces, provide products with the following values as determined by testing identical products per ASTM C 1028:

1. Level Surfaces: Minimum 0.6.
2. Step Treads: Minimum 0.6.
3. Ramp Surfaces: Minimum 0.8.

03 45 00 ARCHITECTURAL PRECAST CONCRETE

Precast concrete panels for exterior cladding. Provide all design, engineering, drawings, services, labor, material, layout, equipment, handling, hoisting, storage, etc. necessary for a complete installation of architectural or precast concrete units as indicated on drawings and specified in conformance with all applicable codes, governing agency requirements, and agency standards.

Prepare designs using a registered Professional Engineer experienced in architectural precast concrete design. Design for live, wind, and other indicated loads in compliance with ACI 318 and applicable codes.

Comply with structural performance, air infiltration, and water penetration requirements indicated according to test methods indicated.

- a. Thermal Movement: Provide for expansion and contraction resulting from an ambient temperature range of 180°F (100 °C) without buckling, joint seal failure, undue stress on structural elements, damaging loads on fasteners, reduction of performance, or stress on glass. Doors shall function normally over specified range.
- b. Wind Loads: Provide assemblies capable of withstanding pressures of 30 psf inward and outward, based on a 50 sf contributory area acting normal to plane of the wall, in accordance with governing codes and standards. Design wind pressure shall meet the local building code with pressure differential factors for element and components and local area discontinuities.
- c. Air Infiltration: Not more than 0.06 CFM per sq. ft. of fixed area (excluding operable door edges) when tested in accordance with ASTM E 283 at a minimum inward test pressure differential of 6.24 psf.
- d. Water Penetration: No water penetration when tested in accordance with ASTM E 331 12 lbf per square foot.

System shall be designed to accommodate the following minimum building structural deflections, unless otherwise indicated:

- e. Floor Vertical Liveload Deflection: ± 0.5 inch vertical deflection at head relative movement head to sill. No anchor failures, or structural damage when tested according to AAMA 501.4.

The exterior wall system shall perform quietly at all times and without vibration harmonics, wind whistles, noises caused by thermal movement (including “popping” or “ticking”), or thermal movement transmitted to other building elements.

DIVISION 4: MASONRY

04 22 00 CONCRETE MASONRY UNITS

Provide structural unit masonry that develops indicated net-area compressive strengths at 28 days. Determine net-area compressive strength of masonry from average net-area compressive

strengths of masonry units and mortar types (unit-strength method) according to Tables 1 and 2 in ACI 530.1/ASCE 6/TMS 602.

CMUs: ASTM C 90.
Unit Compressive Strength: 1500 psi min.
Density Classification: Normal weight.
Provide Type I, moisture-controlled unit.
Exposed Faces: Precision face, standard color.

Decorative CMUs: ASTM C 90.
Unit Compressive Strength: 1500 psi min.
Density Classification: Normal weight.
Provide Type I, moisture-controlled unit.
Pattern and Texture: Standard pattern, ground-face finish.

Epoxy-coated Steel Reinforcing Bars: ASTM A 615/A 615M, Grade 60. ; epoxy-coated to comply with ASTM A775/A 775M.
Masonry Joint Reinforcement, General: ASTM A 951/A 951M.
Walls: Stainless steel.
Masonry Joint Reinforcement for Single-Wythe Masonry: Either ladder or truss type with single pair of side rods.

DIVISION 5: METALS

05 12 00 STRUCTURAL STEEL

Structural columns, beams, angles and plates. Field applied anti-corrosive primers and paints must comply with Green Seal GC-03 for VOC content levels. Provide hot-dip galvanized finish according to ASTM 123/A on all structural steel . All galvanizing finishes that are exposed to view are considered architectural finishes and shall be finished smooth, continuous, and without gross unevenness. Steel composition shall be compatible with hot dipped galvanizing process. General roughness, dull and mottled appearances are not acceptable.

Steel Deck

AISI Specifications: Comply with calculated structural characteristics of steel deck according to AISI's "North American Specification for the Design of Cold-Formed Steel Structural Members."

Roof Deck: Fabricate panels, without top-flange stiffening grooves, to comply with "SDI Specifications and Commentary for Steel Roof Deck," in SDI Publication No. 31, and with the following:

Galvanized-Steel Sheet: ASTM A 653/A 653M, Structural Steel (SS), zinc coating.
Galvanized and Shop-Primed Steel Sheet: ASTM A 653/A 653M, Structural Steel (SS), G60 zinc coating; cleaned, pretreated, and primed with manufacturer's standard baked-on, rust-inhibitive primer.

Composite Floor Deck: Fabricate panels, with integrally embossed or raised pattern ribs and interlocking side laps, to comply with "SDI Specifications and Commentary for Composite Steel

Floor Deck," in SDI Publication No. 31, with the minimum section properties indicated, and with the following:

Galvanized and Shop-Primed Steel Sheet: ASTM A 653/A 653M, Structural Steel (SS), Grade 33, G60 zinc coating; with unpainted top surface and cleaned and pretreated bottom surface primed with manufacturer's standard baked-on, rust-inhibitive primer.

05 50 00 METAL FABRICATIONS

Miscellaneous galvanized hardware items. Provide materials with smooth, flat surfaces unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.

05 51 00 METAL STAIRS

NAAMM Stair Standard: Comply with "Recommended Voluntary Minimum Standards for Fixed Metal Stairs" in NAAMM AMP 510, "Metal Stairs Manual," for commercial class stairs.

- A. Metal Surfaces, General: Provide materials with smooth, flat surfaces unless otherwise indicated. For components exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.
- B. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
- C. Steel Tubing: ASTM A 500 (cold formed) or ASTM A 513.
- D. Rolled-Steel Floor Plate: ASTM A 786/A 786M, rolled from plate complying with ASTM A 36/A 36M or ASTM A 283/A 283M, Grade C or D.
- E. Cast Iron: Either gray iron, ASTM A 48/A 48M, or malleable iron, ASTM A 47/A 47M, unless otherwise indicated.

Fabricate stringers of galvanized steel channels or tubes. If using bolts, fabricate and join so bolts are not exposed on finish surfaces. Stair treads shall be no less than 11-inches deep, measured riser to riser. Stair riser heights shall be 7-inch maximum and 4-inch minimum. On any given flight of stairs, all steps shall have uniform riser heights and uniform tread widths. Risers shall be solid. Open risers are not permitted. Form risers, subtread pans, from galvanized steel sheet. Beveling of nosings shall not exceed ½-inches. Nosings shall not project more than 1-1/4-inches past the face of the riser below.

Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes. Finish metal stairs after assembly. Galvanizing: Hot-dip galvanize items as indicated to comply with ASTM A 153/A 153M for steel and iron hardware and with ASTM A 123/A 123M for other steel and iron products.

Anodized aluminum handrails at site stairs and ramps. Fabricate railings to comply with code requirements for design, dimensions, details, finish, and member sizes, including wall thickness of tube, post spacings, and anchorage, but not less than that needed to withstand indicated loads.

Guard Rails and Posts: 1-1/2-inch- top, middle and bottom rails and 8"x8" colored precast posts to match existing.

1. Handrails: Anodized aluminum tube, 1-1/4" to 1-1/2" diameter gripping surface.

Fabricate handrails and railings in the shop to the greatest extent possible to minimize field splicing and assembly. Connect members with railing manufacturer's standard concealed fasteners and fittings to produce flush, smooth, rigid, hairline joints. Provide manufacturer's wall brackets, flanges and anchors to connect railing members to other construction. Close exposed ends of railing members with prefabricated end fittings. Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.

05 73 00 ARCHITECTURAL RAILINGS

Cable railing system on building and adjacent walkway.

Cable railing infill system, including cable braces, cables, and cable hardware shall be designed to conform to ASTM E 985 and applicable local and building code requirements.

- A. Extruded Bar and Tube: ASTM B 221 (ASTM B 221 M), alloy 6063T5/T52.
- B. Extruded Structural Pipe and Tube: ASTM B 429, alloy 6063T832.
- C. Plate and Sheet: ASTM B 209 (ASTM B 209M), alloy 6061T6.
- D. Die and Hand Forgings: ASTM B247 (ASTM B 247 M), alloy 6061T6.
- E. Castings: ASTM B 26/B 26M, alloy A 356T6.
- F. Cable: 1/4 inch (6.4 mm) diameter, 1x19 construction, Type 316, stainless steel.
- G. Cable Fittings (Attachment and Turnbuckle): Stainless steel, Type 316; sizes to suit cable.
- H. Cable Attachment Method: Machine swaged by cold-forming press, with smooth surface and achieving full cable strength in fitting connection.
- F. Exposed Fasteners: Flush countersunk screws or bolts; consistent with design of railing.

Swage hardware onto ends of cables in manufacturer's shop to the maximum extent practical. Field connections may be done using manufacturer's recommended methods. Use grommets, bushings and washers as necessary for separation of dissimilar metals. Fabricate components with joints tightly fitted and secured. Provide anchors and plates required for connecting railings to structure. Exposed Mechanical Fastenings: Provide screws or bolts; unobtrusively located and consistent with design of component.

DIVISION 6: WOOD, PLASTICS, AND COMPOSITES

06 15 00 WOOD DECKING

FSC certified FAS premium clear grade IPE decking. Type 316 stainless steel screw and bolt fasteners. Penetrating Sealer: Clear sanding sealer complying with Division 9 Section "Wood Stains and Transparent Finishes" and compatible with topcoats specified for use over it.

06 20 13 EXTERIOR FINISH CARPENTRY

Install siding and finish trims where required.

06 41 13 INTERIOR ARCHITECTURAL WOODWORK

Trim, cabinets, tops, and ornamental items. Woodwork Institute (WI) premium grade wood for transparent finishes. Use urea formaldehyde-free core material and adhesives. Forest Stewardship Council (FSC) certified plywood and solid dimensional lumber. Cabinets shall be by a WI-approved fabricator.

Solid surface counter tops, satin finish, Avonite or approved equal.

DIVISION 7: THERMAL AND MOISTURE PROTECTION

07 13 26 SELF-ADHERING SHEET WATERPROOFING

Modified Bituminous Sheet, Fabric Reinforced: 60-mil- thick, self-adhering sheet consisting of rubberized-asphalt membrane embedded in spun-bonded polyester or fiberglass nonwoven fabric reinforcement laminated to a 0.50-mil- thick polyester film with release liner on adhesive side. Pliability: No cracks when bent 180 degrees over a 1-inch mandrel at minus 25 deg F ASTM D 146. Hydrostatic-Head Resistance: 150 feet minimum. Vapor Permeance: 0.05 erms ASTM E 96, Water Method.

Nonwoven-Geotextile-Faced, Molded-Sheet Drainage Panel: Manufactured composite subsurface drainage panels consisting of a nonwoven, needle-punched geotextile facing with an apparent opening size not exceeding No. 70 sieve laminated to one side with or without a polymeric film bonded to the other side of a studded, nonbiodegradable, molded-plastic-sheet drainage core, with a vertical flow rate of 9 to 15 gpm per foot.

07 16 00 CEMENTITIOUS CRYSTALLIZING WATERPROOFING

Cementitious crystallizing waterproofing for existing interior/exterior CMU and concrete walls.

The waterproofing system shall be a cement based mix containing chemicals which penetrate with moisture into the capillary tracts and activate to form crystals which close the capillaries to produce the waterproofing effect. The cementitious waterproofing system shall become a permanent, integral part of the structure and shall be non-toxic, inorganic, free of calcium chloride and sodium based compounds. The cementitious waterproofing system shall be Koester NB-1, manufactured by Koester American Corp., or similar. Provide bonding agent and accessories as suggested by the manufacturer for a complete system.

Manufacturer Qualifications: Manufacturer shall have no less than five years experience in manufacturing crystallizing cementitious waterproofing systems. The system shall be specifically formulated and marketed for waterproofing. System design shall not have changed for a minimum of five consecutive years prior to start of the work.

Installer Qualifications: Applicator shall be approved by the manufacturer, experienced in surface preparation and application of the material and shall be subject to inspection and control by the

manufacturer. Installer shall have no less than three years experience installing the specified waterproofing systems, or have been factory certified and trained.

Manufacturer shall provide the Owner with the standard ten year limited warranty at no additional cost.

07 18 00 TRAFFIC COATINGS

Manufacturer's standard, traffic-bearing, seamless, high-solids-content, cold liquid-applied, elastomeric, waterproofing membrane system with integral wearing surface for pedestrian traffic; according to ASTM C 957.

07 19 00 WATER REPELLENTS

Clear penetrating water repellent coating for horizontal and vertical cast-in-place concrete and CMU surfaces.

Water Base Silicone emulsion, Penetrating Water Repellent: Clear, containing 25 percent or more solids of siliconized acrylics; with water or other proprietary solvent carrier; and with 100 g/L or less of VOCs.

07 21 00 BUILDING INSULATION

Thermal glass-fiber, mineral wool or rock wool batt insulation, R-13 or greater at framed exterior envelope walls and under steel roof deck. Mineral wool or rock wool sound insulation at interior partitions.

07 25 50 WEATHER BARRIERS

Building Wrap: ASTM E 1677, Type I air barrier; with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, when tested according to ASTM E 84; UV stabilized; and acceptable to authorities having jurisdiction.

Water-Vapor Permeance: Not less than 150 g through 1 sq. m of surface in 24 hours per ASTM E 96/E 96M, Desiccant Method (Procedure A). Air Permeance: Not more than 0.004 cfm/sq. ft. at 0.3-inch wg. Allowable UV Exposure Time: Not less than three months. when tested according to ASTM E 2178.

Building-Wrap Tape: Pressure-sensitive plastic tape recommended by building-wrap manufacturer for sealing joints and penetrations in building wrap.

Flexible Flashing: Composite, self-adhesive, flashing product consisting of a pliable, butyl rubber or rubberized-asphalt compound, bonded to a high-density polyethylene film, aluminum foil, or spunbonded polyolefin to produce an overall thickness of not less than 0.030 inch

07 26 00 VAPOR REDUCTION SYSTEMS

Vapor reduction system at new and existing interior concrete slabs.

The water vapor reduction system shall be required to reduce water vapor emissions by a minimum of 97% after final cure, as well as alkalinity reduction to acceptable pH levels. Verify water vapor reduction by anhydrous calcium chloride testing.

VAP I® 2000 System by KOSTER American Corporation is the basis of design product, however, similar product systems meeting these requirements are acceptable. Use materials of one manufacturer throughout the project. No multi-coat systems allowed. System must contain 100% epoxy resin solids.

1. ASTM E 96, Water Vapor Transmission (wet methods) Performance shall be documented by an independent testing laboratory at a minimum 97% for water vapor transmission reduction compared to untreated concrete.
2. ASTM E 96 Perm Rating – product cannot exceed a .1 perm rating
3. ASTM D 1308; Insensitivity to alkaline environment up to, and including, pH 14 in a 14 day bath test.
4. Certify acceptance and exposure to continuous topical water exposure after final cure. Water Vapor reduction system shall be a single coat, stand alone system with no requirements for additional components such as sand broadcast for adhesion of flooring systems.
5. System must reduce Calcium Chloride readings of up to 25lbs/1000 ft²/24 hrs by 97% in one coat. System must be able to perform as required with RH Probe readings of 100%.

Clean all surfaces to receive moisture vapor reduction system. Shot blast all floors to a Concrete Surface Profile (CSP) #3 or #4 and clean surfaces with an industrial vacuum cleaner and remove all residues from the substrate. Grinding is allowed only in areas not accessible by shot blasting. Remove ALL defective materials, and foreign matter such as dust, adhesives, leveling compounds, paint, dirt, floor hardeners, bond breakers, oil, grease, curing agents, form release agents, efflorescence, laitance, Shot blast bee bees, etc. Repair all cracks, expansion joints, control joints, and open surface honeycombs and fill in accordance with Manufacturer's recommendations. If concrete additives such as chlorides or any other soluble compounds that may contaminate surfaces have been used in the concrete mix do not use this product on that floor without written approval from the Vapor reduction System manufacturer. Reinforcing fibers that are visible after shot blasting must be removed and vacuumed leaving no fibers left on the concrete surfaces. Provide an uncontaminated, sound surface. DO NOT ACID ETCH!

Repair concrete prior to moisture vapor reduction system installation by using manufacturer's Bonding Emulsion with approved concrete repair materials. Comply with all requirements as listed in Manufacturer's technical data information. Consult with vapor reduction manufacturer.

Ensure surfaces to be treated with moisture vapor reduction system have NOT previously been treated with other materials such as underlayments, screeds, penetrating sealants, silicates, etc. If this is the case, consult with the Manufacturer's Representative prior to any application of moisture vapor reduction system.

07 31 25 BERMUDA ROOFING

Assembly will have a cross section consisting of liquid applied elastomeric coating covering shingled layers of masonry units that are adhered together with mortar and are clip-anchored to a cross batten system forming a vented cavity above drainage plane. Kaidisen™ Bermuda Roofing System (KBRs) is the basis-of-design system. The system comprises the following elements:

Underlayment: Solid contiguous decking shall be covered with contiguous waterproof underlayment membrane forming a drainage plane. Metal flashing shall be used at all plane transitions.

Battens: The slates (AAC masonry assembly) are supported by and attached to Horizontal Battens that are supported by Vertical Battens. The Horizontal Battens shall be mechanically attached with screws through the Vertical Battens, Underlayment and Decking to structural roof framing. At each intersection where a Horizontal Batten crosses a Vertical Batten, a single fastener shall anchor the Horizontal Battens through the Vertical Battens into the structural frame of the building. The resulting batten assembly forms the primary attachment to the structure of the building.

Ventilation and Drainage Cavity: The Batten assembly allows for free flowing drainage along the underlayment and also forms a cavity that can be ventilated. Cavity ventilation should be designed as required by climate to allow cavity to dry and can also be used to diminish wind uplift.

Masonry Assembly: AAC slabs (slates) layered in a shingle pattern set in full beds of proprietary mortar. Each unit shall be fastened to the battens with embedded stainless steel clips. Screws and plates can be used at certain locations of the batten assembly where clips do not fit.

Coating: The AAC assembly shall then be sealed with elastomeric base coat and then coated with two applications of a white elastomeric coating.

The roof system shall meet or exceed the following standards: American Society for Testing and Materials (ASTM).

- a. ASTM 1386 – Standard Specification for Precast Autoclaved Aerated Concrete (AAC)
- b. ASTM E8 / E8M - 08 Standard Test Methods for Tension Testing of Metallic Materials
- c. ASTM C109 / C109M - 08 Standard Test Method for Compressive Strength of Hydraulic Cement Mortars (Using 2-in. or [50-mm] Cube Specimens)
- d. ASTM C1371-04—Standard Test Method for Determination of Emittance of Materials Near Room Temperature Using Portable Emissometers (.85)
- e. ASTM C1549 - 04 Standard Test Method for Determination of Solar Reflectance Near Ambient Temperature Using a Portable Solar Reflectometer (.75)
- f. ASTM D-6083 - Standard Specification for Liquid Applied Acrylic Coating Underwriters Laboratory (UL)
- g. UL 580 - Tests for Uplift Resistance of Roof Assemblies Class 90
- h. UL 1897 - Uplift Tests for Roof Covering Systems 232 lbs using one clip per SF
- i. UL 790 Standard Test Methods for Fire Tests of Roof Coverings Class A
- j. UL 2218 UL Standard for Safety Impact Resistance of Prepared Roof Covering Materials Class 4

Installer Qualifications: A qualified firm that is approved, authorized, or licensed by membrane roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty.

07 45 00 CEMENT COMPOSITE FACADE SYSTEM

Rear Ventilated, 30 mm Fiber-Reinforced Cementitious (FRC) Wall Panel Assembly: Fiber-reinforced cementitious wall panels, attachment system components, miscellaneous metal framing, and accessories necessary for a complete wall system, and that provides an airspace between the back surface of wall panel and face of structural substrate. ASTM C 1185 Standard Test Methods for Sampling and Testing Non-Asbestos Fiber-Cement Flat Sheet, Roofing and Siding Shingles, and Clapboards. ASTM C 1186 Standard Specification for Flat Non-Asbestos Fiber-Cement Sheets. ASTM E 84 Standard Test Method for Surface Burning Characteristics of Building Materials. ASTM E 228 Standard Test Method for Linear Thermal Expansion of Solid Materials With a Vitreous Silica Dilatometer (Withdrawn 2005) ASTM G 155 Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials.

Basis of Design Product: Subject to compliance with requirements, provide Eternit (Schweiz) AG, Niederurnen, Switzerland; SWISSPEARL Carat SL or similar.

Provide Shop Drawings showing fabrication and installation layouts of FRC wall panels; details of edge conditions, joints, panel thickness, corners, attachment system, furring, and accessories. Delegated-Design Submittal: For FRC wall panel assembly indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

Metal Furring, General: ASTM C 645, cold-formed metallic-coated steel sheet, ASTM A 653/A 653M, G60 (Z180) hot-dip galvanized or coating with equivalent corrosion resistance unless otherwise indicated. Furnish manufacturer supplied stainless-steel fasteners for exterior panels applied to galvanized steel furring.

07 46 00 FIBER CEMENT SIDING

Factory primed, textured lap panel, 8 1/4-inch exposure, ASTM C 1186, Type A, Grade II, fiber-cement board, noncombustible when tested according to ASTM E 136; with a flame-spread index of 25 or less when tested according to ASTM E 84. For fastening to metal, use ribbed bugle-head screws of sufficient length to penetrate a minimum of 1/4 inch, or three screw-threads, into substrate. Install fasteners no more than 24 inches o.c.

Warranty Period: 30 years from date of Substantial Completion.

07 84 00 FIREPROOFING / FIRESTOPPING

Install fireproofing at structural elements as required for the type of construction. Provide fire stop where required by code.

07 54 19 SINGLE-PLY PVC ROOFING

Mechanically fastened PVC membrane roofing system with Energy-Star listing. White or light gray colored with a initial solar reflectance value of 0.78 or greater and emissivity of not less than 0.90. System 20-year bond/guarantee and protective surfacing pads for roof traffic. Polyisocyanurate insulation, and glass-mat, gypsum substrate water resistant cover board for an assembly R-22 or greater. Tapered rigid insulation as required for drainage crickets.

FM Approvals Listing: Provide membrane roofing, base flashings, and component materials that comply with requirements in FM Approvals 4450 and FM Approvals 4470 as part of a membrane roofing system, and that are listed in FM Approvals' "RoofNav" for Class 1 or noncombustible construction, as applicable. Identify materials with FM Approvals markings.

Fire/Windstorm Classification: Class 1A-90.

Hail Resistance: MH

Installer Qualifications: A qualified firm that is approved, authorized, or licensed by membrane roofing system manufacturer to install manufacturer's product and that is eligible to receive manufacturer's special warranty.

07 62 00 SHEET METAL FLASHING AND TRIM

Sheet metal flashing and trim, including coping, reglets, gutters and downspouts. Sheet metal flashing and trim assemblies shall withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed sheet metal flashing and trim shall not rattle, leak, or loosen, and shall remain watertight.

Fabricate and install roof edge flashing and copings capable of resisting the following forces according to recommendations in FMG Loss Prevention Data Sheet 1-49:

1. Wind Zone 2: For velocity pressures of 31 to 45 lbf/sq. ft.: 90-lbf/sq. ft. perimeter uplift force, 120-lbf/sq. ft. corner uplift force, and 45-lbf/sq. ft.

Thermal Movements: Provide sheet metal flashing and trim that allows for thermal movements from ambient and surface temperature changes.

Special Warranty on Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.

1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:
 - a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
 - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
2. Finish Warranty Period: 20 years from date of Substantial Completion.

Hanging Gutters: Fabricate to cross section indicated, complete with end pieces, outlet tubes, and other accessories as required. Fabricate in minimum 96-inch-long sections. Fabricate gutters from zinc-tin alloy-coated 0.015-inch thick stainless steel. Furnish flat-stock gutter spacers and gutter brackets fabricated from same metal as gutters, of size recommended by SMACNA but not less than twice the gutter thickness.

Downspouts: Fabricate downspouts complete with mitered elbows. Furnish with metal hangers, from same material as downspouts, and anchors.

1. Fabricate from the following materials: Steel Pipe: Schedule 40, hot-dipped galvanized.

07 92 00 JOINT SEALANTS

Sealant at all penetrations and joints as required to provide a positive barrier against passage of air, moisture, water or noise, including fire and smoke sealant as required. All sealants to comply with SCAQMD Rule 1168. Urethane, acrylic or silicone for indoor use.

DIVISION 8: OPENINGS

08 11 13 HOLLOW METAL DOORS AND FRAMES

Doors: Flush panel, manufacturer's standard kraft-paper honeycomb, polystyrene, polyurethane, polyisocyanurate, mineral-board, or vertical steel-stiffener core, Comply with ANSI/SDI A250.8.

Fire Door Core: As required to provide fire-protection and temperature-rise ratings indicated. Thermal-Rated (Insulated) Doors: R-value of not less than R-2.8 when tested according to ASTM C 1363 at exterior openings.

Vertical Edges for Single-Acting Doors: Manufacturer's standard.

Top and Bottom Edges: Closed with flush or inverted 0.042-inch-thick, end closures or channels of same material as face sheets.

Tolerances: SDI 117, "Manufacturing Tolerances for Standard Steel Doors and Frames."

Exterior Doors: Face sheets fabricated from metallic-coated steel sheet. Comply with ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level: Level 3 and Physical Performance Level A (Extra Heavy Duty), Model 1 (Full Flush).

Hardware Reinforcement: ANSI/SDI A250.6.

Exterior Hollow Metal Frames: Fabricated from metallic-coated steel sheet. Fabricate frames with mitered or coped corners, full profile welded, Level 3 Steel Doors: 0.053-inch-thick steel sheet.

Interior Hollow Metal Frames: Fabricated from cold-rolled steel sheet. Fabricate frames with mitered or coped corners, full profile welded at CMU partitions, knocked-down, drywall slip-on frames for in-place gypsum board partitions, Level 3 Steel Doors: 0.053-inch-thick steel sheet.

Hardware Reinforcement: ANSI/SDI A250.6.

08 14 16 FLUSH WOOD DOORS

1-3/4" solid-core wood doors with wood veneer faces for interior doors. Use Forest Stewardship Council (FSC) certified lumber. Frames shall be solid wood for transparent finish.

Interior Solid-Core Doors:

1. Grade: Premium, with Grade A faces.
2. Species: Select white ash.
3. Cut: Quarter sliced.
4. Match between Veneer Leaves: Book match.
5. Assembly of Veneer Leaves on Door Faces: Balance match.

6. Room Match: Provide door faces of compatible color and grain within each separate room or area of building.
7. Exposed Vertical Edges: Same species as faces.
8. Core: Either glued wood stave or structural composite lumber.
9. Construction: Five or seven plies. Stiles and rails are bonded to core, then entire unit abrasive planed before veneering. Faces are bonded to core using a hot press.

08 31 13 ACCESS DOORS

Access doors to be installed for mechanical and plumbing equipment and valves concealed in wall or ceiling cavities.

08 33 24 OVERHEAD COILING SHUTTERS

Exterior mounted, electrically operated, overhead coiling storm and security shutters. Rollac Shutters of Texas; "Securamax" Model RLL55-X (Basis of Design) or approved equal.

Shutter Material: Extruded Aluminum Type 6063-T5.

Shutter Slats: Curved profile slats of 2.59 inch

Rails: Extruded Type 6063-T5 aluminum with exposed finish matching shutter slats. center-to-center height with end retention system.

Rail Type: End retention.

Hood: Match curtain material and finish.

Sill: Manufacturer's standard.

Locking Devices: Equip door with locking device assembly.

Electric Shutter Operator: Motor 110v/60hz, UL approved motors and controllers. Provide manual override capability allowing manual operation in case of power outage.

Door Finish: Powder-Coated Finish.

Interior Curtain-Slat Facing: Match finish of exterior curtain-slat face.

08 41 13 ALUMINUM FRAMED ENTRANCES AND STOREFRONTS

Offset-glazed captured and structurally glazed storefronts for 1" glazing.

Air Infiltration: Provide aluminum-framed systems with maximum air leakage through fixed glazing and framing areas of 0.06 cfm/sq. ft. of fixed wall area when tested according to ASTM E 283 at a minimum static-air-pressure difference of 6.24 lbf/sq. ft.

Water Penetration under Static Pressure: Provide aluminum-framed systems that do not evidence water penetration through fixed glazing and framing areas when tested according to ASTM E 331 at a minimum static-air-pressure difference of 20 percent of positive wind-load design pressure, but not less than 6.24 lbf/sq. ft.

Thermal Movements: Provide aluminum-framed systems that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

Temperature Change (Range): 120 deg F, ambient; 180 deg F

Test Performance: No buckling; stress on glass; sealant failure; excess stress on framing, anchors, and fasteners; or reduction of performance when tested according to AAMA 501.5.

Condensation Resistance: Provide aluminum-framed systems with fixed glazing and framing areas having condensation-resistance factor (CRF) of not less than 45 when tested according to AAMA 1503.

Thermal Conductance: Provide aluminum-framed systems with fixed glazing and framing areas having an average U-factor of not more than 0.57 Btu/sq. ft. x h x deg F when tested according to AAMA 1503.

Delegated-Design Submittal: For aluminum-framed systems indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

Finish shall be 4-coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in both color coat and clear topcoat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

08 51 13 ALUMINUM WINDOWS

Operable units by same manufacturer as storefront system. Window Type: projected awning and hopper. AAMA/WDMA Performance Requirements: Provide aluminum windows of performance indicated that comply with AAMA/WDMA 101/I.S.2/NAFS unless more stringent performance requirements are indicated.

Performance Class and Grade: HC 40 for projected awning and hopper windows.

Condensation-Resistance Factor (CRF): Provide aluminum windows tested for thermal performance according to AAMA 1503, showing a CRF of 45.

Solar Heat-Gain Coefficient (SHGC): Provide aluminum windows with a whole-window SHGC maximum of 0.32 (center of glass), determined according to NFRC 200 procedures.

Air Infiltration: Maximum rate not more than indicated when tested according to AAMA/WDMA 101/I.S.2/NAFS, Air Infiltration Test.

Maximum Rate: 0.3 cfm/sq. ft. of area at an inward test pressure of 6.24 lbf/sq. ft.

Water Resistance: No water leakage as defined in AAMA/WDMA referenced test methods at a water test pressure equaling that indicated, when tested according to AAMA/WDMA 101/I.S.2/NAFS, Water Resistance Test.

Test Pressure: 15 percent of positive design pressure, but not less than 2.86 lbf/sq. ft. or more than 15 lbf/sq. ft.

Forced-Entry Resistance: Comply with Performance Grade 10 requirements when tested according to ASTM F 588.

Operating Force and Auxiliary (Durability) Tests: Comply with AAMA/WDMA 101/I.S.2/NAFS for operating window types indicated.

HARDWARE: Provide manufacturer's special corrosion-resistant hardware designed for Marine environment fabricated from stainless steel, or other corrosion-resistant material compatible with aluminum; designed to smoothly operate, tightly close, and securely lock aluminum windows, and sized to accommodate sash or ventilator weight and dimensions. Cadmium-plated hardware is not permitted. Do not use aluminum in frictional contact with other metals. Where exposed, provide solid bronze or nonmagnetic stainless steel.

Operator: Gear-type rotary operator located on jamb at sill.

Handle: Standard crank. For windows where handle is located more than 48" above finish floor, provide universal and pole ring system and telescoping pole crank.

Operator for Clerestory Window: Provide universal and pole ring system and telescoping pole crank.

Hinge: Concealed four- or six-bar friction hinge located on each jamb near top rail; two per ventilator.

Lock: Combination lever handle and cam-action lock with concealed pawl and keeper; two per ventilator.

Limit Device: Concealed friction adjuster, adjustable stay bar or support arms with adjustable, limited, hold-open limit device; located on jamb of each ventilator.

High-Performance Organic Finish (3-Coat Fluoropolymer): AA-C12C40R1x (Chemical Finish: cleaned with inhibited chemicals; Chemical Finish: conversion coatings; Organic Coating: manufacturer's standard 3-coat, thermocured system consisting of specially formulated inhibitive primer, fluoropolymer color coat, and clear fluoropolymer topcoat, with both color coat and clear topcoat containing not less than 70 percent polyvinylidene fluoride resin by weight). Prepare, pretreat, and apply coating to exposed metal surfaces to comply with AAMA 2605 and with coating and resin manufacturers' written instructions.

INSECT SCREENS: Design windows and hardware to accommodate screens in a tight-fitting, removable arrangement, with a minimum of exposed fasteners and latches. Fabricate insect screens to fully integrate with window frame. Locate screens on inside or outside of window and provide for each operable exterior sash or ventilator. Comply with SMA 1004, "Specifications for Aluminum Tubular Frame Screens for Windows," for minimum standards of appearance, fabrication, attachment of screen fabric, hardware, and accessories.

Stainless-Steel Insect Screen Frames: Fabricate frames of nonmagnetic stainless-steel members of 0.020-inch

Stainless-Steel Wire Fabric: minimum wall thickness, with mitered or coped joints or corner extrusions, concealed fasteners, adjustable rollers, and removable PVC spline/anchor concealing edge of frame. Finish frames with No. 2B, bright mill finish. 18-by-16 mesh of 0.011-inch-nonmagnetic stainless-steel wire, Type 316, complying with FS RR-W-365, Type VI.

Wickets: Provide sliding or hinged wickets, framed and trimmed for a tight fit and for durability during handling.

08 62 50 TUBULAR SKYLIGHTS

Tubular skylights, consisting of skylight dome, reflective tube, and diffuser assembly. Completed skylight assemblies shall be capable of meeting the following performance requirements:

Air Infiltration Test: Air Infiltration maximum 0.10 cfm per foot of crack length at 6.24 psf pressure differential when tested in accordance with ASTM E283.

Water Resistance Test: No uncontrolled water leakage at 6.00 psf pressure differential with water rate of 5 gallons/hours/sf when tested in accordance with ASTM E331.

Uniform Load Test: No breakage, permanent damage to fasteners, hardware parts, or damage to make tubular skylight inoperable, or cause permanent deflection of any section in excess of 1 percent of its span at either a maximum Positive or Negative Load of 100 psf (4.7881 kPa) for the 10 inch (254 mm) and 14 inch (356 mm) units and 35 psf (1.6758 kPa) for the 21 inch (533 mm) unit. All units shall be tested with a safety factor of (3) for positive pressure and (2) for negative pressure, acting normal to plane of roof in accordance with ASTM E 330.

Fire Testing: Class 'B' Burning Brand – The burning brand shall self-extinguish without transferring the fire to the dome Per: U.B.C. Standard 15-2 Class 'B' Burning Brand Test. See ASTM E 108 and UL 790. Self-Ignition Temperature - Greater than 650 degrees F Per: U.B.C. Standard 26-6. See ASTM D-1929-68 (1975). Smoke Density - Rating no greater than 75 Per: U.B.C. Standard 26-5. (See ASTM D-2843-70) or no greater than 450 Per U.B.C. 8-1 (See ASTM Standard E 84-91A) in way intended for use. Rate of Burn - Minimum Burning Rate: 2.5 inches/min (64 mm/min) Classification CC-2: U.B.C. Standard 26-7. See ASTM D-635-74.

08 71 00 DOOR HARDWARE

Door hardware including storefront, entrance door, and electric hardware to be installed for doors and swinging gates. Hardware includes hinges, locksets and latchsets, exit devices, closers, and other hardware as required for a complete installation.

MANUFACTURERS: A. Listed acceptable alternate manufacturers: submit for review products with equivalent function and features of scheduled products.

ITEM:	MANUFACTURER:	ACCEPTABLE SUB:
Hinges	(IVE) Ives	Hager
Continuous Hinges	(IVE) Ives	Markar, Zero
Pivots	(IVE) Ives	Rixson
Key System	(BES) Best	Owner Standard
Locks	(SCH) Schlage	Best
Exit Devices	(VON) Von Duprin	Owner Standard
Power Supplies-Exits	(VON) Von Duprin	Owner Standard
Power Supplies-Locks	(SCH) Schlage Electronics	Owner Standard
Electrical Power Transfer	(VON) Von Duprin	Owner Standard
Closers	(LCN) LCN	Owner Standard
Auto Flush Bolts	(IVE) Ives	DCI, Trimco
Coordinators	(IVE) Ives	DCI, Trimco
Silencers	(IVE) Ives	Rockwood, Trimco
Push & Pull Plates	(IVE) Ives	Rockwood, Trimco
Kickplates	(IVE) Ives	Rockwood, Trimco

Stops & Holders	(IVE) Ives	Rockwood, Trimco
Overhead Stops	(GLY) Glynn-Johnson	Owner's Standard
Thresholds	(NGP) National Guard Products	Pemko, Zero
Seals & Bottoms	(PEM) Pemko	NGP, Zero
Key Cabinets	(LUN) Lund	TelKee

WARRANTY: A. Part of respective manufacturers' regular terms of sale. Provide manufacturers' written warranties:

Locksets: Mechanical	Three years
Locksets: Electrical/Access Control	One year
Exit Devices:	Three years mechanical
	One year electrical
Closers:	Ten years mechanical
	Two years electrical
Hinges	Life of Building
Other Hardware	Two years

Conventional Hinges: Steel or stainless steel pins and concealed bearings. Hinge open widths minimum, but of sufficient throw to permit maximum door swing.

Outswinging exterior doors: non-ferrous with non-removable (NRP) pins and security studs.

Non-ferrous material exteriors and at doors subject to corrosive atmospheric conditions. Provide butt hinges for doors 3'6" and over, minimum heavy weight, sizing 5 x 5 and over, per manufacturers recommendation. Provide butt hinges for doors over 7'6" in height with a minimum of four butt hinges.

Continuous Hinges: Geared-type aluminum. Use wide-throw units where needed for maximum degree of swing. Heavy duty type with a minimum of 32 bearings. Pinned steel/stainless steel type: continuous stainless steel, 0.25-inch diameter stainless steel hinge pin. Use engineered application-specific wide-throw units as needed to provide maximum swing degree of swing.

E. Pivots: high-strength forged bronze or stainless steel, tilt-on precision bearing and bearing pin.

LOCKSETS, LATCHSETS, DEADBOLTS:

Mortise Locksets and Latchsets:

Chassis: cold-rolled steel, handing field-changeable without disassembly.

Latchbolts: 3/4 inch throw stainless steel anti-friction type.

Lever Trim: through-bolted, accessible design, cast lever or solid extruded bar type levers as scheduled. Filled hollow tube design unacceptable.

Spindles: security design independent breakaway. Breakage of outside lever does not allow access to inside lever's hubworks to gain wrongful entry.

Furnish solid cylinder collars with wave springs. Wall of collar to cover rim of mortise cylinder.

Thumbturns: accessible design not requiring pinching or twisting motions to operate, Schlage L583-363 type.

Deadbolts: stainless steel 1-inch throw.

Electric operation: Manufacturer-installed continuous duty solenoid with Request to Exit Switches (RX) with Power Supplies.

Strikes: 16 gage curved steel, bronze or brass with 1 inch deep box construction, lips of sufficient length to clear trim and protect clothing. Scheduled Lock Series and Design: Schlage L series, 06A design.

Certifications: ANSI A156.13, 1994, Grade 1 Operational, Grade 1 Security. ANSI/ASTM F476-84 Grade 31 UL Listed. Provide spanner head security fasteners for mortise locksets.

EXIT DEVICES / PANIC HARDWARE

Independent lab-tested 1,000,000 cycles. Push-through push-pad design. No exposed push-pad fasteners, no exposed cavities when operated. Return stroke fluid dampeners and rubber bottoming dampeners, plus anti-rattle devices. 0.75-inch throw deadlocking latchbolts. End caps: impact-resistant, flush-mounted. No raised edges or lips to catch carts or other equipment. No exposed screws to show through glass doors.

Non-handed basic device design with center case interchangeable with all functions, no extra parts required to effect change of function.

Releasable in normal operation with 15-lb. maximum operating force per UBC Standard 10-4, and with 32 lb. maximum pressure under 250-lb. load to the door. Flush end cap design as opposed to typical "bottle-cap" design end cap. Comply with CBC Section 1003.3.1.9.

Non-Fire Rated Devices: cylinder dogging. Lever Trim: breakaway type, forged brass or bronze escutcheon min .130" thickness, compression spring drive, match lockset lever design. Fire-Labeled Devices: UL label indicating "Fire Exit Hardware". Vertical rod devices less bottom rod (LBR) unless otherwise scheduled.

Provide electronic exit device with lever handles, Request to Exit Switches and the Von Duprin PS873 Series Power Supply.

CLOSERS

Surface Closers: Full rack-and-pinion type cylinder with removable non-ferrous cover and cast iron body. Double heat-treated pinion shaft, single piece forged piston, chrome-silicon steel spring. ISO 2000 certified. Units stamped with date-of-manufacture code. Independent lab-tested 10,000,000 cycles.

Non-sized, non-handed, and adjustable. Place closer inside building, stairs, and rooms. Plates, brackets and special templating when needed for interface with particular header, door and wall conditions and neighboring hardware.

Adjustable to open with not more than 5.0lbs pressure to open at exterior doors and 5.0lbs at interior doors. As allowed per California Building Code, Section 1133B.2.5, local authority may increase the allowable pressure for fire doors to achieve positive latching, but not to exceed 15lbs. Separate adjusting valves for closing speed, latching speed and backcheck, fourth valve for delayed action where scheduled.

Extra-duty arms (EDA) at exterior doors scheduled with parallel arm units. Exterior door closers: tested to 100 hours of ASTM B117 salt spray test, furnish data on request. Exterior doors: seasonal adjustments not required for temperatures from 120 degrees F to -30 degrees F, furnish checking fluid data on request. Non-flaming fluid, will not fuel door or floor covering fires. Pressure Relief Valves (PRV) not permitted.

Provide special templates for door closers and concealed overhead holders/stops.

FINISH: Ingersoll Rand finish 643e, dark aged bronze a relief finish. Areas using BHMA 626 to have push-plates, pulls and protection plates of BHMA 630, Satin Stainless Steel, unless otherwise noted. Door closers: factory powder coated, BHMA 695, to match other hardware, unless otherwise noted.

Aluminum items: Dark Anodized match predominant adjacent material. Seals to coordinate with frame color.

KEYING REQUIREMENTS: Key System: Best, interchangeable core throughout. Key blanks available only from factory direct sources, not available from after-market key blank manufacturers. For estimate use factory GMK charge. Initiate and conduct meeting with Owner to determine system keyway(s), keybow styles, structure, degree of physical security. Furnish Owner's written approval of the system.

Contractor will install permanent cylinders/cores under the supervision of the Owner's Representative.

Construction keying: furnish temporary keyed-alike cores. Remove at substantial completion and install permanent cylinders/cores in Owner's presence. Demonstrate that construction key no longer operates.

Key Cylinders: furnish 7-pin solid brass construction. Cylinders/cores: keyed at factory of lock manufacturer where permanent records are maintained.

Locksets and cylinders same manufacturer.

Permanent keys: use secured shipment direct from point of origination to Owner. For estimate: 4 keys per change combination, 5 master keys per group, 2 control keys. Bitting List: use secured shipment direct from point of origination to Owner at completion.

KEY CABINET: A. Provide a key cabinet by Lund or equal, Model BA-551-3, baked enamel, two tag system.

08 80 00 GLAZING

General: Installed glazing systems shall withstand normal thermal movement and wind and impact loads (where applicable) without failure, including loss or glass breakage attributable to the following: defective manufacture, fabrication, or installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; or other defects in construction.

Delegated Design: Design glass, including comprehensive engineering analysis according to ASTM E 1300 by a qualified professional engineer, using the following design criteria: Vertical Glazing: For glass surfaces sloped 15 degrees or less from vertical, design glass to resist design wind pressure based on glass type factors for short-duration load.

Provide 10 year Manufacturer's Special Warranty for Coated-Glass, Laminated Glass, and Insulating Glass Products.

GLASS PRODUCTS

Float Glass: ASTM C 1036, Type I, Quality-Q3, Class I (clear) unless otherwise indicated.

Heat-Treated Float Glass: ASTM C 1048; Type I; Quality-Q3; Class I (clear) unless otherwise indicated; of kind and condition indicated.

LAMINATED GLASS

ASTM C 1172, and complying with testing requirements in 16 CFR 1201 for Category II materials, and with other requirements specified. Use materials that have a proven record of no tendency to bubble, discolor, or lose physical and mechanical properties after fabrication and installation. Construction: Laminate glass with polyvinyl butyral interlayer to comply with interlayer manufacturer's written recommendations.

Thickness: ½-inch

Visual Light: 68% min.

U-Value: 0.95 max

SHGC: 0.39 max.

Provide safety glazing labeling.

INSULATING GLASS

Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified according to ASTM E 2190, and complying with other requirements specified.

Sealing System: Dual seal, with manufacturer's standard primary and secondary.

Spacer: Aluminum with bronze, color anodic finish.

Desiccant: Molecular sieve or silica gel, or blend of both.

Glass: Comply with applicable requirements in "Glass Products" Article and in "Laminated Glass" Article as indicated by designations in "Insulating-Glass Types" Article.

Thickness: 1-inch

Thickness of Each Glass Lite: 6.0 mm

Visual Light: 65% min.

U-Value: 0.95 max

SHGC: 0.29 max.

Outdoor Lite: Tinted fully tempered float glass.

Provide safety glazing labeling.

08 90 00 LOUVERS AND VENTS

Aluminum mechanical screens, louvers, and grilles. Acceptable manufactures include Airolite, Construction Specialties, Inc, Greenheck or equal. Provide screen at each exterior louver. High-Performance Organic Finish: 2-coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

DIVISION 9: FINISHES

09 22 16 NON-LOAD BEARING STEEL FRAMING

Cold-formed metal framing for non-load bearing walls, complete with studs, sill and deflection tracks, anchorage, bridging, and bracing for interior non-load bearing walls, partitions. Suspension and furring systems for ceilings and soffits.

Metal framing shall conform to ICBO Report # 4749. Materials shall conform with ASTM A 446, Grade A and shall be fabricated in accordance with ASTM C 64.

09 29 00 GYPSUM BOARD

Gypsum board installed in accordance with CBC Chapter 25A. Furnish and install all necessary metal accessories, including corner bead and edge bead.

Interior walls - 5/8 inch Gypsum Board, Type X: ASTM C 1396.

Moisture- and Mold-Resistant Gypsum Board at toilet and locker room walls not covered by tile: ASTM C 1396. With moisture- and mold resistant core and paper surfaces. 5/8 inch core.

Exterior Gypsum Soffit Board: ASTM C 1396/C 1396M, with manufacturer's standard edges.
Core: 5/8 inch.

Glass-Mat Gypsum Sheathing Board: ASTM C 1177/C 1177M, with fiberglass mat laminated to both sides and with manufacturer's standard edges. Core: 5/8 inch

Glass-Mat, Water-Resistant Tile Backing Board: ASTM C 1178, with manufacturer's standard edges. Core: 5/8 inch. Mold Resistance: ASTM D 3273, score of 10.

Texture Finish: Water-based, job mixed, drying type texture finish for trowel application.
Texture: Light orange peel.

09 30 00 TILING

Ceramic or porcelain tile at toilet rooms complete with trim and accessories, waterproofing, mortar, and grout. Work shall comply with Tile Council of North America (TCNA) 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.

ANSI Ceramic Tile Standard: Provide tile that complies with ANSI A137.1 for types, compositions, and other characteristics indicated.

Provide waterproof membrane and crack isolation membrane that complies with ANSI A118.10 and A118.12 respectively and is recommended by the manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer.

Interior Wall Tile: Wall tile shall be thin-set with latex Portland cement adhesive over coated glass matt backer board (Dens-shield by Georgia Pacific or equivalent) and metal-stud framing.

09 84 33 ACOUSTICAL WALL PANELS

Fabric-covered wall panels complete with substrate and trim.

Basis of Design Product to establish minimum level of quality:

Substrate: Homasote Company sound deadening board. 4' x 8' x 1/2" thick minimum panel size.
Fabric: Maharam Tek-wall 1000 series, 100% poly-olefin. Fabric shall be stretch-wrapped and bonded to the face, edges, and backs of the panels. Aluminum trim: 1/4" x 1" aluminum edges with mill finish.

09 91 12 PAINTING

Painting and painter's finish on exterior and interior materials and surfaces, as required by the design. Paints shall be by 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. Low or No-VOC product lines for interior finishes. Acceptable manufacturers include:

- Dunn Edwards Corp
- Frazee Paints
- Sherwin Williams Paint Corp
- Superdeck Brand Products (exterior wood deck stain/sealer)
- Messmer's (exterior wood deck stain/sealer)

PAINTING SCHEDULE

For materials without factory finish.

- Exterior Metal: High-performance coatings.
- Exterior Fiber Cement Siding: 1 prime coat, 2 coats exterior satin acrylic paint.
- Exterior Wood Decking: as recommended by wood finish manufacturer
- Interior Wood, Painted: 1 prime coat, 2 coats semi-gloss acrylic enamel
- Interior Wood, Natural: 1 coat stain, 3 coat satin polyurethane varnish.
- Existing CMU: 1 prime coat, 2 coats low-luster acrylic enamel.
- Interior CMU: High-performance coatings..
- Interior Gypsum Board: 1 coat primer/sealer, 2 coats interior latex low-luster acrylic enamel.
- Interior Metal: 1 coat primer, 1 undercoat, 1 coat low-luster acrylic enamel

09 96 00 HIGH-PERFORMANCE COATINGS

Metals: Epoxy-Polyurethane system Install in accordance with Manufacturer's printed instructions. Acceptable products include Tnemec or Owner approved equal.

Epoxy - Polyurethane system - Exterior Exposure, Handrails, Structural steel, Stair components and other galvanized metal.

Surface Preparation: SSPC-SP 7/NACE NO. 4 Brush-Off Blast Cleaning

1st Coat: Series V69 Epoxoline II

2nd Coat: Series 1075 Endura-Shield II (*Semi-Gloss).

*For higher performance finish use Series 740 (Gloss) or 750 (Semi-Gloss) Endura-Shield UVX

*For metallic finish use Series 1077 Enduralume or 1078 Fluoronar Metallic.

Epoxy System - Interior Exposure - Moderate-severe exposure.

Surface Preparation: SSPC-SP 7/NACE NO. 4 Brush-Off Blast Cleaning

1st Coat Series V69 Epoxoline II

2nd Coat: Series V69 Epoxoline II

*For metallic finish use Series 1077 Enduralume.

CMU Walls: Interior Exposure. Moderate to Severe, high-build Wall System. locker rooms, shower areas, public toilet stalls and other areas requiring an ultra durable, steam cleaning resistant, decorative wall system.

Surface Preparation: Surface shall be clean and dry.

1st Coat: Series 130 Envirofill (Fill all voids)

2nd & 3rd Coat: Series 280 Tneme-Glaze.

4th Coat: Series 297 Enviro-Glaze.

09 96 10 ANTI GRAFFITI COATINGS

Provide clear, matte finish anti-graffiti coating system at all exterior CMU, concrete and pre-cast concrete wall surfaces complying with the following:

1. Permanent coating system.
 2. Show no signs of deterioration, or change of appearance after graffiti removal during the warranty period.
 3. Capability of removing 100% of all types of paint and graffiti materials from treated surfaces without damaging the coating or the substrate.
 4. Upon graffiti removal, no evidence of graffiti shall remain.
 5. Capable of withstanding a minimum of 120 cleaning cycles without measurable coating deterioration.
 6. Shall not increase dirt pick-up of substrate.
 7. Meet the following test results for the following chemicals:
 - a. MEK No effect after 5 days
 - b. Carboxylic Acid No effect after 5 days
 - c. 75% Phosphoric Acid No effect after 5 days
 - d. 37% HCL 3 hours blister
 - e. 50% Sulfuric Acid No effect after 5 days
 - f. 20% NIT 68 hours blister
- VOC Classification: Provide materials that comply with South Coast Air Quality Management District's VOC classification.

DIVISION 10: SPECIALTIES

10 11 00 VISUAL DISPLAY SURFACES

Exterior mounted tackboard for public notices. Plastic-Impregnated-Cork Tackboard , 1/4-inch-thick, plastic-impregnated cork sheet factory laminated to 1/4-inch-thick hardboard backing.

10 14 00 SIGNAGE

Signage, identifying devices, and accessories as required by the design and as required to provide equivalent access in conformance with the requirements of the Uniform Federal Accessibility Standards (UFAS) and the California Code of Regulations (CCR) Title 24.

- Style of Lettering: Helvetica Medium. Size and proportions to conform with CCR Title 24
- Braille Symbols: Contracted grade 2 Braille in conformance with CCR Title 24

10 28 00 TOILET AND BATH ACCESSORIES

Toilet accessories shall be stainless steel fabrication, by Bobrick Washroom Equipment, or approved Owner approved equal. Accessories include grab bars, mirrors, toilet paper (roll) dispenser, liquid soap dispenser, seat-cover dispenser, paper towel (folded) dispenser, shelving, mirrors and underlavatory guards.

10 44 14 FIRE EXTINGUISHERS AND CABINETS

Fire extinguishers, fire extinguisher cabinets, signs, and mounting accessories.

- Fire Extinguishers: Multipurpose dry-chemical type, UL listed and labeled units capacity and rating per code.
- Cabinets: Stainless steel box, semi-recessed, with stainless steel trim and frame, full Plexiglas panel door, and accessories.

10 51 13 SOLID PLASTIC LOCKERS

High density polyethylene (HDPE), single and double tier, 15 inch wide by 18 inch deep, with sloped top and finish ends. Mount lockers on a 6-inch high concrete curb.

Continuous latch shall be made from high impact HDPE plastic and capable of accepting various locking mechanisms. Latch shall be securely fastened to the entire length of the door, providing a continuous latch. Locks shall be built-in key lock.

Door hinge shall be made from heavy duty extruded aluminum with a powder coating to match the locker door and frame. Door hinge shall be full length assembled onto the door and front.

Assembly profile shall be full depth, width and height of the lockers. Profile shall be made from PVC plastic and snap fit assemble onto locker outsides, insides, backs, tops and bottoms.

Coat hooks shall be two-prong and made from high impact plastic. Hooks shall be mounted to bottom of the shelf or divider. All HDPE components shall have a smooth "orange peel" finish. Locker doors and door frames shall be the same color and selected from manufacturer's standard colors.

Accessible Locker: Locate bottom shelf no lower than 15 inches above the floor. Where books, coat rods, or additional shelves are provided, locate no higher than 48 inches above the floor. Comply with the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA) and Architectural Barriers Act (ABA) Accessibility Guidelines for Buildings and Facilities", the California Building Code (CBC), and ICC/ANSI A117.1.

10 75 00 FLAGPOLES

Single piece, 20-foot, seamless, cone-tapered anodized aluminum flagpole complying with ASTM B 241/B 241M, Alloy 6063, with a minimum wall thickness of 3/16 inch.

Structural Performance: Flagpole assemblies, including anchorages and supports, shall withstand the effects of gravity loads, and the following loads and stresses within limits and under conditions indicated.

Internal Halyard, Winch System: Manually operated winch with control stop device and removable handle, stainless-steel cable halyard, and concealed revolving truck assembly with plastic-coated counterweight and sling. Provide flush access door secured with cylinder lock. Finish truck assembly to match flagpole.

High-Performance Organic Finish: Two-coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in color coat.

DIVISION 11: EQUIPMENT

11 31 00 RESIDENTIAL APPLIANCES

Heavy duty residential appliances including 25 CF refrigerator, microwave, ice maker, stacking washer and dryer, and garbage disposer. Acceptable products include, but are not limited to:

Refrigerator/Freezer Basis of Design Product: GE® ENERGY STAR® 21.0 Cu. Ft. Top-Freezer Refrigerator.

Microwave Oven Basis-of-Design Product: GE Profile Spacemaker XL 1800, 1100 W , wall cabinet mounted, 1.8 cu. Ft, non-vented, recirculating type exhaust fan with charcoal filter.

Icemaker Basis of Design Product: WhirlpoolI15NDXXB, 15-inch wide, 25-lb storage capacity, 50-lb/day production.

Stacking Washer and Dryer Basis of Design Product: GE WCVH4800K/4815K, 2.2 DOE Cu. Ft. Frontload Washer with stainless steel basket. GE WCVH480/485EK, 4.0 Cu. Ft. Frontload Electric Dryer.

Garbage Disposer Basis of Design Product: In-Sink-Erator Badger 5, ½ HP, 120V, Single Phase.

DIVISION 12: FURNISHINGS

12 24 13 WINDOW COVERINGS

Horizontal louver blinds with 1-inch wide aluminum slats.

12 48 16 ENTRANCE FLOOR GRILLES

Recessed walk-off mat and frame at entries.

Provide manufacturer's standard walk-off mat assemblies consisting of treads, interlocked or joined together by cross members, and with support legs (if any) and other components needed to produce a complete installation.

Structural Performance: Provide walk-off mats and frames capable of withstanding uniform floor load of 500 lbf/sq. ft.

Provide installed walk-off mats that comply with Section 4.5 in the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG)."

12 93 00 SITE AND STREET FURNISHINGS

Bench: Precast concrete bench selected shall be based on design character, durability and maintenance. It should compliment other site furnishings in color, material and form and shall be permanently secured to the concrete.

Existing Memorial Bench: Relocate Memorial Seating approximately where shown on the Landscape Concept Plan. Secure benches to concrete with anchors approved by the City Project Manager.

Trash Receptacle: Precast concrete trash receptacles selected shall be based on design character, durability and maintenance. It should compliment other site furnishings in color, material and form. Provide side openings and hood cover.

Cast-in Place Planter Walls: Steel reinforced cast-in-place concrete wall and footing per the Design Build Team's structural engineer. Walls shall include concrete cap and river rock finish where indicated on the Landscape Concept Plan. River rock finish and cap to match existing walls located near the site.

Guardrails: Pressure treated guardrail posts with galvanized steel railings shall match existing guardrails. Concrete curb surrounding posts shall match existing.

Removable Bollard: Removable galvanized steel bollards located in the area designated as Emergency Vehicle Access Route. See Standard Drawing M-16.

Drinking Fountain: Precast concrete High/Low fountain selected shall be based on design character, durability and maintenance. It should compliment other site furnishings in color, material and form. See Standard Drawing SDM-107.

Existing Aluminum Flag Pole: Relocate existing flag pole approximately where shown on the Site Plan. Provide new 3/4" diameter ground spike and seated plate, reinforced footing, pole sleeving and appropriate waterproofing. Re-apply asphalt coating on surface of pole below grade.

Existing Commemorative Plaque: Relocate commemorative plaque in concrete paving adjacent the flag pole where indicated on the Site Plan.

Skateboard Deterrent: provide surface-mounted metal skateboard deterrents, "Skatestoppers – Sea Life Series" or approved equivalent, at 36" on center at concrete site walls or where directed by the City Project Manager.

DIVISION 13: SPECIAL CONSTRUCTION

NOT USED

DIVISION 14: CONVEYING SYSTEMS

NOT USED

DIVISION 22: PLUMBING

22 00 00 GENERAL PLUMBING REQUIREMENTS

All Locker rooms, restrooms and Kitchens shall have floor drains with trap primers. Primers to be solid brass or bronze, no plastic parts, and easily accessible via inspection panels.

Hose bibs on the building shall be installed with box housing and be key controlled type. Provide a hose bib at each level.

Provide Clean Outs at each waste fixture – Full size vent, install cleanout wye then reduce vent.

Provide Shut Off valves on every Branch line – Isolation valves, hot and cold with access panels.

Provide shut-off at each gas appliance.

Refer to Mechanical Design Criteria for other requirements.

DIVISION 23: HEATING AND VENTILATING

23 00 00 GENERAL MECHANICAL REQUIREMENTS

Technical manuals for the heating and ventilating systems and components will be provided to the Facility Maintenance Division HVAC Representative.

Use of underground Hot Water piping will not incorporate PVC pipe wrapped in PVC jacket. Brazed Copper pipe with PVC jacket is acceptable. Brazed joints are preferred not soft solder. Copper type L is preferred and long radius elbows.

All fresh air openings for ventilation systems will not be located at ground level, below grade, or within 10 feet of the buildings sewer vents or storm drain venting. (per Sec. 317.6 Uniform Mechanical Code)

When natural gas is available at the street, natural gas will be used for all HVAC equipment.

Heating systems will use a Grasslin 365-day time clock, or it's equivalent, with battery back up. Features to include Holiday and Daylight Savings Programming. This type of Time clock should be used if a Building Automation System is not installed.

Safe and unobstructed access to all mechanical equipment will be provided, for maintenance & repair purposes. Equipment above ceilings should have clear access to all panels and filter removal. Equipment on roofs or equipment areas will have the needed clearance to remove filters and access all panels for service and repair.

Manufacturers minimum clearances will be met, for installation of all equipment.

All control wire colors will conform to the equipments color schedule or mechanical wiring diagrams.

All terminal blocks and termination points, of the control wiring, will be labeled and identified as to match the submitted drawings & schematics.

All air filters, and water strainers, will be installed, to maintain easy access for maintenance purposes

The City of San DIEGO HVAC Shop personnel, for compatibility of existing Building Management System control will identify standardization of the Energy Management Systems or Building Automation Systems.

There will be 100% compatibility between the Building Automation system and the HVAC equipment. No specialized interfacing between equipment and controls will be used to communicate between the mechanical Equipment and Building Automation System. Avoid the use of Lonworks, or any other device, which is needed to make one control system communicate with another. This creates two or more separate control systems within one building. Example, Johnson Controls Metasys as workstation and air handler control, which communicates to McQuay Open Protocol panel which, communicates with Lonworks to communicate with Heat Pumps and Chiller. This is a three party control system.

The Building Automation System must have the capability to perform demand limiting from the factory and will be able to receive information from a pulse meter supplied by the Utilities Company.

All Building Automation Systems will be able to, from the factory, dial out alarms to a remote printer at the Cities HVAC Shop, via a dedicated phone line and page City personnel via the City paging system. The Contractor will supply the proper modem, specified by the Building Automation Systems Manufacturer.

The Building Automation System software will be Windows compatible, preferably Windows 2000. O.S.2 Operating systems are not acceptable. Compatible communication software program preferred by the manufacturer, such as Pro Comm Plus or Hyper Terminal in Windows. The automation system must communicate with the Cities HVAC Shop monitoring system site. (PC's, Laptops and alarm Printer)

The Use of Software for a graphical application on a local PC is acceptable but must not require a specialized security key connected to any PC or LAN devices.

Specialized software or security cards or chips should not be used or be needed due to extra expense to the City. The local operating system PC should be an off the shelf type product and current within its design year of start up. No special built PC should be accepted. A local printer will be supplied for the use of system alarms and user login printing.

The control system should be completely independent in operation and not dependant of other devices within its DDC network. If a loss of communication occurs with the LAN, the individual units should resume normal occupied operation with its last known set points.

Building Automation System will be stand-alone. Equipment end devices will not be dependent of a PC to receive Time of Day Schedule, Holidays or On-Off control. Equipment should be able to start without needing personnel to turn something on in the event of a power failure.

Building Automation System end devices controlling equipment such as Fans and Pumps must have Hand-Off-Auto capability.

Water and Air Flow switches if used in equipment must be approved by equipment manufacture. These devices must also be compatible with Building Automation System.

Local PC must be equipped to accomplish a full back-up of PC.

Refer to Mechanical Design Criteria for other requirements.

DIVISION 26: ELECTRICAL

Refer to Electrical Design Criteria for requirements.

DIVISION 31: EARTHWORK

31 10 00 SITE CLEARING

Clearing and grubbing of areas where building and site improvements occur. Removal and documentation of materials for disposal consistent with the Construction waste Management Plan.

31 20 00 EARTHWORK

Excavating, filling, and grading, as recommended by the Geotechnical Report, including: preparation of sub-grade for slabs-on-grade, walks, pavements, and planting. Excavation and backfilling for building and site structure foundations and site walls. Sub-base course for concrete pavements and asphalt paving.

The contractor shall notify DIG ALERT at 1-800-227-2600 at least two days prior to starting work and shall coordinate all work with utility company representatives. The Contractor shall determine the exact location of all existing utilities before commencing the work, and shall be fully responsible for any and all damages, which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.

This project may include trenching in excess of 5 feet in depth which will require a permit from the California Division of Occupational Safety and Health (CAL-OSHA). The Contractor shall be responsible for obtaining the appropriate permit, and shall comply with the requirements of the permit, and with CAL-OSHA law. The Contractor shall submit a shoring plan prepared in accordance with CAL-OSHA requirements, to the Owner for review prior to commencing the work.

Provide for the disposal of surface and subsurface water, which may accumulate in open excavations, unfinished fills, or other low areas. Remove water by trenching where approved, pumping, or other methods to prevent softening of exposed surfaces. Contractor is responsible for obtaining and paying for any permits for dewatering through all jurisdictional agencies, including the local Regional Water Quality Control Board. Surface dewatering plan shall include the rerouting of any storm water runoff or natural drainage, if necessary, and shall comply with requirements of the City and the California State Water Resources Control Board. Construction water from dewatering or any other construction source shall not be allowed to discharge untreated to the public right-of-way, public or private storm drain systems, creeks/streams/lakes/ponds, other surface waters, flood control facilities, or onto adjacent properties. California Storm Water Best Management Practices and the guidance provisions set forth in the Storm Water Pollution Prevention Plan shall be complied with for all phases of the work.

Movement of construction machinery and equipment over new and existing pipes, tunnels and utilities during construction shall be at the Contractor's risk. Perform all work adjacent to privately owned utilities as indicated in accordance with procedures outlined by utility company. For work immediately adjacent to or for excavations exposing a utility or other buried obstruction, use hand or light equipment excavation.

Protect newly graded areas from traffic, erosion, and settlements. Repair and reestablish damaged or eroded slopes, elevations or grades and restore surface construction prior to acceptance. Provide appropriate erosion control and sediment control measures to prevent water-borne soil from leaving the site. The Storm Water Pollution Prevention Plan will provide erosion and sedimentation control guidance to the contractor; however, the contractor shall be responsible to use the most appropriate Best Management Practices as necessary to ensure pollution and/or illegal discharges of storm water and non-storm water do not occur from the site. The contractor shall be responsible to clean up any soil deposited in the public right-of-way, public or private storm drain systems, beaches, ocean and other surface waters, flood control facilities, or on adjacent properties. The contractor shall be responsible to protect storm drain catch basins and to prevent sediment from entering the public or private storm drain system during construction.

Site Grading: Grade to finished grades indicated within 0.05'. Grade areas to drain water away from structures. Existing grades which are to remain but are disturbed by the Contractor's operations shall be restored.

Finishing Subgrades Under Structures and Pavements: Finish the surface of the top lift of the fill or top of the subgrade to the elevation and cross section indicated. The finished surface shall be smooth and of uniform texture. Lightly scarify or blade the finished surface to bring the finished surface to within 0.05' of the indicated grade and to eliminate imprints made by the compaction and shaping equipment. The surface shall show no deviations in excess of 3/8" when tested with a 10' straightedge.

Soil testing during construction shall be performed by a Geotechnical Engineer engaged and paid for by the Owner. Materials and operations under this section shall be monitored by the Geotechnical Engineer.

The Contractor shall be responsible for procuring all surveying services as may be required for construction. All construction surveying services shall be provided by a licensed land surveyor or registered civil engineer licensed to practice land surveying. The Contractor shall be responsible for any monumentation and/or benchmark which will be disturbed or destroyed by construction. Such points shall be referenced and replaced with appropriate monumentation by a licensed land surveyor or a registered civil engineer authorized to practice land surveying. A Corner Record for Record of Survey, as appropriate, shall be filed by the licensed land surveyor or registered civil engineer as required by the Land Surveyor's Act.

DIVISION 32: EXTERIOR IMPROVEMENTS

32 12 13 CONCRETE PAVING

Portland Cement Concrete Comply with applicable provisions of the following, except as otherwise indicated: Applicable portions of the CBC including CCR, Title 24, Volume 2, Part 2, Chapters 18, 18A, 19, and 19A., the U. S. Department of Justice American with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities with the Latest Revisions (ADAAG), City of San Diego Standard Drawing SDG-113 and applicable City code for paving work on public property.. The design-build contractor shall be responsible for obtaining sufficient R-value tests to properly characterize all pavement subgrade soils.

Sand: per ASTM C33, not to exceed 30% in mix design. Water: per ASTM C94. Maximum Water/Cement ratio = .50 max.

Admixtures: Integral Colored Admixture: Davis®; San Diego Buff or approved equivalent.

Air Entraining Admixture: per ASTM C260.
Water Reducing Admixture: per ASTM C494, Type A.
Water Reducing and Set Retarding Admixture: per ASTM C494, Type B & D.
Shrinkage Reducing Admixture: per ASTM C157.

Steel Reinforcement: Per ASTM A-615 grade 60. Pedestrian Applications, 6"x6", #10 welded wire mesh (Verify with Civil).

Color Pigment: ASTM C 979, synthetic mineral-oxide pigments or colored water-reducing admixtures, color stable, free of carbon black, nonfading, and resistant to lime and other alkalis.

Chemical Surface Retarder: Water-soluble, liquid, set retarder with color dye, for horizontal concrete surface application, capable of temporarily delaying final hardening of concrete to a microetch finish.

PCC Sidewalks (Pedestrian Applications)

Thickness per Geotechnical report (4" minimum). Provide deepened edges at 2x associated concrete thickness. Compressive Strength: Minimum 3,000 PSI at 28 days, w/ 4" slump. Sub-base: Class 2 Aggregate, Cement: Type II, per ASTM C150.

PCC (Heavy Vehicle Applications)

Thickness per Geotechnical report (6" minimum). Compressive Strength: Minimum 4,000

PSI at 28 days, w/ 4" slump. Aggregate: per ASTM C33. Fine Aggregates: 10% of maximum 3/8" size. Coarse Aggregates: 30% of maximum 1" size.

PCC Paving Finishes:

Medium Broom Finish.

Heavy Broom Ripple Finish.

Expansion Joints: Felt, Backer Rod, Sealant, Sanded Joints, set in 200' SF Max

Control Joints: Saw cut joints

Concrete Sealer: Minimum 2 applications after 28 day curing

32 84 00 IRRIGATION SYSTEMS

Provide connections as needed to tie into existing irrigation systems at site perimeter. System performance requirement is 100% coverage of all planting areas. Field verifies point(s) of connection and existing system components. Provide 90-days maintenance and 1 year guarantee of system operation and all components.

All irrigation components for the fully automatic underground irrigation system shall conform to the following San Diego Park and Recreation Department Standards:

- Master Control Valves
- Flow Sensors
- Rain Sensor / Weather Station
- Automatic Remote Control Valves
- Wye Strainers.
- Pressure Regulators.
- Reduce Pressure Backflow Preventor
- Pedestal Mounted Controller in Stainless Steel Waterproof Enclosure.
- Ball Valves
- Gate Valves
- Quick Coupling Valves
- Sprinklers (Low volume pop-up sprays, bubblers, etc.)
- Accessories: remote control wiring, trench markings, swing joint assemblies, valve boxes, valve tags, gravel sumps in valve boxes
- Trees to be circuited and valved separately with (2) deep water bubblers in perforated pipes per tree.
- Provide hose bibs at 75 foot intervals.
- Provide all trenching, pressure testing, and backfilling necessary for complete installation
- Valve circuiting to reflect specific requirements with respect to solar aspect, plant species, orientation, grade, coverage, etc. (ie. “zoned”)
- Piping: Copper piping from point of connection to Master Valve. SCH 40 PVC for mainline and laterals. Pipes crossing all pavement areas shall be sleeved at 2x pipe diameter
- Concrete thrust blocks at all mainline directional changes for mainlines 2” and larger.
- Contractor-supplied extra material: Valves, Sprinklers, Keys, Manuals, etc.

32 90 00 LANDSCAPE PLANTING

Plants and Shrubs

All plant stock to conform to the requirements of the San Diego Park and Recreation Department. See Landscape Concept Plan for suggested species. Protect existing adjoining plant material as required. Replace damaged plant material outside limit of work as a result of construction. Damaged shrubs over 3-feet tall shall be replaced with 5 gal plants and all other damaged shrubs shall be replaced with 1 gal plants.

All planting shall be appropriate for the site and shall conform to the San Diego Park and Recreation Department Standards and following components:

Pre-plant Weed Control (herbicides, pesticides) and Soil Leaching required

Plant Guarantee Period of 1 year for trees (if required) and 90-days for shrubs after final acceptance of work

Rodent, Rabbit and Pest Control required

90-days Landscape Maintenance: following Substantial Completion.

Finish Grading

Soil Fertility Testing required, and laboratory recommendation to be based on specified items within soil preparation

Soil Percolation Testing required

Landscape Drainage: drain inlets, catch basin, sub grade landscape drainage

Mulch: Min. 2” thick Layer Shredded redwood mulch

Shrub Sizes:

Medium to large (over 3-feet tall)	– 5 gal
Small accent (under 3-feet tall)	– 1 gal
Groundcover (spreading habit)	– 1 gal
Disturbed area groundcover (spreading habit)	- 1 gal

DIVISION 33: UTILITIES

33 11 00 WATER DISTRIBUTION

Water services facilities for buildings, including installation and testing of domestic water service and fire service. PVC pipe and fittings, iron bodied valves with solid bronze internal working parts or brass. Valve boxes shall consist of Schedule 40 steel pipe (5.25 inches minimum diameter) with valve box cover. Coat steel pipe with best grade of asphalt pipe dip. Use valve box covers of cast iron manufactured by Alhambra Foundry, Alhambra, California; Neenah Foundry, Neenah, Wisconsin; or equal. Covers shall be marked “water” (cast in original mold) and shall be as shown in Standard Drawing SDW-107.

Reduced Pressure Backflow Assembly: AWWA C511 reduced pressure principal type, as modified herein. Backflow preventers shall have threaded connections and all bronze construction for sizes of 2 inches and smaller, and shall have flanged connections and galvanized cast-iron construction for sizes larger than 2-inches. The backflow preventer shall include two check valves located between two shut-off valves with an area of reduced pressure between the check valves and a relief device arranged to discharge to the atmosphere. Fluctuation in piping pressure shall not cause cycling. The backflow preventer shall automatically maintain a low pressure zone to positively prevent the backflow of water into the water supply system. The backflow preventer shall automatically indicate failure of any part vital to the prevention of backflow by the continuous discharge of the relief device. The backflow preventer shall be suitable for a cold water working pressure of 175 psig. The backflow preventer shall be designed so that any moving part may be replaced without removing the backflow preventer.

33 31 00 SANITARY SEWAGE

Sanitary sewerage and underground structures outside. PVC and polyethylene pipe and fittings. The system consists of polyvinyl chloride (PVC) plastic pipe, cleanout, and connections to existing sewer stub-outs.

33 41 00 STORM DRAINAGE

Subsurface drainage structures including clean outs, curb inlets, grate inlets and reinforced concrete pipe (RCP) shall be in accordance with the Green Book 2000: Standard Specifications for Public Works Construction supplemented with the San Diego Area Regional Standard Drawings. All high density polyethylene (HDPE) pipes shall meet all ADS N-12® ST IB or equivalent specifications. Downspout connections, area drains and landscape drains shall be

polyvinyl chloride (PVC). All PVC pipes shall have compressive strength to withstand all expected loading.

Stormwater quality measures shall be designed in accordance with the California Regional Water Quality Control Board Waste Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer Systems Draining the Watersheds of the County of San Diego, the Incorporated Cities of San Diego County, the San Diego Unified Port District, and the San Diego County Regional Airport Authority. For pricing considerations all water quality basin attenuation and outfall structures shall be considered for pricing as a modified type A-4 clean out with perforated corrugated metal pipe and grated inlet top.

END OF SECTION

APPENDIX A
SITE AND COASTAL DEVELOPMENT PERMIT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: WBS S-00644.02.06

COASTAL DEVELOPMENT PERMIT NO. 549686
SITE DEVELOPMENT PERMIT NO. 549687
CONDITIONAL USE PERMIT NO. 927125
LA JOLLA CHILDREN'S POOL LIFEGUARD STATION
PROJECT NO. 154844
HEARING OFFICER

This Coastal Development Permit No. 549686, Site Development Permit No. 549687 and Conditional Use Permit No. 927125 are granted by the Hearing Officer to the CITY OF SAN DIEGO, Owner and to the CITY OF SAN DIEGO PUBLIC WORKS/ENGINEERING DEPARTMENT, Permittee pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 126.0504 and 126.0708.

The site is located at 827 ½ Coast Boulevard in the Zone 5 of La Jolla Planned District of the La Jolla Community Plan and Local Coastal Program Plan Use Plan. The project site is legally described as Lot 1, Casa De Manana Map No. 6028.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/ Permittee to demolish an existing lifeguard station, construct a new lifeguard station and remove the temporary lifeguard tower and 10x30 foot trailer described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 14, 2011, on file in the Development Services Department.

The project shall include:

- a. Demolition of the existing lifeguard station;
- b. Construction of a new approximate 1,877 square-foot lifeguard station;
- c. Removal of the temporary lifeguard tower and 10x30 foot trailer;

- d. Construction of a ramp for emergency vehicle access to the beach;
- e. Landscaping (planting, irrigation and landscape related improvements);
- f. Off-street parking; and
- g. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

12. This Permit may be developed in phases.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

13. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] as set forth in Mitigated Negative Declaration No. 154844 shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

14. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 154844, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 154844, to the satisfaction of the Development Services Department and the City Engineer. Prior to the issuance of the "Notice to Proceed" with construction, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Biological Resources.

LANDSCAPE REQUIREMENTS:

16. Prior to issuance of construction permits for grading, the Permittee shall submit landscape construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the Land Development Manual, Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Office of the Development Services Department.

17. Prior to issuance of any construction permits for buildings the Permittee shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.

18. The Permittee shall maintain all landscape in a disease, weed and litter free condition at all times.

19. Prior to issuance of construction permits the Permittee shall ensure that all proposed landscaping, especially landscaping on coastal bluff edge, shall not include exotic plant species that may be invasive to native habitats. Plant species found within the California Invasive Plant Council's (Cal-IPC) Invasive Plant Inventory and the prohibited plant species list found in "Table 1" of the Landscape Standards shall not be permitted.

PLANNING/DESIGN REQUIREMENTS:

20. Construction documents shall demonstrate compliance with the material and color standards of the La Jolla Planned District Ordinance that are contained in San Diego Municipal Code Section 159.0308.

21. The project shall comply with the 30-foot height limit of the La Jolla Planned District Ordinance and the Proposition D Coastal Height Limitation Overlay Zone. A flag pole that exceeds the 30-foot height limit shall be prohibited on the roof of the lifeguard station.

22. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

PARK AND RECREATION REQUIREMENTS:

The Permittee shall ensure that the Park and Recreation Department approve the construction plans prior to building permit issuance.

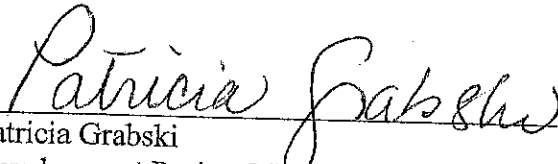
INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

APPROVED by the Hearing Officer of the City of San Diego on December 14, 2011 and by Hearing Officer Resolution HO-6476.

Permit Type/PTS Approval No. CDP No. 549686,
SDP No. 549687 and CUP No. 927125
Date of Approval: December 14, 2011

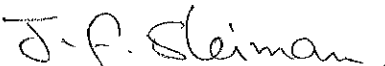
AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT


Patricia Grabski
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

City of San Diego
Public Works/Engineering Department
Owner/Permittee

By 
Jihad Sleiman
Project Manager

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Diego }

On Dec 29 2011 before me, Stacie L. Maxwell, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Patricia Grabski & Jihad Steman
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: [Handwritten Signature]
Signature of Notary Public

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 this form to another document.

Description of Attached Document

Title or Type of Document: La Jolla Children's Pool Lifeguard Station

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

HEARING OFFICER RESOLUTION NO. HO-6476
COASTAL DEVELOPMENT PERMIT NO. 549686
SITE DEVELOPMENT PERMIT NO. 549687
CONDITIONAL USE PERMIT NO. 927125
**LA JOLLA CHILDREN'S POOL LIFEGUARD STATION
PROJECT NO. 154844 [MMRP]**

WHEREAS, the CITY OF SAN DIEGO, Owner and the CITY OF SAN DIEGO PUBLIC WORKS/ ENGINEERING DEPARTMENT, Permittee, filed an application with the City of San Diego for a permit to demolish an existing lifeguard station and to construct a new lifeguard station (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 549686, Site Development Permit No. 549687 and Conditional Use Permit No. 927125);

WHEREAS, the project site is located at 827 ½ Coast Boulevard in the Zone 5 of La Jolla Planned District of the La Jolla Community Plan and Local Coastal Program Plan Use Plan.

WHEREAS, the project site is legally described as Lot 1, Casa De Manana Map No. 6028;

WHEREAS, on December 14, 2011, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 549686, Site Development Permit No. 549687 and Conditional Use Permit No. 927125 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated December 14, 2011.

FINDINGS:

Conditional Use Permit - Section 126.0305

(a) The proposed development will not adversely affect the applicable land use plan;

The proposed development is located at 827 ½ Coast Boulevard on the bluff above the Children's Pool Beach and contains the La Jolla Children's Pool Lifeguard Station. The lifeguard station was constructed in 1967. The site is designated as Parks and Open Space in the La Jolla Community Plan Local Coastal Program Land Use Plan (LJCPLCP).

The proposed development is to demolish an existing closed lifeguard station and construct a new, three-story, 1,877 square-foot lifeguard station. The new lifeguard station is partially subterranean and is generally located in the same location as the existing facility. The existing below grade retaining walls will remain in place. Lower level improvements include new beach access restrooms and showers, lifeguard lockers and a sewage pump room. The plaza level includes two work stations, a ready/observation room, kitchenette, restroom and first aid station. The observation level includes a single occupancy observation space, radio storage closet and exterior catwalk. Interior stairs link the floors. The existing plaza will be reconfigured to provide a ramp for emergency vehicles to the beach and

pedestrians to the lower level accessible restrooms and showers. Enhanced paving, seating and viewing space, drinking fountains, adapted landscaping and water efficient irrigation are also included.

The LJCPLCP includes goals to support local recreational beaches and park amenities, enhancing community views to the oceans and to provide modernized public facilities that support recreational, safety and health related needs of the residents and visitors to La Jolla. The proposed lifeguard station would provide a modernized public lifesaving facility and would directly benefit the adjacent beach at the Children's Pool. The project would provide a modern facility with access to the beach to accommodate lifesaving staff to serve beachgoers attending this area. The proposed development will not adversely affect the community plan because it is implementing the goal of improving existing beach access and enhancing public access to facilitate greater public use and enjoyment of coastal resources by providing new concrete stairs from the public viewing deck to the beach below.

The project has been designed to minimize impacts to public views. The plaza level floor which sits above the restrooms has been shifted slightly to the southeast, opening public views to the Children's Pool to the north and beach to the west of the building which are currently blocked by the existing structure. The public will be able to walk around the north and west sides of the tower which is currently cut off by the existing building's configuration. Open railing systems further enhance views over existing conditions. The plaza level floor plate has been minimized to 766 square feet and is similar in size to the existing building and raised deck surrounded by concrete railing. The observation level plan has a narrow north/south profile to minimize sightline intrusion. The exterior walls of the building are largely glazed to make the building as translucent as possible. The new tower is also set back from its current location thereby providing an increase in view shed from public viewing areas.

(b) The proposed *development* will not be detrimental to the public health, safety, and welfare;

As its primary objective to provide lifeguard protection, the proposed development supports and promotes the safety, health and welfare of the public.

(c) The proposed development will comply to the maximum extent feasible with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code; and

The project complies with the applicable regulations, including building heights, landscaping and parking requirements. The project has addressed all required water quality issues through the project review, describing the type of all pollutants which would be generated during post-construction and the pollutants to be captured and treated by the proposed Best Management Practices. Compliance with the Water Quality Standards is assured through conditions of the Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) permit. Therefore, the proposed lifeguard station would comply with the applicable regulations of the Land Development Code. No deviations are requested.

(d) The proposed use is appropriate at the proposed location.

The proposed location has contained a lifeguard station since 1967. The continued provision of lifeguard protection to the users of the beach below at the Children's Pool is necessary. The proposal to demolish the existing, dilapidated lifeguard station and construct a new, three-story, 1,877 square-foot lifeguard station is an appropriate use at the proposed location.

Site Development Permit - Section 126.0504

1. The proposed development will not adversely affect the applicable land use plan.

The proposed development is located at 827 ½ Coast Boulevard on the bluff above the Children's Pool Beach and contains the La Jolla Children's Pool Lifeguard Station. The lifeguard station was constructed in 1967. The site is designated as Parks and Open Space in the La Jolla Community Plan Local Coastal Program Land Use Plan (LJCPLCP).

The proposed development is to demolish an existing closed lifeguard station and construct a new, three-story, 1,877 square-foot lifeguard station. The new lifeguard station is partially subterranean and is generally located in the same location as the existing facility. The existing below grade retaining walls will remain in place. Lower level improvements include new beach access restrooms and showers, lifeguard lockers and a sewage pump room. The plaza level includes two work stations, a ready/observation room, kitchenette, restroom and first aid station. The observation level includes a single occupancy observation space, radio storage closet and exterior catwalk. Interior stairs link the floors. The existing plaza will be reconfigured to provide a ramp for emergency vehicles to the beach and pedestrians to the lower level accessible restrooms and showers. Enhanced paving, seating and viewing space, drinking fountains, adapted landscaping and water efficient irrigation are also included.

The project has been designed to minimize impacts to public views. The plaza level floor which sits above the restrooms has been shifted slightly to the southeast, opening public views to the Children's Pool to the north and beach to the west of the building which are currently blocked by the existing structure. The public will be able to walk around the north and west sides of the tower which is currently cut off by the existing building's configuration. Open railing systems further enhance views over existing conditions. The plaza level floor plate has been minimized to 766 square feet and is similar in size to the existing building and raised deck surrounded by concrete railing. The observation level plan has a narrow north/south profile to minimize sightline intrusion. The exterior walls of the building are largely glazed to make the building as translucent as possible. The new tower is also set back from its current location thereby providing an increase in view shed from public viewing areas.

The LJCPLCP also includes goals to provide modernized public facilities that support recreational, safety and health related needs of the residents and visitors to La Jolla. The proposed lifeguard station would provide a modernized public lifesaving facility and would directly benefit the adjacent beach at the Children's Pool. The project would provide a modern facility with access to the beach to accommodate lifesaving staff to serve beachgoers attending this area. The proposed development will not adversely affect the community plan because it is implementing the goal of improving existing beach access and enhancing public access to facilitate greater public use and enjoyment of coastal resources by providing new concrete stairs from the public viewing deck to the beach below.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

As its primary objective is to provide lifeguard protection, the proposed development supports and promotes the safety, health and welfare of the public.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed development has been reviewed and determined to be in compliance with the applicable regulations in the Land Development Code (LDC) in effect for the site. The Permit for the proposed development includes conditions and corresponding exhibits of approvals relevant to geology and public improvements. The project has also addressed all required water quality issues through the project review, describing the type of pollutants which would be generated during post-construction and the pollutants to be captured and treated by the proposed Best Management Practices. Compliance with the Water Quality Standards is assured through conditions of the Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) permit. The proposed lifeguard station is in compliance with the applicable regulations of the LDC. No deviations are requested.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

The proposed development will be located within the previously developed footprint which lacks sensitive habitat. Surrounding vegetation consists primarily of introduced and ornamental plants such as ice plant and a grass lawn. The site does contain Environmentally Sensitive Lands (ESL) in the form of Coastal Bluffs and Coastal Beaches. However, because the proposed development will be located on a previously disturbed site, there would be no disturbance to environmentally sensitive lands, therefore, it is physically suitable for the proposed design and siting and will result in minimum disturbance to environmentally sensitive lands. Specifically, the new retaining walls to be constructed along the west side of the ramp to the lower level and an 18 ½ foot wall would be located along the north end of the lower level. These new walls would consist of shotcrete tied-back bulkheads and would be colored and textured to match the adjacent coastal bluffs. The retaining walls will be located in areas that have been previously disturbed by the existing structure and would not be readily visible from prominent public viewing areas. The walls are intended to stabilize the new structure and bluffs and were determined to be integral to the design and an overall benefit for the protection of the bluffs. The new pedestrian walkway is an ADA requirement and is being constructed within the existing development footprint. It will be constructed on the north-northwest to maximize physical and visual public access along the shoreline and would occupy the space within the existing plaza and it will not increase the footprint of the existing development area. Sensitive undisturbed bluff faces would not be impacted by construction of the new walkway.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

The proposed development will minimize the alteration of the natural land form because no grading is proposed. The project would minimally altering existing topography and drainage patterns because it would be located in the same area as the existing facility. Therefore, erosional forces and flood hazards would not be increased. Based on the nature of the proposed construction, no increase in fire hazard is anticipated. The project would implement permanent construction Best Management Practices as required by the City of San Diego. Because of the project's relatively small size additional erosion of the

beach or impacts to the local shoreline sand supply is not anticipated. Geologic review determined that the project has adequately addressed geologic conditions potentially affecting the project. Through project review, staff has determined there would be no erosional forces, flood hazards or fire hazards. Therefore, the proposed development would minimally alter the site and would not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

The proposed development is sited and designed to prevent adverse impacts on the nearby harbor seals which haul out at the adjacent Children's Pool Beach. Based upon the sensitivity of surrounding biological resources the City required the preparation of Biotechnical Reports (BTR) to assess impacts to biological resources (*Biological Report: Update Regarding Pinnipeds and the California Least Tern at Children's Pool, La Jolla, California, and Lifeguard Tower Reconstruction*, Hanan and Associates Inc., March 2011). The 2011 report updated reports conducted in 2004 and 2010. In summary the report identified that harbor seals are widely distributed in temperate and subarctic waters of the North Atlantic and North Pacific Oceans. Harbor seals are not listed as threatened or endangered under the Federal Endangered Species Act, and are not considered strategic under the Marine Mammal Protection Act (MMPA). Harbor seals often haul out (temporarily leaving the water between periods of foraging activity for sites on land or ice) in protected bays, inlets, and beaches. Since the mid 1990s, more frequent use of the Children's Pool area has been documented as harbor seals have been observed to haul out on the sheltered Children's Pool Beach. Surveys conducted at the site from December 2003 to April 2004 indicate that a maximum number of seals observed at the Children's Pool during any single observation during the study were 164. Currently, the cumulative results of research at the site indicate that approximately 200-300 seals use the site. Since the original surveys in 2004, the project biologist has conducted additional observations of the site (Hanan 2010) and believes that the results from the 2004 research area are representative of the number of seals currently utilizing the Children's Pool.

The biological resources report identified three potential impacts to the harbor seals resulting from the construction of the project; 1) Haul out site abandonment 2) Short-term or permanent hearing loss and 3) Disruption of pupping behavior. In order to reduce these impacts to below a level of significance mitigation measures are required. The mitigation measures restrict the timing of the construction to outside of the pupping season, require the construction of temporary noise barriers and require that a biological monitor be present on-site during construction activities. Furthermore, the project biologist would be required to consult with a National Marine Fisheries Service Resource Management Specialist.

In addition, the biological resources report assessed potential impacts to the California least tern. The report found that the La Jolla Children's Pool area is not considered suitable for least tern breeding and nesting. However, if construction would occur within the avian nesting season pre-construction bird surveys would be required.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

The proposed development is not located within or adjacent to the Multi-Habitat Planning Area (MHPA) of the City's Multiple Species Conservation Program (MSCP). The proposed development will be consistent with the MSCP by implementing Best Management Practices (BMPs) to control erosion.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The project includes both revegetation and erosion plans to address any potential erosional impacts. Compliance with the Water Quality Standards is assured through conditions of the Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) permit. As such, the development must implement storm water pollution best management practices to reduce pollutants discharged from the project site, to the maximum extent practicable. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

A Mitigated Negative Declaration was prepared and identified specific mitigation measures to reduce potential impacts to below a level of significance. The following mitigation measures are conditions of the project permits for harbor seals and are reasonably related to, and calculated to alleviate impacts created by the proposed development: (1) Construction is prohibited during the harbor seal pupping season (January 1 to May 1) and for an additional four weeks to accommodate lactation and weaning of alte season pups. The construction is therefore prohibited from January 1 to June 1; (2) Heavy construction (highest sound levels) is to be scheduled during the annual period of lowest haul out occurrence: October to November; (3) Construction is to be scheduled during the daily period of lowest haul out occurrence, from 08:30 to 15:30 hours; (4) A visual and acoustic barrier is to be erected and maintained for the duration of the project. The temporary barrier shall consist of ½ to ¾ inch plywood constructed 6-8 feet high depending on the location, and (5) Harbor seal monitoring shall be conducted for three to five days prior to construction and shall include hourly systematic counts of harbor seals using the beach, seal rock, and associated reef areas. Monitoring shall assess behavior and potential behavioral responses to construction noise and activities. Visual digital recordings and photographs shall be used to document individuals and behavioral responses to construction.

Coastal Development Permit - Section 126.0708

1. The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The proposed development will not encroach upon any existing physical access because it will be located within the footprint of the current lifeguard station. The proposed development will enhance and protect public views to and along the ocean. The plaza level floor which sits above the restrooms has been shifted slightly to the southeast, opening public views to the Children's Pool to the north and beach to the west of the building which are currently blocked by the existing structure. The public will be able to walk around the north and west sides of the tower which is currently cut off by the existing building's configuration. Open railing systems further enhance views over existing conditions. The plaza level floor

plate has been minimized to 766 square feet and is similar in size to the existing building and raised deck surrounded by concrete railing. The observation level plan has a narrow north/south profile to minimize sightline intrusion. The exterior walls of the building are largely glazed to make the building as translucent as possible. The new tower is also set back from its current location thereby providing an increase in view shed from public viewing areas. Therefore, the proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

Because the proposed development would be located on a previously disturbed site, there would be no disturbance to environmentally sensitive lands, therefore, it is physically suitable for the proposed design and siting and will result in minimum disturbance to environmentally sensitive lands.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

In the LJCPLCP goals include supporting local recreational beach and park amenities, enhancing community views to the ocean and provide modernized public facilities that support recreational, safety and health related needs of the residents and visitors. The proposed lifeguard station would provide a modernized public lifesaving facility and directly benefit the local recreational beach. The project would provide a more modern facility to accommodate the need for increased lifesaving staff and to protect beachgoers attending the area. Therefore, the proposed coastal development complies with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program

4. For every Coastal Development Permit issued for any coastal development between the nearest Public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies Of Chapter 3 of the California Coastal Act.

The proposed lifeguard station would have no direct impact on resources within the coastal zone, and do not interfere with the public's right of access to the sea, the use of dry sand and rock coastal beaches to the first line of terrestrial vegetation. The lifeguard station would encourage increased recreational use of coastal waters and enhance public safety. As such, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer Coastal Development Permit No. 549686, Site Development Permit No. 549687 and Conditional Use Permit No. 927125 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 549686, Site Development Permit No. 549687 and Conditional Use Permit No. 927125, a copy of which is attached hereto and made a part hereof.

Patricia Grabski

Patricia Grabski
Development Project Manager
Development Services

Adopted on: December 14, 2011

WBS No. S-00644.02.06

NOTICE OF DETERMINATION

TO: X RECORDER/COUNTY CLERK
P.O. Box 1750, MS A33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NUMBER: 154844 STATE CLEARINGHOUSE NUMBER: 2011101019

PROJECT TITLE: La Jolla Children's Pool Lifeguard Station

PROJECT LOCATION: The project is located at 850 Coast Boulevard, La Jolla, California 92037 within the La Jolla Community Plan.

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT (CDP), SITE DEVELOPMENT PERMIT (SDP) and CONDITIONAL USE PERMIT (CUP) for the demolition of the existing lifeguard station and construction of a new, three-story, 1,877 square-foot lifeguard station. The new partially subterranean lifeguard station would be located within and adjacent to the existing facility. Existing below grade retaining walls would remain in place and new retaining walls would be constructed along the west side of the ramp to the lower level and an 18 1/2 foot wall would be located along the north end of the Lower Level. These new walls would consist of shotcrete tied-back bulkheads, colored and textured to match the adjacent coastal bluffs. Above grade wall height at the Lower Level would vary but would not exceed 12 feet at its highest point. The above grade wall height along the west edge of the ramp would not exceed 4 feet.

PROJECT APPLICANT: City of San Diego, Engineering and Capital Projects Department, contact Jihad Sleiman 600 B Street Suite 800 MS 908a San Diego, CA 92101(619) 533-7532

This is to advise that the City of San Diego Hearing Officer on 12/14/2011 approved the above described project and made the following determinations:

- 1. The project in its approved form ___ will, X will not, have a significant effect on the environment.
- 2. ___ An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
- X A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- ___ An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. _____ was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

- 3. Mitigation measures X were, ___ were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program X was, ___ was not, adopted for the project.
- 4. (EIR only) Findings ___ were, ___ were not, made pursuant to CEQA Guidelines Section 15091.
- 5. (EIR only) A Statement of Overriding Considerations ___ was, ___ was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Jeffrey Szymanski Telephone: (619) 446-5324

Filed by: *Jihad Sleiman*
Signature
Associate Planner

RESOLUTION NUMBER HO-6476
ADOPTED ON December 14, 2011

WHEREAS, on December 14, 2011, City of San Diego, Engineering and Capital Projects Department submitted an application to the Development Services Department for a COASTAL DEVELOPMENT PERMIT (CDP), SITE DEVELOPMENT PERMIT (SDP) and CONDITIONAL USE PERMIT (CUP)

WHEREAS, the permit was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

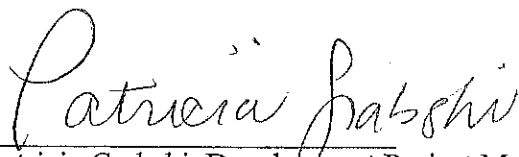
WHEREAS, the issue was heard by the Hearing Officer on December 14, 2011; and

WHEREAS, the Hearing Officer of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 154844 NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer of the City of San Diego, that it is hereby certified that Mitigated Negative Declaration No.154844 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines thereto (California Administration Code Section 15000 et seq.), that the report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer; directing staff to file a Notice of Determination.

BE IT FURTHER RESOLVED that the Hearing Officer finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Mitigated Negative Declaration, a copy of which is attached hereto and incorporated by reference, is hereby approved.

BE IT FURTHER RESOLVED that pursuant to California Public Resources Code, Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto and incorporated herein by reference.

By: 
Patricia Grabski, Development Project Manager

ATTACHMENT: Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT (CDP), SITE DEVELOPMENT PERMIT (SDP) and
CONDITIONAL USE PERMIT (CUP)

PROJECT NO. 154844

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101. All mitigation measures contained in the Mitigated Negative Declaration (Project No. 154844) shall be made conditions of CDP, SDP and CUP as may be further described below.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to Bid Opening/Bid Award or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD) (plans, specification, details, etc.) to ensure the MMRP requirements have been incorporated.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Biologist

Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the RE at the **Field Engineering Division 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

- 2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 154844, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's ED, MMC and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

- 3. **OTHER AGENCY REQUIREMENTS:** Evidence that any other agency requirements or permits have been obtained or are in process shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.
- 4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.
- 5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

<i>Issue Area</i>	<i>Document submittal</i>	<i>Associated Inspection/Approvals/Note</i>
General	Consultant Qualification Letters meeting.	Prior to Pre-construction
General	Consultant Const. Monitoring	Prior to or at the Pre-Construction

Biology	Biology Reports	meeting
		Limit of Work Verification
Final MMRP		Final MMRP Inspection

SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS:

A BIOLOGICAL RESOURCES

Biologist Qualification and Construction Monitoring

I. Prior to Preconstruction meeting:

- A. The owner/permittee shall provide a letter to the City’s Mitigation Monitoring Coordination (MMC) section stating that a qualified biologist, as defined in the City of San Diego’s Biological Review References, has been retained to implement the project’s biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. The Biologist shall submit required documentation to MMC verifying that any special reports, maps, plans, and timelines; such as but not limited to, revegetation plans, plant relocation requirements and timing, MSCP requirements, avian or other wildlife protocol surveys, impact avoidance areas, or other such information has been completed and updated.

II. Preconstruction Meeting:

- A. The Project biologist shall attend the Preconstruction meeting and discuss the project’s biological monitoring program.
- B. The project biologist shall submit a biological construction monitoring exhibit (BCME) (site plan reduced to 11X17) describing the project’s biological monitoring program and delineating the location and method of installation of the orange construction fencing to be installed at the limits of disturbance adjacent to any sensitive biological resources as shown on the project’s approved construction documents. The exhibit shall also contain a biological monitoring schedule.

III. Prior to Construction:

- A. The project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats as shown on the BCME and approved construction documents. The biologist shall also verify compliance with any other project conditions listed on the BCME required prior to the start of construction.

IV. During Construction:

- A. The project biologist shall monitor construction activities as described on the BCME and approved construction documents to verify compliance and ensure that

construction activities do not encroach into biologically sensitive areas beyond the approved limits of disturbance. In addition, the biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be either e-mailed or faxed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented discovery.

V. Post Construction:

- A. The project biologist shall submit a final construction monitoring report to MMC within 30 days of construction completion. The report shall address all biological monitoring requirements described on the BCME and approved construction documents to the satisfaction of MMC.

VI. Seal Mitigation

The biological monitor shall ensure that the following mitigation measures are implemented. The measures are subject to modifications from the National Marine Fisheries Service (NMFS).

- A. Construction shall be prohibited during the harbor seal pupping season (January 1 to May 1) and for an additional four weeks to accommodate lactation and weaning of alte season pups. Thus, construction shall be prohibited from January 1 to June 1.
- B. Heavy construction (highest sound levels) shall be scheduled during the annual period of lowest haul out occurrence: October to November
- C. Construction shall also be scheduled during the daily period of lowest haul out occurrence, from 08:30 to 15:30 hours.
- D. A visual and acoustic barrier will be erected and maintained for the duration of the project. The temporary barrier shall consist of ½ to ¾ inch plywood constructed 6-8 feet high depending on the location.

VII. Additional Monitoring Responsibilities

- A. Harbor seal monitoring shall be conducted for three to five days prior to construction and shall include hourly systematic counts of harbor seals using the beach, seal rock, and associated reef areas. Monitoring shall assess behavior and potential behavioral responses to construction noise and activities. Visual digital recordings and photographs shall be used to document individuals and behavioral responses to construction.

VIII. General Bird Mitigation

- A. If project grading/brush management is proposed in or adjacent to native habitat during the typical bird breeding season (i.e. Feb. 1-Sept. 15), or an active nest is noted, the project biologist shall conduct a pregrading survey for active nests in the development area and within 300 feet of it, and submit a letter report to MMC prior to the preconstruction meeting.

- B. If active nests are detected, or considered likely, the report shall include mitigation in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) to the satisfaction of the Assistant Deputy Director (ADD) Environmental Designee of the Entitlements Division. Mitigation requirements determined by the project biologist and the ADD shall be incorporated into the project's Biological Construction Monitoring Exhibit (BCME) and all monitoring results shall be incorporated into the final biological construction monitoring report.
- C. If no nesting birds are detected per III.a above, mitigation under III a. is not required.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

APPENDIX B
BIOLOGICAL REPORT

**BIOLOGICAL REPORT:
UPDATE REGARDING PINNIPEDS
and the CALIFORNIA LEAST TERN AT
CHILDREN'S POOL, LA JOLLA, CALIFORNIA,
AND LIFEGUARD TOWER RECONSTRUCTION**

Submitted To:
The City of San Diego
Architectural Engineering and Parks

By
Hanan & Associates, Inc.
Post Office Box 8914
Rancho Santa Fe, California 92067

March 2011

Table of Contents

INTRODUCTION	4
BACKGROUND	4
California Least Tern	5
CURRENT STATUS OF HARBOR SEALS IN CALIFORNIA	5
APPARENT NUMBERS OF HARBOR SEALS USING THE LA JOLLA CHILDREN’S POOL SITE –	5
Other Haul Out Sites in the Region	7
Seasonal Haul Out Patterns.....	8
Pupping Season.....	8
POTENTIAL IMPACTS OF CONSTRUCTION ACTIVITIES AND CONSTRUCTION NOISE ON HARBOR SEALS	8
MITIGATION.....	9
Timing of Construction Activities	10
Location of Construction activities	10
Noise	10
Monitoring	11
LITERATURE CITED	12
<i>ATTACHMENT I. Biological Letter Report and Recommendations for Construction, Regarding Pinniped Surveys at Children’s Pool, La Jolla, California</i>	16
1.0 INTRODUCTION	1
2.0 GENERAL HARBOR SEAL INFORMATION	1
3.0 SURVEY METHODS	2
4.0 RESULTS	3
4.1 Counts	3
Table 1 Combined Counts at Children’s Pool	3
Key for Tables 1-8.....	3
Table 2 Hanan Counts at Children’s Pool (12/2/03-4/19/04)	4
Table 3 Lyle Counts at Children’s Pool (2/10/04-4/8/04)	4
Table 4 LJFOS Counts at Children’s Pool (10/06/03-3/30/04)	4
Table 5 Counts at Pt. LJ Reef (12/2/03-4/19/04)	6
Table 6 Counts at Seal Rock (12/2/03-4/19/04)	6
4.2 Pinniped Observations	7
5.0 POTENTIAL FOR DISTURBANCE.....	7
Table 7 Hanan Counts of People at Children’s Pool	8
6.0 COMPARISON TO YOICHEM AND STEWART (1998)	8
Figure 1 Yochem and Stewart Counts at Children’s Pool by month.	9
7.0 Mitigation.....	10
Figure 2 Combined Counts at Children’s Pool by month.	11
Table 8 Seals present 0800-1700 hours at Children’s Pool.....	11
Figure 3 Harbor Seal Counts at Children’s Pool by Time of Day.	12
8.0 ACKNOWLEDGEMENTS	12
9.0 REFERENCES	12
ATTACHMENT A. PINNIPED SURVEY FORM.....	14
ATTACHMENT B. YOICHEM AND STEWART, 1998.	15

*ATTACHMENT II. CALIFORNIA LEAST TERN, *Sterna antillarum browni*, SUMMARY INFORMATION IN RELATION TO LA JOLLA CHILDREN’S POOL LIFEGUARD TOWER CONSTRUCTION..... 1*

LITERATURE CITED..... 2

INTRODUCTION

This report is an update to the Hanan & Associates (2004) biological report (Attachment I) regarding the potential effects of the Children's Pool lifeguard tower construction/renovation project on harbor seals, *Phoca vitulina*, hauling out in the area. This update is intended address the three following specific issues: 1) Apparent numbers of harbor seals using the La Jolla Children's Pool site, 2) Potential impacts of construction activities and construction noise on harbor seals in the area, and 3) Mitigation - measures for integrating construction activities with harbor seal occurrence to minimize impact on the animals, including optimal timing of construction in relation to use of the beach by harbor seals, with particular consideration of the pupping season.

BACKGROUND

Constructed in 1931, the La Jolla Children's Pool was originally intended to provide a protected beach for swimmers wishing to avoid the rip currents that moved along the surf break (Elwany et al., 1998; Hollins, 2005). The lifeguard tower, built in the 1960s and renovated in the 1980s, is situated on the rocky bluff overlooking the Children's Pool Beach. The tower is considered to be in disrepair and requires renovation.

Coastal areas of La Jolla are thought to have been used for haul out by harbor seals historically. Sporadic use of the Children's Pool Beach area, including nearby Seal Rock, probably also occurred. However, in recent history, harbor seal numbers along the U.S. west coast were relatively low (Antonellis and Fiscus, 1980). For example, a total of approximately 7,500 seals were estimated during a 1976 aerial survey conducted from Washington to Mexico (Mate, 1976). The west coast population has increased rapidly since that time, at least partially as the result of protection from direct take, provided under the Marine Mammal Protection Act, MMPA, of 1972.

Hanan (1996) noted that growth of pinniped populations off the U.S. west coast has likely led increased use of new haul sites by harbor seals. Since about the mid 1990s, more frequent use of the Children's Pool area has been documented as harbor seals have been observed to haul out on the sheltered Children's Pool Beach (Yochem and Stewart, 1998; Hanan & Associates, 2004).

California Least Tern

The La Jolla region was not considered a Coastal Management Area in the Least Tern Recovery Plan (USFWS, 1985), and is not currently considered among significant breeding sites for the subspecies (see USFWS, 2005; Marschalek, 2006). (Please see ATTACHMENT II – below, a summary report regarding least terns: CALIFORNIA LEAST TERN, *Sterna antillarum browni*, SUMMARY INFORMATION IN RELATION TO LA JOLLA CHILDREN’S POOL LIFEGUARD TOWER CONSTRUCTION.)

CURRENT STATUS OF HARBOR SEALS IN CALIFORNIA

Harbor seals are widely distributed in temperate and subarctic waters of the North Atlantic and North Pacific Oceans. Five subspecies are recognized (Rice, 1998). The subspecies found in California waters, *P. v. richardsi*, is known to occur in the eastern North Pacific ranging from the eastern Aleutian Islands and Pribilof Islands, Alaska, to central Baja California, Mexico (Rice, 1998; Jefferson et al., 2008).

In California, approximately 400-600 haul out sites are distributed along the coast and offshore islands, including sandbars, rocky shores, and beaches (Hanan, 1996; Lowry et al., 2008). The California harbor seal population is currently estimated to be approximately 34,233 individuals (Carretta et al., 2010). The California population is considered to be stable. Harbor seals are not listed as threatened or endangered under the Federal Endangered Species Act, and are not considered strategic under the MMPA (see Carretta et al., 2010).

APPARENT NUMBERS OF HARBOR SEALS USING THE LA JOLLA CHILDREN’S POOL SITE –

Harbor seals often haul out in protected bays, inlets, and beaches (Reeves et al., 1992), and are the pinniped species most commonly observed to haul out on Children’s Pool Beach. Occasionally, California sea lions, *Zalophus californianus*, and less frequently, northern elephant seals, *Mirounga Angustirostris*, have also been observed in the area (Yochem and Stewart, 1998; Hanan & Associates, 2004).

During pinniped survey work conducted from December 2003 to April 2004, a total average of 78 seals were observed in the Children’s Pool by D. A. Hanan (see Hanan &

Associates, 2004, and see Attachment I. for additional results and discussion of survey numbers). The maximum number of seals observed at Children's Pool by D. A. Hanan during any single observation period during the study was 164. Yochem and Stewart (1998) reported observing a maximum of 172 seals during an earlier survey conducted in the Children's Pool area from October 1995 to September 1997. Harbor seals were not individually identified during counts in these surveys, thus – as individual seals hauled out and returned to the water over time – it is possible that more than the maximum number of seals observed and counted at any one time, may have been using the area throughout each of the study periods. Currently, the cumulative results of research at the site are indicative that approximately 200 to 300 seals use the site. Based upon recent personal observations at the same hauling sites as observed in 2003-4 and literature review, the marine biologist, Dr. Hanan, believes that seal counts for the first Biological Report (5/1/2004) are representative of the number of seals currently utilizing Children's Pool as described in this updated biological report. The numbers of seals hauled out at the site at any one time apparently have not changed significantly since the surveys were conducted.

Recent photo-identification research by T. Linder and J. Moore is applying novel software technology to study individual harbor seals based on spotting patterns analyzed from digital photographs. The researchers noted preliminary indications are that up to 500 individual harbor seals may have been photographed in the Children's Pool area during the approximately 10 month study period from January to October 2008. The researchers also suggest that harbor seals using the area may not be a discrete population, but are part of a "larger regional population."

Further research is required to definitively determine the total numbers and local population structure of harbor seals. While we do know a considerable amount of information regarding movements and ecology of harbor seals in southern California (see Stewart and Yochem, 1994, 2000; Keiper et al., 2005) population structure in the region is not well known at this time. In Pacific waters, geographic population subdivision of harbor seals has been identified based on genetic analysis of mtDNA (Lamont et al., 1996; Stanley et al., 1996; Westlake and O'Corry-Crowe, 2002; O'Corry-Crowe et al., 2003). In addition, clinal patterns of variation and local geographic differences in reproductive physiology (including pupping) and morphology have been identified (Bigg 1969; Shaughnessy and Fay 1977; Temte et al. 1991).

Harbor seals demonstrate site fidelity (Yochem et al., 1987; Cunningham et al., 2009), and as observed by O’Corry-Crowe et al. (2003) discussing harbor seals in Alaska, dispersal in this species is apparently limited. However, it is possible that at least some of the harbor seals using Children’s Pool beach come from moderately distant areas. Harbor seals are known to travel distances up to approximately 550 km. Hanan (1996) tagged harbor seals and observed individual movements between the offshore Channel Islands and coastal mainland areas such as Point Conception (and see Stewart and Yochem, 1994). Hanan & Associates (2004) observed harbor seals with rusty-red colored head pelage at the Children’s Pool site. These seals were thought to have traveled from the San Francisco Bay area, where the number of harbor seals marked with red head pelage is apparently highest of any region on the species distribution (Allen et al., 1993). However, this type of coloration has been observed in other populations, leaving population of origin for red-headed seals at Children’s Pool inconclusive. The coloration was once thought to have resulted from an algal growth (see Reeves et al. 1992) and more recently considered to have emanated from ironoxide pigments of rocks adjacent to sandy beach riverine and marine areas in northern California (Allen et al., 1993; Neuman and Schmahl, 1999).

Determination of population structure of harbor seals using the area will require further research using a combination of scientific techniques likely including genetic and morphological analysis.

Other Haul Out Sites in the Region

Nearby haul out sites available to, and potentially already used by harbor seals observed at the Children’s Pool site, include mainland sites used in low numbers such as those at Point Loma and Torrey Pines State Beach (night haul out). In addition, available mainland sites used by large numbers of seals are Point Mugu, Carpenteria, Goleta, and Point Conception. Harbor seals using mainland areas might also disperse to the offshore islands (Stewart and Yochem, 1994; Hanan, 1996).

Seasonal Haul Out Patterns

Peak haul out at the Children's Pool site was May to July, and lowest haul out was observed October to November (when adults are foraging at moderately far distances from haul out sites; Yochem and Stewart, 1998; Hanan & Associates, 2004).

Pupping Season

At the Children's Pool site, pupping typically occurs January to late April. In general there appear to be similarities in timing of pupping, mating, and molting to harbor seals in the Channel Islands and possibly those in Baja California (*e.g.* Chávez-Rosales and Gardner, 1999).

Approximately 40 pups are thought to be born at the La Jolla Children's Pool haul out site annually. Hanan & Associates (2004) observed 20 pups born successfully during the study period, and an additional three mortalities. Reported pupping was observed beginning 29 January to 3 April 2004. Pupping occurred subsequent to the end of the study period (see Hanan & Associates, 2004).

POTENTIAL IMPACTS OF CONSTRUCTION ACTIVITIES AND CONSTRUCTION NOISE ON HARBOR SEALS

Both Hanan & Associates (2004) and Yochem (2004) concluded that harbor seals at the Children's Pool site are apparently habituated to a wide range of human disturbances (*e.g.* nearby vehicles, overhead aircrafts, small boats, audio systems, dogs, human activities on foot, human vocalizations) and do not exhibit sensitivity at a level similar to that noted in harbor seals in some other regions affected by human disturbance (see Allen et al. 1984; Suryan and Harvey, 1999; Henry and Hammil, 2001; Johnson and Acevedo-Gutiérrez, 2007; and see Jansen et al. 2006).

Hanan & Associates (2004) noted that seals hauled out at Children's Pool are exposed to the constant presence of people (on the beach, sea wall, lifeguard tower, and sidewalks). There was an average of 43 people counted during twenty-four hour observations at the site (Hanan & Associates, 2004). The authors also listed numerous potentially disruptive human activities, vocalizations, noises made by humans near to the seals (and see Yochem, 2004). Generally, only

a few seals were observed to react to any of these activities, and only occasionally, by flushing and then returning to the beach. Loud and startling noises were observed to consistently induce a few seal to flush to the water, and generally the seals were observed to return within a short time (Hanan & Associates, 2002; and see Yochem, 2004). Human presence on the beach especially at the shore line was considered to cause the largest numbers of seals to flush, but total numbers of seals observed was not affected over time.

Marine mammals have been documented to demonstrate changes in behavior and auditory threshold shifts (decrease in auditory sensitivity) in response to noise (Richardson et al., 1995). Behavioral responses to loud noises could include changes in physical movement, temporary flushing from the beach, site abandonment, and pup abandonment (Allen, 1991; Kastak and Schusterman, 1996; Kastak et al., 1999). The potential short-term impacts of construction activities and construction noise on harbor seals at Children's Pool may include behavioral responses such as diminished use of the haul out area during construction.

There are at least three potential impacts from construction at the Children's Pool lifeguard tower: 1) Haul out site abandonment; 2) Short-term or permanent hearing loss; 3) Disruption of pupping behavior (or reduction of pupping success). However, mitigation measures specified in this report will avoid or diminish significant impact to the seals from construction.

Most pinniped species have peak sensitivities between 1kHz and 20 kHz (Ketten, 2004). Richardson et al. (1995) described four zones of noise influence in which man-made noise may affect marine mammals: 1.) zone of audibility; 2.) zone of responsiveness (behavioral and/or physiological); 3.) zone of masking (noise is enough to interfere with communication, prey or environmental sounds); 4.) zone of hearing loss, discomfort, or injury. The last three of these zones of noise influence will be avoided by the mitigation measures we have required in this report.

MITIGATION

Mitigation measures (below) applied during construction of the La Jolla Children's Pool lifeguard tower will necessarily be refined in consultation with the National Marine Fisheries Service, NMFS, and appropriate City and construction representatives as the project is implemented. Mitigation measures to avoid potential impacts on harbor seals are addressed below.

Timing of Construction Activities

Appropriate timing of construction activities will be used to mitigate overall construction impacts on the harbor seals. Construction will not be conducted during the pupping season.

Timing constraints based on local harbor seal biology will be implemented as follows:

- I. Construction must be prohibited during the pupping season (1 January 1 to 1 May) and for an additional four weeks to accommodate lactation and weaning of late season pups. Thus, construction will be prohibited from 1 January to 1 June.
- II. Heavy construction (highest sound levels) will be scheduled during the annual period of lowest haul out occurrence: October to November.
- III. Construction will also be scheduled during the daily period of lowest haul out occurrence, from 08:30 to 15:30 hrs.

Location of Construction activities

Construction activities directly on the beach will be avoided. As feasible, construction activities that can be accomplished offsite from the lifeguard tower will be conducted elsewhere. Careful attention will be given to minimizing traffic and noise from construction related vehicles (as well as, to noise arising from foot traffic) and reasonable restrictions will be developed to keep such noise and activities to a minimum near the site.

Noise

If a phase of the construction will cause sound that is likely disturb the seals at Children's Pool, that activity will be performed during periods when seals are not present as allowed and confirmed by the NMFS approved monitor. Construction barriers will be erected and maintained for the duration of the project as both visual and partial acoustic impediments to screen harbor seals from construction project activities. To block visual contact and prevent/diminish sound transmission, barriers will be erected along the walkway wall between the construction activities and the beach. Dr. Hanan in consultation with NMFS SWR biologists recommends using at least

½ to ¾-inch plywood barriers constructed 6-8 feet high depending on location, so as to create a visual barrier of the construction activities from the Children’s Pool beach where the seals haul out. Efficacy of the barrier will be documented and approved daily as appropriate for each phase of the project by the monitor prior to commencement of construction activities. This barrier will be constructed so that it is not easily moved nor dismantled by neither passers-by nor those wishing to observe the seals.

Monitoring

A NMFS approved observer will be present one hour prior to commencement of demolition or construction activities. The observer will be equipped with binoculars and digital sound level meter. The monitor shall also be present one hour after demolition or construction activities. The monitor shall record all observations of sound and disturbance. A daily report and findings will be reported to the city project lead and NMFS. The monitor shall have authority to stop construction if unusual observations of disturbance occur and the construction activity will be rescheduled for a time when harbor seals are not present.

Acoustic Monitoring

Acoustic monitoring near and at the beach hauling site will be conducted prior to construction to test acoustic equipment and analysis, as well as, to assess current baseline noise levels at the Children’s Pool site. Monitoring will be conducted from three to five days prior to ANY construction activity and will be conducted simultaneously with ALL construction activities.

Harbor Seal Monitoring

Harbor seal monitoring will be conducted for three to five days prior to construction (within three weeks prior to ANY construction activity) to archive a timely baseline of harbor seal occurrence and behavior in the area of Children’s Pool Beach. Monitoring must include hourly systematic counts of harbor seals using the beach, seal rock, and associated reef areas. The site will be scanned by eye and with high-resolution binoculars to assess the presence of pinnipeds and to determine age class, unusual coloration or markings (species if other than harbor seal). In addition, monitoring must assess behavior and potential behavioral responses to

construction activities and noise. To this end, hourly systematic counts and behavioral monitoring will be extensively coordinated with acoustic monitoring. Such coordinated data will be essential to assessing responses of the seals as well as in validating adherence of construction to marine mammal safe procedures. Visual digital recordings and photographs will be used to document individuals and behavioral responses to construction.

LITERATURE CITED

- Allen, S.G. 1991. Harbor seal habitat restoration at Strawberry Spit, San Francisco Bay. Point Reyes Bird Observatory Report PB91-212332/GAR. 47pp.
- Allen, S. G., D. G. Ainley, G. W. Page and C. A. Ribic. 1984. The effect of disturbance on harbor seal haul out patterns at Bolinas Lagoon, California. *Fishery Bulletin* 82:493–499.
- Allen, S. G., M. Stephenson, R. W. Risebrough, L. Francher, A. Shiller, and D. Smith. 1993. Red-pelaged harbor seals of the San Francisco Bay region. *Journal of Mammalogy* 74:588-593.
- Antonellis, G. A., and C. H. Fiscus. 1980. The pinnipeds of the California Current. *CalCOFI* 21:68-78.
- Bigg, M. A. 1969. Clines in the pupping season of the harbor seal, *Phoca vitulina*. *Journal of the Fisheries Research Board of Canada* 26:449-455.
- Carretta, J.V., K.A. Forney, M.S. Lowry, J. Barlow, J. Baker, D. Johnston, B. Hanson, R.L. Brownell Jr., J. Robbins, D.K. Mattila, K. Ralls, M.M. Muto, D. Lynch, and L. Carswell. 2009. U.S. Pacific marine mammal stock assessments: 2009. NOAA-TM-NMFS-SWFSC-453. 336 pp.
- Chávez-Rosales, S., and S. C. Gardner. 1999. Recent harbour seal (*Phoca vitulina richardsi*) pup sightings in Magdalena Bay, Baja California Sur, Mexico. *Aquatic Mammals* 25:169–171
- Cunningham, L., J. M. Baxter, I. L. Boyd, C. D. Duck, M. Lonergan, S. E. Moss, and B. McConnell. 2009. Harbour seal movements and haul-out patterns: implications for monitoring and management. *Aquatic Conservation: Marine and Freshwater Ecosystems* 19:398-407.
- Elwany, H., R. Flick, J. Nichols, A.-L. Lindquist. 1998. La Jolla Children's Pool Beach management and water quality improvement project. Scripps Institution of Oceanography Technical Report, Scripps Institution of Oceanography, UC San Diego. 34 pp.
<http://escholarship.org/uc/item/805234ch>.

- Hanan, D. A. 2006. Dynamics of abundance and distribution in the Pacific harbor seal, *Phoca vitulina richardsi*, on the coast of California. Ph.D. dissertation, University of California, Los Angeles. 158 pp.
- Hanan & Associates. 2004. Biological letter report and recommendations for construction. Regarding pinniped surveys at Children's Pool, La Jolla, California. Unpublished report submitted to the City of San Diego. May 2004. 21 pp.
- Henry, E., and M. O. Hammill. Impact of small boats on the haulout activity of harbour seals (*Phoca vitulina*) in Métis Bay, Saint Lawrence Estuary, Québec, Canada. *Aquatic Mammals* 27:140–148.
- Hollins, J. 2005. "Until Kingdom Come" the design and construction of La Jolla's Children's Pool. *The Journal of San Diego History* 51:123-138.
- Jansen, J. K., J. L. Bengtson, P. L. Boveng, S. P. Dahle, and J. Ver Hoef. 2006. Disturbance of harbor seals by cruise ships in Disenchantment Bay, Alaska: an investigation at three spatial and temporal scales. *AFSC Proc. Rpt* 2006-02. 75 pp.
- Jefferson, T. A., M. A. Webber, and R. L. Pitman. 2008. *Marine mammals of the world: a comprehensive guide to their identification*. London, Academic Press. 573 pp.
- Johnson, A., and A. Acevedo-Gutiérrez. 2007. Regulation compliance by vessels and disturbance of harbour seals (*Phoca vitulina*). *Canadian Journal of Zoology* 85:290-294.
- Kastak, D. and R. J. Schusterman. 1996. Temporary threshold shift in a harbor seal (*Phoca vitulina*). *Journal of the Acoustic Society of America*. 100:1905-1908.
- Kastak, D., R. J. Schusterman, B. L. Southall, and C. J. Reichmuth. 1999. Underwater temporary shift induced by octave-band noise in three species of pinniped. *Journal of the Acoustic Society of America* 106:1142-1148.
- Keiper, C. A., D. G. Ainley, S. G. Allen, J. T. Harvey. 2005. Marine mammal occurrence and ocean climate off central California, 1986 to 1994 and 1997 to 1999. *Marine Ecology Progress Series* 289: 285–306.
- Ketten, D. R. 2004. *Marine mammal auditory systems: a summary of audiometric and anatomical data and implications for underwater acoustic impacts*.
- Lamont, M. M. et al. 1996. Genetic substructure of the Pacific harbor seal (*Phoca vitulina richardsi*) off Washington, Oregon, and California. *Marine Mammal Science* 12:402-413.
- Lowry, M. S., J. V. Carretta, and K. A. Forney. 2008. Pacific harbor seal census in California during May-July 2002 and 2004. *California Fish and Game* 94(4):180-193.
- Mate, B. R. 1976. Aerial survey of marine mammals, Washington to Baja California and the

Gulf of California, 17 June-1 July 1976, performed under P.O. No. 01-6-208-14033 for the Marine Mammal Division.

Neuman, D.R., and W. W. Schmahl. 1999. Red-pelaged harbour seals, in Humboldt County, California: why some seals rust. *Marine Pollution Bulletin* 38:1177-1183.

O’Corry-Crowe, G. M., K. K. Martien, and B. L. Taylor. 2003. The analysis of population genetic structure in Alaskan harbor seals, *Phoca vitulina*, as a framework for the identification of management stocks. Administrative Report LJ-03-08. Southwest Fisheries Science Center, 8604 La Jolla Shores Drive, La Jolla, CA, 92037.

Reeves, R. R., B. S. Stewart, and S. Leatherwood. 1992. *Seals and Sirenians*. Sierra Club Books, San Francisco. 359 pp.

Rice, D. W. 1998. *Marine mammals of the world: systematics and distribution*. Society for Marine Mammalogy, Special Publication No. 4, Allen Press, Lawrence Kansas.

Richardson, W. J, Greene, C. R. Malme, C. I., and D. H. Thompson. 1995. *Marine mammals and noise*. Academic Press. San Diego, CA.

Richardson, W. J, Greene, C. R. Malme, C. I., and D. H. Thompson. 1995. *Marine mammals and noise*. Academic Press. San Diego, CA.

Shaughnessy, P. D., and F. H. Fay. 1977. A review of the taxonomy and nomenclature of North Pacific harbor seals. *Journal of Zoology* 182:385-419.

Stanley, H. F., S. Casey, J. M. Carnahan, S. Goodman, J. Harwood, and R. K. Wayne 1996. Worldwide patterns of mitochondrial DNA differentiation in the harbor seal (*Phoca vitulina*). *Molecular Biology and Evolution* 13:369-382.

Stewart, B. S. and P. K. Yochem. 1994. Ecology of harbor seals in the Southern California Bight. Pages 123-134 in W. L. Halvorson and G. J. Maender, (eds.), *Proceedings of the Fourth California Islands Symposium: Update on the Status of Resources*. Santa Barbara Museum of Natural History, Santa Barbara, California. 530 pp.

Stewart, B.S., and P.K. Yochem. 2000. Community ecology of California Channel Islands pinnipeds. Pp. 413-420. In: D.R. Browne, K. L. Mitchell, and H.W. Chaney (eds.), *Proceedings of the Fifth California Islands Symposium, 29 March to 1 April 1999*, Santa Barbara Museum of Natural History, Santa Barbara, CA. Sponsored by the U.S. Minerals Management Service.

Suryan, R. M., and J. T. Harvey. 1999. Variability in reactions of Pacific harbor seals, *Phoca vitulina richardsi*, to disturbance. *Fisheries Bulletin* 97:332–339.

Temte, J. L., M. A. Bigg, and O. Wiig. 1991. Clines revisited: the timing of pupping in the harbor seal (*Phoca vitulina*). *Journal of Zoology* 224:616-632.

Westlake, R.L., and G.M. O'Corry-Crowe. 2002. Macrogeographic structure and patterns of genetic diversity in harbor seals (*Phoca vitulina*) from Alaska to Japan. *Journal of Mammalogy* 83(4): 1111-1126.

Yochem, P. K. 2004. Pacific harbor seal (*Phoca vitulina*) monitoring plan. Hubbs-Sea World Research Institute unpublished report. 8 pp.

Yochem, P. K., and B. S. Stewart, 1998. Behavioral ecology and demography of seal and sealions at the Seal Rock Marine Mammal Reserve. Hubbs-Sea World Technical Report 98-282.

Yochem, P. K., B. S. Stewart, R. L. DeLong, D. P. DeMaster. 1987. Diel haul-out patterns and the site fidelity of harbor seals (*Phoca vitulina richardsi*) on San Miguel Island, California, in autumn. *Marine Mammal Science* 3:323-332.

***ATTACHMENT I. Biological Letter Report and Recommendations
for Construction, Regarding Pinniped Surveys at Children's Pool, La Jolla,
California***

Biological Letter Report and
Recommendations for Construction

Regarding Pinniped Surveys at
Children's Pool, La Jolla, California

In Partial Fulfillment of
Fixed Fee Agreement C-12438 for
Children's Pool Lifeguard Tower

Submitted to

City of San Diego
Public Buildings and Parks Division
Engineering & Capital Projects Department
Architectural Engineering & Contracts Division
Mr. Jihad Sleiman, Associate Engineer

May 1, 2004
Resubmitted March 2011

Hanan & Associates, Inc.
Post Office Box 8914
Rancho Santa Fe, California 92067

Table of Contents

1.0	INTRODUCTION	1
2.0	GENERAL HARBOR SEAL INFORMATION	1
3.0	SURVEY METHODS	2
4.0	RESULTS	3
4.1	Counts	3
	Table 1 Combined Counts at Children’s Pool	3
	Key for Tables 1-8.....	3
	Table 2 Hanan Counts at Children’s Pool (12/2/03-4/19/04)	4
	Table 3 Lyle Counts at Children’s Pool (2/10/04-4/8/04)	4
	Table 4 LJFOS Counts at Children’s Pool (10/06/03-3/30/04)	4
	Table 5 Counts at Pt. LJ Reef (12/2/03-4/19/04)	6
	Table 6 Counts at Seal Rock (12/2/03-4/19/04)	6
4.2	Pinniped Observations	7
5.0	POTENTIAL FOR DISTURBANCE	7
	Table 7 Hanan Counts of People at Children’s Pool	8
6.0	COMPARISON TO YOICHEM AND STEWART (1998)	8
	Figure 1 Yochem and Stewart Counts at Children’s Pool by month.	9
7.0	Mitigation.....	10
	Figure 2 Combined Counts at Children’s Pool by month.	11
	Table 8 Seals present 0800-1700 hours at Children’s Pool.....	11
	Figure 3 Harbor Seal Counts at Children’s Pool by Time of Day.	12
8.0	ACKNOWLEDGEMENTS	12
9.0	REFERENCES	12
	ATTACHMENT A. PINNIPED SURVEY FORM	14
	ATTACHMENT B. YOICHEM AND STEWART, 1998.....	15

1.0 INTRODUCTION

Children's Pool was created in 1931 by building a seawall to provide a safe and calm swimming area on its leeward side. It is located at Point La Jolla, California and is similar to other jetties and seawalls along the southern California coastline that provide protection from waves and surf for marinas and other man-made facilities. As with other break waters and sea walls, a beach has filled in on the leeward side of the wall and is suitable for basking in the sun in addition to swimming in relatively calm ocean water behind the wall.

Typically, Pacific harbor seals use secluded hauling sites where they experience little harassment and have direct access to open water. With the expanding pinniped populations off the US west coast, there has been increased use of new hauling sites by harbor seals (Hanan 1996). In the last 20 years, there has been sporadic use of Children's Pool and beach by sea lions, elephant seals, and harbor seals; however harbor seals started using the beach at Children's Pool much more frequently about 1990 and by 1995 were using the site daily as a hauling site and rookery (Yochem and Stewart 1998). There has been much public discussion, as well as, involvement by the City of San Diego, California Department of Fish and Game, and National Marine Fisheries Service (NMFS) regarding the status of the beach as a haul out site and rookery. Management of the beach lies with the city and management of the seals lies with NMFS (Marine Mammal Protection Act of 1972).

A lifeguard tower built on the bluff above the beach is now in need of repair. Because of its proximity to the harbor seals hauling out at Children's Pool and potential for disturbance, it is likely that NMFS will require application for an Incidental Harassment Permit for the construction. The City of San Diego commissioned this study with Dr. Doyle Hanan, Hanan & Associates, Inc. to provide 1) background on harbor seal use of the area, 2) comparison to the 1998 Yochem and Stewart study of the City of San Diego's Seal Rock Marine Reserve, 3) recommendations to reduce construction impacts on the seals, and 4) assistance in the preparation of the MMPA permit application.

2.0 GENERAL HARBOR SEAL INFORMATION

Pacific harbor seals, *Phoca vitulina richardsi*, inhabit the Pacific Ocean from Baja, Mexico to Alaska (Carretta et al. 2001). They are one of the most commonly seen marine mammals along the west coast of North America. They are not territorial and tend to frequent the same beaches repeatedly with occasional long range movements up to 500 miles documented (Herder 1986). They tend to haul out daily with peak numbers ashore near mid-afternoon. In California, there are at least 1,000 hauling sites and the number of seals hauled out at individual hauling sites range from 1 - 1,000 with an average of about 50 seals per site. They haul out (crawl onto land or low structures at the water's edge) to rest, molt, give birth, and nurse. Preferred haul out times are influenced by tide cycles, day length, weather, and disturbance.

They are medium-sized pinnipeds, up to 250 pounds and to a length of about six feet. Harbor seals vary in color from nearly all white to nearly all black with light or dark spots and rings; they “molt” or shed this coat annually during early summer. About 40% of the harbor seals in San Francisco Bay have red coats or heads due to oxides deposited in the hair (Allen et al., 1993). They have acute vision and hearing in water and on land. Adults occasionally make guttural sounds, but are usually very quiet and are extremely wary of any unusual sights or sounds which can cause them to charge into the water for safety. Female harbor seals mature at 3-4 years and males at 4-6 years. A single pup is born to each female annually with weaning at about four weeks and mating shortly afterward. They can stay underwater up to 30 minutes diving to depths of 1,000 feet as important near-shore predators feeding on fish, octopus, and squid in the early morning hours before dawn.

3.0 SURVEYMETHODS

For this study, an observation plan was developed to monitor pinniped use of Children’s Pool, as well as two nearby sites: Point La Jolla reef and seal rock. Forty, one-hour periods were selected for observation from all hours of the day and night using a computer generated simple random sample of the 24 hour time periods for the months of December 2003 through mid-April 2004. During the observation hour, total counts and counts by age class of seals (adult, immature, pup) were made every 15 minutes at each of the three sites (Appendix I). Personal observations of seal behavior and human disturbance were recorded. All field data and notes were transferred to data sheets and to computer spreadsheet following each observation period. All observations were made using Zeiss 10 x 40 binoculars. At night there was enough light from the life guard tower and nearby hotels to allow counts at all hours.

In addition to these counts and observations, a student from UCSD, Mr. Brian Lyle, made eight one-hour observations during February, March, and April 2004 using Bushnell 7 x 50 binoculars and following the same procedures outlined above. His counts were separated into two categories: adult and juvenile (including pups).

The La Jolla Friends of the Seals docent program (LJFOS) provided counts and observations for the time period October 2003 through March 2004. During that time period, a total of 120 counts were made and of that total, 66 were 7:30 AM daily counts at Children’s Pool, while the rest of the counts were made at other opportune times of the day and night. These counts were separated into two categories: total seals and pups.

4.0 RESULTS

4.1 Counts

During the forty, one-hour observations, 476 counts and observations were made by Dr. Hanan at the three observation sites. In addition, 206 counts were made during 8 hours of observation by Mr. Lyle and 120 counts were made by LJFOS. Combined counts are shown in Table 1 for the time period 10/6/03-4/19/04.

Table 1 Combined Counts at Children's Pool

	Total	Adult	Immature	Pup
Mean	72	63	11	6
SE	2.04	1.87	0.46	0.33
Median	67	58	11	6
Mode	65	34	12	2
SD	38.29	35.08	6.56	3.80
Minimum	0	0	0	1
Maximum	165	160	34	16
Count	353	353	206	135

Key for Tables 1-8

Mean (Average) – Sum of a list of numbers (all samples), divided by the number of numbers on the list.

SE (Standard Error) – The square-root of the expected squared difference between the random variable and its expected value. The SE of a random variable is analogous to the SD of a list (below).

Median – The middle value on a list of numbers.

Mode – The most frequent value on a list of numbers.

SD (Standard Deviation) – The square root of the variance, the SD measures how widely values are dispersed around the sample mean.

Minimum – The smallest number on the list.

Maximum – The largest number on the list.

Count – number of seal counts/ observations made by observer.

At Children's Pool, Dr. Hanan counted on average (Table 2) a total of 78 seals (65 adults, 12 immature and 6 pups). Seals on the beach, the rock structures near the sea wall base of

the leeward side, and on a rock closer to the center of the beach were all included as one count for the pool area. Depending on group size, seals hauled out anywhere along the water's edge from the sea wall to the bluff's edge near shore and up on the beach towards the lifeguard tower. A rope has been provided as the suggested extent of human use of the beach. It runs roughly parallel to the beach in Children's Pool and splits the beach approximately in half. Occasionally seals were seen on the upper side of the rope as occasionally people or their footprints were seen on the beach side of the rope.

Table 2 Hanan Counts at Children's Pool (12/2/03-4/19/04)

	Total	Adult	Immature	Pup
Mean	78	64	12	6
SE	2.78	2.43	0.56	0.38
Median	81	64	12	6
Mode	98	47	12	2
SD	35.53	30.98	6.59	3.72
Minimum	0	0	1	1
Maximum	164	135	34	14
Count	163	163	137	95

Mr. Lyle counted on average (Table 3) a total of 72 seals (64 adult and 8 juveniles). His counts were made during the day as well as during the night. He attempted night vision binoculars, but there was generally too much light for them to function properly.

Table 3 Lyle Counts at Children's Pool (2/10/04-4/8/04)

	Total	Adult	Immature
Mean	72	64	8
SE	5.81	5.52	0.69
Median	58	48	8
Mode	40	34	3
SD	48.27	45.84	5.72
Minimum	1	1	0
Maximum	165	153	21
Count	69	69	69

LJFOS counted on average (Table 4) a total of 64 seals (61 adults and 3 pups). Counts were concentrated at 7:30 AM and in the late evening around 9:00 – 10:00 PM.

Table 4 LJFOS Counts at Children's Pool (10/06/03-3/30/04)

	Total	Adult	Pup
Mean	64	61	7
SE	3.09	3.04	0.61
Median	55	55	7

Mode	55	55	7
SD	34.02	33.42	3.86
Minimum	12	12	1
Maximum	160	160	16
Count	121	121	40

The two adjacent sites were also monitored by Dr. Hanan and Mr. Lyle during the time periods when observing at Children’s Pool. The first, Point La Jolla reef (Table 5), was used only during low tides when the reef was accessible. Therefore its use was very dependent on the tide cycles with seals moving to the reef as tides fell and off the reef as tides rose. Some of the seals appeared to move back to Children’s Pool after they left the reef. Occasionally 1 -3 seals hauled out on the higher portions of the reef near the sea wall during higher tides. The survey consisted of a total 226 observation periods. The maximum number of seals observed at the reef for any one period was 45, and the minimum was zero. There was an average two seals present during observation periods.

Table 5 Counts at Pt. LJ Reef (12/2/03-4/19/04)

	Total	Adult	Immature
Mean	2	2	1
SE	0.42	0.40	0.20
Median	0	0	1
Mode	0	0	1
SD	6.36	5.68	1.32
Minimum	0	0	0
Maximum	45	25	6
Count	226	197	45

Seal rock was frequented by harbor seals (Table 6) at all hours and tides except very high tides that washed over the rock. At very low tides, seals were sometimes alerted by people wading nearby. The survey consisted of a total 220 observation periods. The maximum number of seals observed at Seal Rock for any one period was 54, and the minimum was zero. There was an average six seals present during observation periods.

Table 6 Counts at Seal Rock (12/2/03-4/19/04)

	Total	Adult	Immature
Mean	6	5	1
SE	0.70	0.72	0.33
Median	0	0	0
Mode	0	0	0
SD	10.33	10.15	2.08
Minimum	0	0	0
Maximum	54	48	9
Count	220	197	39

4.2 Pinniped Observations

One immature elephant seal and two immature California sea lions were observed at Children's Pool during this study. These pinnipeds are not rare at Children's Pool just infrequent visitors.

Two or three red headed harbor seals were observed by Dr. Hanan and some of the docents in early March at Children's Pool. It is likely that these seals had been in or were from San Francisco Bay where there are large numbers of seals with red coats and heads because of an oxidation process from some chemicals in the Bay. These observations suggest some exchange of seals from that far away. Hanan (1996) showed that seals tagged near Point Conception, California frequent the Northern Channel Islands as well as being observed in San Francisco Bay. He also showed that seals tagged at San Miguel Island frequent the mainland, suggesting a free exchange across the Santa Barbara Channel. This is the first report of harbor seals assumed to be from San Francisco being observed near San Diego.

The first pup of the 2004 pupping season was observed born at Children's Pool on January 29 and the last was born April 3, 2004. There were an estimated 20 pups born this season with a least 3 known mortalities.

5.0 POTENTIAL FOR DISTURBANCE

Harbor seal behavior at Children's Pool is very interesting considering the constant presence of people (Table 7) on the sea wall, the upper beach, and the walkways near the street and above the beach at the lifeguard tower. From December 2003 to April 2004, the number of people present at the La Jolla Children's Pool was observed during a total of 61 periods. The maximum observed during any one period was 120, and the minimum was 2. There were an average 43 people present during observation periods (Table 7). People are present at all hours day and night. Dr. Hanan observed people doing things that would cause harbor seals at most hauling sites to flush into the water. For example: people were observed laughing, shouting, screaming, clapping, stomping, banging on the railings and signs, taking flash pictures, dropping objects from the sea wall, climbing down the sea wall to the rock ledge next to the seals, wading, snorkeling and swimming nearby, entering the water to SCUBA dive, and from the street above honking horns, slamming car doors, setting of car alarms, and many of the other noises associated with a street. Airplanes and helicopters flew over and boats went by. Whales swam nearby and spouted. Harbor seal reaction to all these actions varied with occasional minor flushing (6-12 seals). Loud startling noises (i.e., banging on signs) sometimes caused a few seals to flush into the water but they returned to the beach shortly. Generally the main stimulus to flush large numbers of these seals was people on the beach near the seals or at the water's edge but total numbers of seals following the disturbance did not seem affected long term.

Table 7 Hanan Counts of People at Children’s Pool

	Total
Mean	43
SE	4.57
Median	30
Mode	30
SD	35.69
Minimum	2
Maximum	120
Count	61

At other hauling sites, human disturbance has had important effects on haul out numbers (Pauli and Terhune 1987) and even documented abandonment at two sites: San Francisco-Oakland Bay Bridge and at Strawberry Spit (Bartholomew 1949, Risebrough et al. 1979, Allen 1991). In California, small boats approaching a haul-out site can flush harbor seals, while minor disturbances might result in alert reactions but no flushing (Stewart et al. 1988; Allen 1991). Harbor seals can become habituated to the noise in places with many boats (Johnson et al. 1989). The seals at Children’s Cove seem much habituated to many disturbances including loud noises and human presence. Because of this habituation, they may be more likely to habituate to new disturbances and noises.

6.0 COMPARISON TO YOCHEM AND STEWART (1998)

Drs. Yochem and Stewart studied the behavior and demography of pinnipeds in the vicinity of Point La Jolla but focused on the Seal Rock Marine Mammal Reserve during November 1995 through September 1997 (Attachment B). They had day-long observations once or twice per month during the two years of study, as well as, time-lapse photography at both seal rock and Children’s Pool beach. They also radio tagged 10 harbor seals and radio scanned for these tagged seals several times per week. They also noted too few elephant seals and sea lions to evaluate any sort of hauling/behavioral aspects. Our observations were comparable.

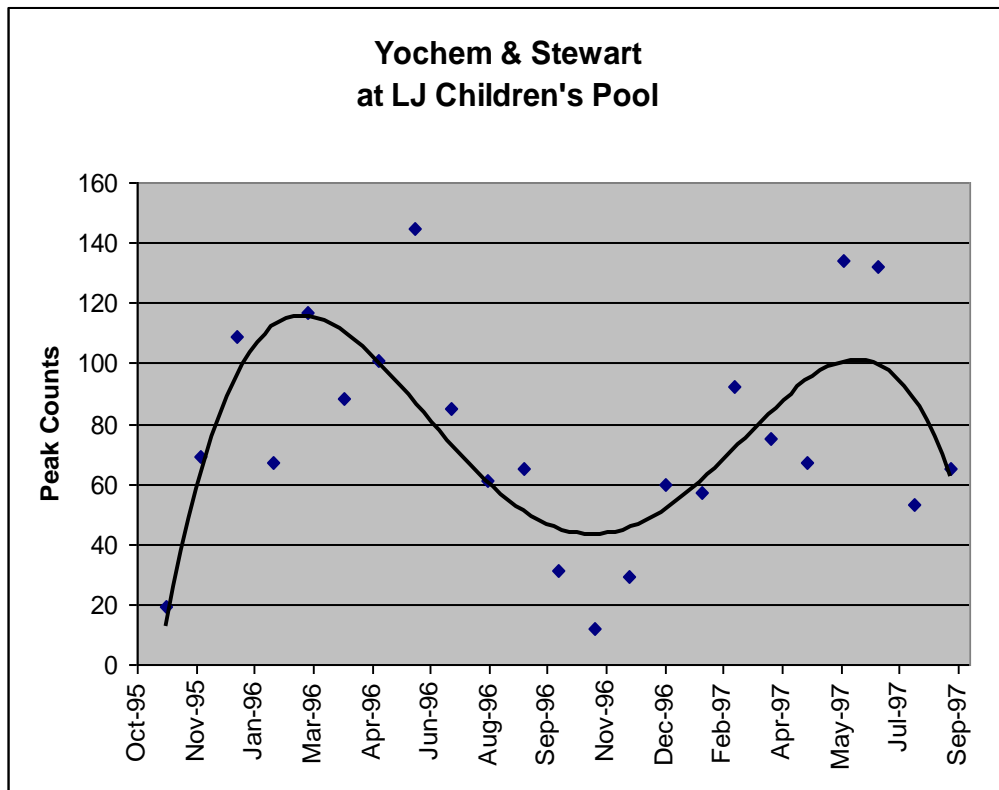
Yochem and Stewart (1998) results are summarized for Children’s Pool beach in Figure 1 from data presented in their report. For trend analysis, we note that they documented two periods when there were peak number of seals hauled out at Children’s Pool and concurrently for the whole area: in the spring of 1996 and in the summer of 1997 (Figure 1). The trend by season for fewest total seals hauled out was documented during each fall of 1995, 1996, and 1997. We document a similar low point for total seals hauled out at Children’s Pool during the late fall-early winter of 2003-2004. Since we did not monitor for a complete year, we do not have data for the expected summer peak number of seals hauling out.

The range of daily harbor seal counts in our study is similar to the range of peak daily counts presented by Yochem and Stewart with a maximum of 172 compared to our

maximum of 165 seals; although, their highest counts are for summer months which we did not monitor. This is an indication that the number of seals using Children's Pool beach has increased. Our counts for seal rock are also lower on average than those reported by Yochem and Stewart. This combined with increases at Children's Pool may indicate either a shift in preference by the seals or more likely it may indicate a reduction in harassment of seals at Children's Pool.

Yochem and Stewart (1998) did not observe any harbor seals births while Dr. Hanan saw two seals born at Children's Pool and evidence (blood spots or placenta on the sand) of several more births. The docents reported births or evidence of about 20 births. The largest number of pups reported by Yochem and Stewart was 10 in 1996 and 8 in 1997. The largest number of pups observed by Dr. Hanan was 14 and by LJFOS was 16 pups. Yochem and Stewart observed the presence of pups at Children's Pool April to June in 1996 and March to June 1997. We observed the first pup on January 29th and were still seeing pups as of this writing (May 10th).

Figure 1 Yochem and Stewart Counts at Children's Pool by month.



7.0 Mitigation

As mentioned above, the seals that use hauling sites in the vicinity of LJ Children's Pool are quite habituated to human presence. They also appear to be habituated to most of the common noises associated with being near people and cars including loud voices, laughter, yelling, horns, screeching tires, slamming doors, lights, etc. They seem to have a large number of potential disturbances that they are either habituated to or that are similar enough to other potential disturbances that they don't alert and don't flush.

It seems to be the novel or unexpected human activities or noises that cause them to flush into the water. Since these more severe disturbances that cause them to flush are not continuously repeated and the seals have come back and continue to use the site, we don't know whether there is potential to cause the seals to abandon these hauling sites. However, based on documented cases in San Francisco Bay, there is potential for construction and human disturbance to cause abandonment of a hauling site.

With the modification construction at the LJ Children's Pool life guard tower, there are three issues of concern for the harbor seals that utilize the site: 1) hauling site abandonment 2) short term or permanent hearing loss and 3) disruption of pupping behavior or reduction of pupping success.

To reduce overall impact on the seals, I recommend that all major and especially loud construction activities be scheduled during months when the fewest seals are present. Preferably this would be in the late summer, fall, and early winter (Figures 1 and 2). Time of day should also be considered since fewer seals are present at Children's Pool in early morning hours up to about 3:30 or 4:30 (Figure 3, Table 8). From December 2003 to April 2004, a survey for harbor seals was conducted at La Jolla Children's Pool Beach. During this study period, 147 observations were conducted in daylight periods from 08:00 to 17:00 hours. The maximum number of seals present during these observations was 164, and the minimum was zero. An average 82 seals were present during observation periods (Table 8).

During pupping season, February through April, there should be no loud construction (painting, inside finish work, tiling, or other less noisy activities would be acceptable especially if indoors). Construction activities that can be done offsite, across the street or behind sound barriers should be considered. Decibel levels near the seals should be monitored and construction stopped if noise approaches unacceptable sound thresholds for pinnipeds (generally above 90 dB is considered the level for temporary threshold shift in hearing). Seals should be monitored and if more than a recommended number of seals (perhaps 50 to 70 %) are flushed by the construction or combined noise of construction activities, construction should be halted until a certain number or percentage return.

Figure 2 Combined Counts at Children’s Pool by month.

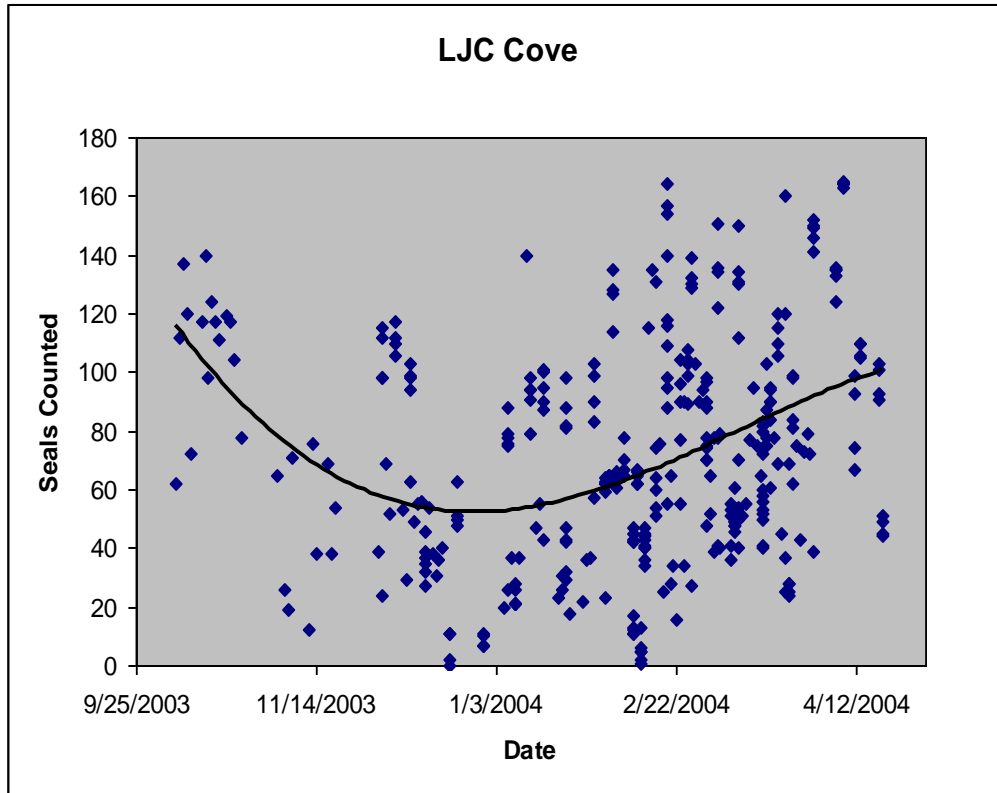
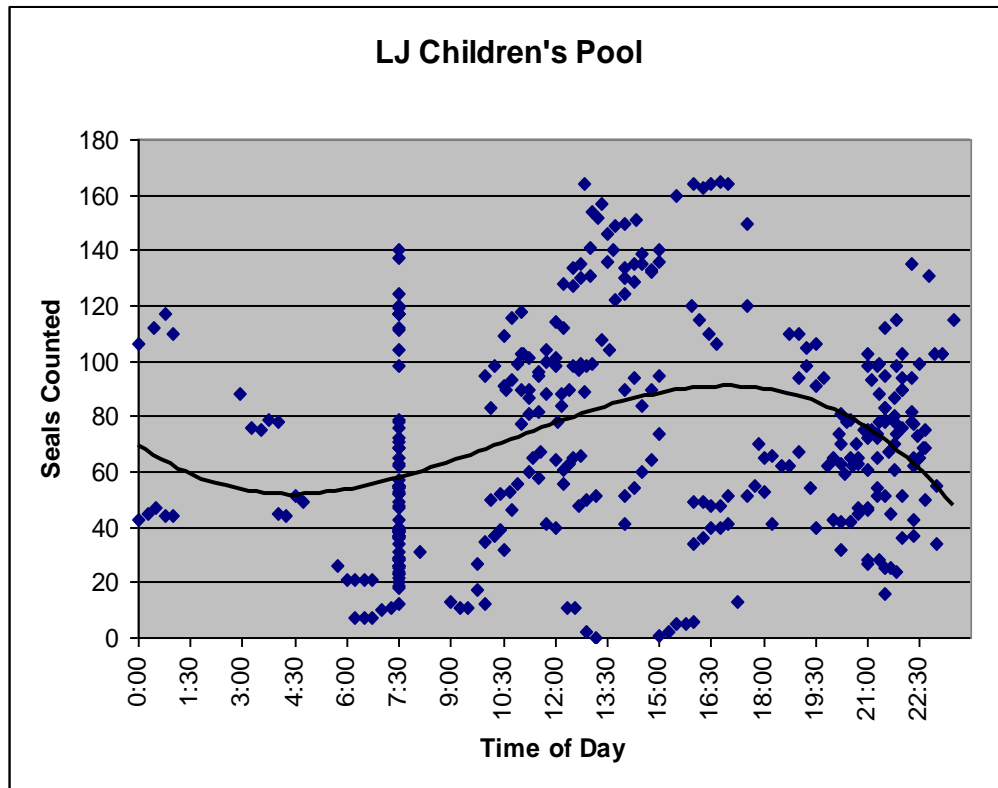


Table 8 Seals present 0800-1700 hours at Children’s Pool

	Total	Adult	Immature	Pup
Mean	82	68	11	5
SE	3.67	3.36	0.55	0.55
Median	88	74	11	4
Mode	90	48	13	2
SD	44.47	36.45	6.22	4.05
Minimum	0	0	0	1
Maximum	164	135	34	14
Count	147	118	129	54

Figure 3 Harbor Seal Counts at Children’s Pool by Time of Day.



8.0 ACKNOWLEDGEMENTS

We thank Dr. Pam Yochem of Hubbs-SeaWorld Research Institute for help in preparing this project and for her ground breaking work at Children’s Pool. Brian Lyle, UCSD, is thanked for contributing his personal time to this project and making the counts at all hours. Jihad Sleiman, City Engineer and his assistant engineer, Alexandra Corsi-Morgan, are thanked for the opportunity to do this work and for the discussions in preparation. La Jolla Friends of the Seals including James Hudnall and Chris Abbot are thanked for sharing their observational and counting data.

9.0 REFERENCES

- Allen, S.G. 1991. Harbor seal habitat restoration at Strawberry Spit, San Francisco Bay. Point Reyes Bird Observatory Report PB91-212332/GAR. 47pp.
- Allen, S.G., M. Stephenson, R.W. Risebrough, L. Fancher, A. Schiller, and D. Smith. 1993. Red-pelaged harbor seals of the San Francisco Bay region. *J. Mammalogy* 74(3): 588-593.

- Bartholomew, G.A. Jr. 1949. A census of harbor seals in San Francisco Bay. *J. Mammal.* 30(1): 34-35.
- Carretta, J. V., J. Barlow, K. A. Forney, M. M. Muto and J. Baker (2001). U.S. Pacific Marine Mammal Stock Assessments: 2001. NOAA Technical Memorandum, NMFS-SWFSC-317, U.S. Department Commerce.: 280 pages.
- Hanan, D. A., 1996. Dynamics of abundance and distribution in the Pacific harbor seal, *Phoca vitulina richardsi*, on the coast of California. Doctor of Philosophy dissertation. University of California, Los Angeles. 173 pages.
- Herder, M. J., 1986. Seasonal movements and hauling site fidelity of harbor seals, *Phoca vitulina richardsi*, tagged the Russian River, California. M.S. Thesis. California State University, Humbolt, California. 52 pages.
- Johnson, S.R., Burns, J.J., Malme, C.I., and R.A. Davis. 1989. Synthesis of Information on the Effects of Noise and Disturbance on Major Haulout Concentrations of Bering Sea Pinnipeds. Report from LGL Alaska Research Associates, Inc. for U.S. Minerals Management. 267 pgs.
- N.M.F.S. 1997. Investigation of scientific information on the Impacts of California sea lions and Pacific harbor seals on salmonids and on the coastal ecosystem of Washington, Oregon, and California. *US DOC NOAA Technical Memorandum, NMFS-NWFSC-28172*.
- Pauli, B.D. and J.M. Terhune. 1987. Tidal and temporal interaction on harbour seal haulout patterns. *Aquatic Mammals* 13 (3): 93-95.
- Risebrough, R.W.; Alcorn, D.; Allen, S.G.; Anderlini, V.C.; Booren, L.; DeLong, R.L.; Fancher, L.E.; Jone, R.E.; McGinnis, S.M.; and Schmidt, T.T. (1979) Population biology of harbor seals in San Francisco Bay, California. Unpub. report to the Marine Mammal Commission, Washington, D.C., Contract MM6AC006. 62pp.
- Yochem and Stewart, 1998. Behavioral ecology and demography of seals and sea lions at Seal Rock Marine Mammal Reserve. HSWRI Technical Report No. 98-282. Submitted to Seal Rock Marine Mammal Reserve Ad Hoc Committee c/o Robin Stribley, City of San Diego Park and Recreation Department.

ATTACHMENT A. PINNIPED SURVEY FORM

Hanan & Associates, Inc.
La Jolla Children's Cove Pinniped Survey Form

Observer _____

Date ___/___/___

Weather _____

Tide _____

Location _____

TIME	Harbor Seal Total	Harbor Seal Adults	Harbor Seal Immature	Harbor Seal Pups	Other Pinnipeds	Comments

Location _____

TIME	Harbor Seal Total	Harbor Seal Adults	Harbor Seal Immature	Harbor Seal Pups	Other Pinnipeds	Comments

Location _____

TIME	Harbor Seal Total	Harbor Seal Adults	Harbor Seal Immature	Harbor Seal Pups	Other Pinnipeds	Comments

ATTACHMENT B. YOCHER AND STEWART, 1998.

Behavioral ecology and demography of seals and sea lions at Seal Rock Marine Mammal Reserve. HSWRI Technical Report No. 98-282. Submitted to Seal Rock Marine Mammal Reserve Ad Hoc Committee c/o Robin Stribley, City of San Diego Park and Recreation Department.

ATTACHMENT II. CALIFORNIA LEAST TERN, *Sterna antillarum browni*, SUMMARY INFORMATION IN RELATION TO LA JOLLA CHILDREN'S POOL LIFEGUARD TOWER CONSTRUCTION

The following summary information regarding the potential occurrence of the California least tern, *Sterna antillarum browni*, in the La Jolla Children's Pool area is intentionally limited in scope. For more comprehensive information on the status of the least tern in California see USFWS (2005).

The least tern, *Sterna antillarum*, nests along the coastlines, and upstream along some major rivers, of North and South America in the Atlantic and Pacific oceans. There are three recognized subspecies, including the California least tern, *S. a. browni*, which breeds from Baja California, Mexico to central California, and winters in coastal areas of southern Mexico. The subspecies is listed as Endangered under the Federal Endangered Species Act, and by the State of California.

Reliable historical records do not exist, but anecdotal information from the nineteenth and twentieth centuries, indicates that least terns were once abundant in southern California (USFWS, 1985). The California population is thought to have diminished due to predation from birds and terrestrial species, gunshot, egg collection, and loss of habitat (USFWS, 1985; Thompson et al. 1997; Marschalek, 2006). The population may have reached its lowest numbers during the 1970s. Only approximately 600 breeding pairs were thought to occur in southern California based on a survey from 1973 to 1975 (USFWS, 1985, 2005). The population has increased since that time. Based on censuses taken between 2000 and 2002, the least tern population in California is estimated to average approximately 4,300 breeding pairs; representing 10% of the population in North America (Kushlan et al. 2002; USFWS, 2005).

California least terns breed in loosely formed colonies ranging from approximately 30 to 50 nesting pairs. Birds aggregate in breeding colonies from April to September in San Diego County, and nesting begins in mid-May. Nesting occurs in open, barren non-vegetated habitat along coastal beaches and rivers, usually on sandy or gravelly substrate (see USFWS, 1985; 2005)

In California, least terns have been documented to have high rates of site fidelity, with young returning to natal nesting sites for breeding (Atwood and Massey, 1988). Distribution of nesting habitat for the least tern has been well studied, and La Jolla Children's Pool is not documented as a nesting site (see Unitt, 2004). The La Jolla region was not considered a Coastal Management Area in the Least Tern Recovery Plan (USFWS, 1985), and is not currently considered among significant breeding sites for the subspecies (see USFWS, 2005; Marschalek, 2006).

California least terns forage for small fish species (e.g. anchovy, smelt, surfperch) occurring near the surface in shallow coastal areas (Atwood and Kelly, 1984; Thompson et al. 1997). Foraging often occurs in estuaries and lagoons. The partially enclosed beach habitat of the La

Jolla Children's Pool area is not considered suitable for least tern breeding and nesting. Nearshore waters are suitable for foraging and could be used by least terns.

Harbor seal mitigation measures for Children's Pool lifeguard tower construction activities as outlined by Hanan & Associates (2004, 2011), are likely to effectively diminish impacts of construction to California least terns that might forage in nearby waters or pass through the region.

LITERATURE CITED

Atwood, J. L., and Kelly, P. R. 1984. Fish dropped on breeding colonies as indicators of least tern food habits. *Wilson Bulletin*, 96: 34-47.

Atwood, J. L., and B. W. Massey. 1988. Site fidelity of least terns in California. *Condor* 90: 389-394.

Hanan & Associates. 2004. Biological letter report and recommendations for construction. Regarding pinniped surveys at Children's Pool, La Jolla, California. Unpublished report submitted to the City of San Diego. May 2004.

Hanan & Associates. 2010. Biological report: brief update regarding pinnipeds at Children's Pool, La Jolla, California and lifeguard tower reconstruction. Unpublished report submitted to the City of San Diego. August.

Kushlan, J. A., M. J. Steinkamp, K. C. Parsons, J. Capp, Ma A. Cruz, M. Coulter, I. Davidson, L. Dickson, N. Edleson, R. Elliot, R. M. Erwin, S. Hatch, S. Kress, R. Milko, S. Miller, K. Mills, R. Paul, R. Phillips, J. Saliva, W. Sydeman, J. Trapp, J. Wheeler, and K. Wohl. 2002. Waterbird conservation for the Americas: the North American waterbird conservation plan, version 1. *Waterbird Conservation for the Americas*, Washington, D.C., U.S.A. 78 pp.

Marschalek, D. A. 2006. California least tern breeding survey, 2005 season. California Department of Fish and Game Habitat Conservation Planning Branch Final Report 2007-01, Sacramento, California.

Thompson, B. C., J. A. Jackson, J. Burger, L. A. Hill, E. M. Kirsch, and J. L. Atwood. 1997. Least Tern (*Sterna antillarum*). In A. Poole and F. Gill (eds.), *The birds of North America*, No. 290. The Academy of Natural Sciences, Philadelphia, PA, and The American Ornithologists' Union, Washington, DC.

Unitt, P. 2004. San Diego County Bird Atlas. *Proceedings of the San Diego Society of Natural History* 39:1-639.

U.S. Fish and Wildlife Service. 1985. Revised California least tern recovery plan. U.S. Fish and Wildlife Service, Portland Oregon.

U.S. Fish and Wildlife Service. 2005. Regional seabird conservation plan, Pacific Region. U.S. Fish and Wildlife Service, Migratory Birds and Habitat Programs, Pacific Region, Portland, Oregon. 264 pp.

CALIFORNIA LEAST TERN,
Sterna antillarum browni,
SUMMARY INFORMATION IN RELATION TO
LA JOLLA CHILDREN'S POOL
LIFEGUARD TOWER CONSTRUCTION

Submitted To:
The City of San Diego
Public Building and Parks Division

By
Hanan & Associates, Inc.
Post Office Box 8914
Rancho Santa Fe, California 92067

December 2010

The following summary information regarding the potential occurrence of the California least tern, *Sterna antillarum browni*, in the La Jolla Children's Pool area is intentionally limited in scope. For more comprehensive information on the status of the least tern in California see USFWS (2005).

The least tern, *Sterna antillarum*, nests along the coastlines, and upstream along some major rivers, of North and South America in the Atlantic and Pacific oceans. There are three recognized subspecies, including the California least tern, *S. a. browni*, which breeds from Baja California, Mexico to central California, and winters in coastal areas of southern Mexico. The subspecies is listed as Endangered under the Federal Endangered Species Act, and by the State of California.

Reliable historical records do not exist, but anecdotal information from the nineteenth and twentieth centuries, indicates that least terns were once abundant in southern California (USFWS, 1985). The California population is thought to have diminished due to predation from birds and terrestrial species, gunshot, egg collection, and loss of habitat (USFWS, 1985; Thompson et al. 1997; Marschalek, 2006). The population may have reached its lowest numbers during the 1970s. Only approximately 600 breeding pairs were thought to occur in southern California based on a survey from 1973 to 1975 (USFWS, 1985, 2005). The population has increased since that time. Based on censuses taken between 2000 and 2002, the least tern population in California is estimated to average approximately 4,300 breeding pairs; representing 10% of the population in North America (Kushlan *et al.* 2002; USFWS, 2005).

California least terns breed in loosely formed colonies ranging from approximately 30 to 50 nesting pairs. Birds aggregate in breeding colonies from April to September in San Diego County, and nesting begins in mid-May. Nesting occurs in open, barren non-vegetated habitat along coastal beaches and rivers, usually on sandy or gravely substrate (see USFWS, 1985; 2005)

In California, least terns have been documented to have high rates of site fidelity, with young returning to natal nesting sites for breeding (Atwood and Massey, 1988). Distribution of nesting habitat for the least tern has been well studied, and La Jolla Children's Pool is not documented as a nesting site (see Unitt, 2004). The La Jolla region was not considered a Coastal Management Area in the Least Tern Recovery Plan (USFWS, 1985), and is not currently considered among significant breeding sites for the subspecies (see USFWS, 2005; Marschalek, 2006).

California least terns forage for small fish species (*e.g.* anchovy, smelt, surfperch) occurring near the surface in shallow coastal areas (Atwood and Kelly, 1984; Thompson *et al.* 1997). Foraging often occurs in estuaries and lagoons.

The partially enclosed beach habitat of the La Jolla Children's Pool area is not considered suitable for least tern breeding and nesting. Nearshore waters are suitable for foraging and could be used by least terns.

Harbor seal mitigation measures for Children's Pool lifeguard tower construction activities as outlined by Hanan & Associates (2004, 2010), are likely to effectively diminish impacts of construction to California least terns that might forage in nearby waters or pass through the region.

LITERATURE CITED

Atwood, J. L., and Kelly, P. R. 1984. Fish dropped on breeding colonies as indicators of least tern food habits. *Wilson Bulletin*, 96: 34-47.

Atwood, J. L., and B. W. Massey. 1988. Site fidelity of least terns in California. *Condor* 90: 389-394.

Hanan & Associates. 2004. Biological letter report and recommendations for construction. Regarding pinniped surveys at Children's Pool, La Jolla, California. Unpublished report submitted to the City of San Diego. May 2004.

Hanan & Associates. 2010. Biological report: brief update regarding pinnipeds at Children's Pool, La Jolla, California and lifeguard tower reconstruction. Unpublished report submitted to the City of San Diego. August.

Kushlan, J. A., M. J. Steinkamp, K. C. Parsons, J. Capp, Ma A. Cruz, M. Coulter, I. Davidson, L. Dickson, N. Edleson, R. Elliot, R. M. Erwin, S. Hatch, S. Kress, R. Milko, S. Miller, K. Mills, R. Paul, R. Phillips, J. Saliva, W. Sydeman, J. Trapp, J. Wheeler, and K. Wohl. 2002. *Waterbird conservation for the Americas: the North American*

waterbird conservation plan, version 1. Waterbird Conservation for the Americas, Washington, D.C., U.S.A. 78 pp.

Marschalek, D. A. 2006. California least tern breeding survey, 2005 season. California Department of Fish and Game Habitat Conservation Planning Branch Final Report 2007-01, Sacramento, California.

Thompson, B. C., J. A. Jackson, J. Burger, L. A. Hill, E. M. Kirsch, and J. L. Atwood. 1997. Least Tern (*Sterna antillarum*). In A. Poole and F. Gill (eds.), The birds of North America, No. 290. The Academy of Natural Sciences, Philadelphia, PA, and The American Ornithologists' Union, Washington, DC.

Unitt, P. 2004. San Diego County Bird Atlas. Proceedings of the San Diego Society of Natural History 39:1–639.

U.S. Fish and Wildlife Service. 1985. Revised California least tern recovery plan. U.S. Fish and Wildlife Service, Portland Oregon.

U.S. Fish and Wildlife Service. 2005. Regional seabird conservation plan, Pacific Region. U.S. Fish and Wildlife Service, Migratory Birds and Habitat Programs, Pacific Region, Portland, Oregon. 264 pp.

Biological Letter Report and Recommendations for Construction

Regarding Pinniped Surveys at
Children's Pool, La Jolla, California

In Partial Fulfillment of
Fixed Fee Agreement C-12438 for
Children's Pool Lifeguard Tower

Submitted to

City of San Diego
Public Buildings and Parks Division
Engineering & Capital Projects Department
Architectural Engineering & Contracts Division
Mr. Jihad Sleiman, Associate Engineer

May 1, 2004
Resubmitted December 2010

Hanan & Associates, Inc.
Post Office Box 8914
Rancho Santa Fe, California 92067

Table of Contents

1.0	INTRODUCTION	3
2.0	GENERAL HARBOR SEAL INFORMATION	3
3.0	SURVEY METHODS	4
4.0	RESULTS	4
4.1	Counts	4
	Table 1 Combined Counts at Children’s Pool	5
	Key for Tables 1-8	5
	Table 2 Hanan Counts at Children’s Pool (12/2/03-4/19/04)	5
	Table 3 Lyle Counts at Children’s Pool (2/10/04-4/8/04)	6
	Table 4 LJFOS Counts at Children’s Pool (10/06/03-3/30/04)	6
	Table 5 Counts at Pt. LJ Reef (12/2/03-4/19/04)	7
	Table 6 Counts at Seal Rock (12/2/03-4/19/04)	7
4.2	Pinniped Observations	7
5.0	POTENTIAL FOR DISTURBANCE.....	8
	Table 7 Hanan Counts of People at Children’s Pool	8
6.0	COMPARISON TO YOICHEM AND STEWART (1998)	8
	Figure 1 Yochem and Stewart Counts at Children’s Pool by month.....	10
7.0	Mitigation.....	10
	Figure 2 Combined Counts at Children’s Pool by month.....	11
	Table 8 Seals present 0800-1700 hours at Children’s Pool	12
	Figure 3 Harbor Seal Counts at Children’s Pool by Time of Day.....	12
8.0	ACKNOWLEDGEMENTS.....	12
9.0	REFERENCES	13
	ATTACHMENT A. PINNIPED SURVEY FORM.....	14
	ATTACHMENT B. YOICHEM AND STEWART, 1998.....	15

1.0 INTRODUCTION

Children's Pool was created in 1931 by building a seawall to provide a safe and calm swimming area on its leeward side. It is located at Point La Jolla, California and is similar to other jetties and seawalls along the southern California coastline that provide protection from waves and surf for marinas and other man-made facilities. As with other break waters and sea walls, a beach has filled in on the leeward side of the wall and is suitable for basking in the sun in addition to swimming in relatively calm ocean water behind the wall.

Typically, Pacific harbor seals use secluded hauling sites where they experience little harassment and have direct access to open water. With the expanding pinniped populations off the US west coast, there has been increased use of new hauling sites by harbor seals (Hanan 1996). In the last 20 years, there has been sporadic use of Children's Pool and beach by sea lions, elephant seals, and harbor seals; however harbor seals started using the beach at Children's Pool much more frequently about 1990 and by 1995 were using the site daily as a hauling site and rookery (Yochem and Stewart 1998). There has been much public discussion, as well as, involvement by the City of San Diego, California Department of Fish and Game, and National Marine Fisheries Service (NMFS) regarding the status of the beach as a haul out site and rookery. Management of the beach lies with the city and management of the seals lies with NMFS (Marine Mammal Protection Act of 1972).

A lifeguard tower built on the bluff above the beach is now in need of repair. Because of its proximity to the harbor seals hauling out at Children's Pool and potential for disturbance, it is likely that NMFS will require application for an Incidental Harassment Permit for the construction. The City of San Diego commissioned this study with Dr. Doyle Hanan, Hanan & Associates, Inc. to provide 1) background on harbor seal use of the area, 2) comparison to the 1998 Yochem and Stewart study of the City of San Diego's Seal Rock Marine Reserve, 3) recommendations to reduce construction impacts on the seals, and 4) assistance in the preparation of the MMPA permit application.

2.0 GENERAL HARBOR SEAL INFORMATION

Pacific harbor seals, *Phoca vitulina richardsi*, inhabit the Pacific Ocean from Baja, Mexico to Alaska (Carretta et al. 2001). They are one of the most commonly seen marine mammals along the west coast of North America. They are not territorial and tend to frequent the same beaches repeatedly with occasional long range movements up to 500 miles documented (Herder 1986). They tend to haul out daily with peak numbers ashore near mid-afternoon. In California, there are at least 1,000 hauling sites and the number of seals hauled out at individual hauling sites range from 1 - 1,000 with an average of about 50 seals per site. They haul out (crawl onto land or low structures at the water's edge) to rest, molt, give birth, and nurse. Preferred haul out times are influenced by tide cycles, day length, weather, and disturbance.

They are medium-sized pinnipeds, up to 250 pounds and to a length of about six feet. Harbor seals vary in color from nearly all white to nearly all black with light or dark spots and rings; they “molt” or shed this coat annually during early summer. About 40% of the harbor seals in San Francisco Bay have red coats or heads due to oxides deposited in the hair (Allen et al., 1993). They have acute vision and hearing in water and on land. Adults occasionally make guttural sounds, but are usually very quiet and are extremely wary of any unusual sights or sounds which can cause them to charge into the water for safety. Female harbor seals mature at 3-4 years and males at 4-6 years. A single pup is born to each female annually with weaning at about four weeks and mating shortly afterward. They can stay underwater up to 30 minutes diving to depths of 1,000 feet as important near-shore predators feeding on fish, octopus, and squid in the early morning hours before dawn.

3.0 SURVEY METHODS

For this study, an observation plan was developed to monitor pinniped use of Children’s Pool, as well as two nearby sites: Point La Jolla reef and seal rock. Forty, one-hour periods were selected for observation from all hours of the day and night using a computer generated simple random sample of the 24 hour time periods for the months of December 2003 through mid-April 2004. During the observation hour, total counts and counts by age class of seals (adult, immature, pup) were made every 15 minutes at each of the three sites (Appendix I). Personal observations of seal behavior and human disturbance were recorded. All field data and notes were transferred to data sheets and to computer spreadsheet following each observation period. All observations were made using Zeiss 10 x 40 binoculars. At night there was enough light from the life guard tower and nearby hotels to allow counts at all hours.

In addition to these counts and observations, a student from UCSD, Mr. Brian Lyle, made eight one-hour observations during February, March, and April 2004 using Bushnell 7 x 50 binoculars and following the same procedures outlined above. His counts were separated into two categories: adult and juvenile (including pups).

The La Jolla Friends of the Seals docent program (LJFOS) provided counts and observations for the time period October 2003 through March 2004. During that time period, a total of 120 counts were made and of that total, 66 were 7:30 AM daily counts at Children’s Pool, while the rest of the counts were made at other opportune times of the day and night. These counts were separated into two categories: total seals and pups.

4.0 RESULTS

4.1 Counts

During the forty, one-hour observations, 476 counts and observations were made by Dr. Hanan at the three observation sites. In addition, 206 counts were made during 8 hours of observation by Mr. Lyle and 120 counts were made by LJFOS. Combined counts are shown in Table 1 for the time period 10/6/03-4/19/04.

Table 1 Combined Counts at Children’s Pool

	Total	Adult	Immature	Pup
Mean	72	63	11	6
SE	2.04	1.87	0.46	0.33
Median	67	58	11	6
Mode	65	34	12	2
SD	38.29	35.08	6.56	3.80
Minimum	0	0	0	1
Maximum	165	160	34	16
Count	353	353	206	135

Key for Tables 1-8

Mean (Average) – Sum of a list of numbers (all samples), divided by the number of numbers on the list.

SE (Standard Error) – The square-root of the expected squared difference between the random variable and its expected value. The SE of a random variable is analogous to the SD of a list (below).

Median – The middle value on a list of numbers.

Mode – The most frequent value on a list of numbers.

SD (Standard Deviation) – The square root of the variance, the SD measures how widely values are dispersed around the sample mean.

Minimum – The smallest number on the list.

Maximum – The largest number on the list.

Count – number of seal counts/ observations.

At Children’s Pool, Dr. Hanan counted on average (Table 2) a total of 78 seals (65 adults, 12 immature and 6 pups). Seals on the beach, the rock structures near the sea wall base of the leeward side, and on a rock closer to the center of the beach were all included as one count for the pool area. Depending on group size, seals hauled out anywhere along the water’s edge from the sea wall to the bluff’s edge near shore and up on the beach towards the lifeguard tower. A rope has been provided as the suggested extent of human use of the beach. It runs roughly parallel to the beach in Children’s Pool and splits the beach approximately in half. Occasionally seals were seen on the upper side of the rope as occasionally people or their footprints were seen on the beach side of the rope.

Table 2 Hanan Counts at Children’s Pool (12/2/03-4/19/04)

	Total	Adult	Immature	Pup
Mean	78	64	12	6
SE	2.78	2.43	0.56	0.38
Median	81	64	12	6
Mode	98	47	12	2
SD	35.53	30.98	6.59	3.72
Minimum	0	0	1	1
Maximum	164	135	34	14
Count	163	163	137	95

Mr. Lyle counted on average (Table 3) a total of 72 seals (64 adult and 8 juveniles). His counts were made during the day as well as during the night. He attempted night vision binoculars, but there was generally too much light for them to function properly.

Table 3 Lyle Counts at Children’s Pool (2/10/04-4/8/04)

	Total	Adult	Immature
Mean	72	64	8
SE	5.81	5.52	0.69
Median	58	48	8
Mode	40	34	3
SD	48.27	45.84	5.72
Minimum	1	1	0
Maximum	165	153	21
Count	69	69	69

LJFOS counted on average (Table 4) a total of 64 seals (61 adults and 3 pups). Counts were concentrated at 7:30 AM and in the late evening around 9:00 – 10:00 PM.

Table 4 LJFOS Counts at Children’s Pool (10/06/03-3/30/04)

	Total	Adult	Pup
Mean	64	61	7
SE	3.09	3.04	0.61
Median	55	55	7
Mode	55	55	7
SD	34.02	33.42	3.86
Minimum	12	12	1
Maximum	160	160	16
Count	121	121	40

The two adjacent sites were also monitored by Dr. Hanan and Mr. Lyle during the time periods when he was observing at Children’s Pool. The first, Point La Jolla reef (Table 5), was used only during low tides when the reef was accessible. Therefore its use was very dependent on the tide cycles with seals moving to the reef as tides fell and off the reef as tides rose. Some of the seals appeared to move back to Children’s Pool after they left the reef. Occasionally 1 -3 seals hauled out on the higher portions of the reef near the sea wall during higher tides.

Table 5 Counts at Pt. LJ Reef (12/2/03-4/19/04)

	Total	Adult	Immature
Mean	2	2	1
SE	0.42	0.40	0.20
Median	0	0	1
Mode	0	0	1
SD	6.36	5.68	1.32
Minimum	0	0	0
Maximum	45	25	6
Count	226	197	45

Seal rock was frequented by harbor seals (Table 6) at all hours and tides except very high tides that washed over the rock. At very low tides, seals were sometimes alerted by people wading nearby.

Table 6 Counts at Seal Rock (12/2/03-4/19/04)

	Total	Adult	Immature
Mean	6	5	1
SE	0.70	0.72	0.33
Median	0	0	0
Mode	0	0	0
SD	10.33	10.15	2.08
Minimum	0	0	0
Maximum	54	48	9
Count	220	197	39

4.2 Pinniped Observations

One immature elephant seal and two immature California sea lions were observed at Children's Pool during this study. These pinnipeds are not rare at Children's Pool just infrequent visitors.

Two or three red headed harbor seals were observed by Dr. Hanan and some of the docents in early March at Children's Pool. It is likely that these seals had been in or were from San Francisco Bay where there are large numbers of seals with red coats and heads because of an oxidation process from some chemicals in the Bay. These observations suggest some exchange of seals from that far away. Hanan (1996) showed that seals tagged near Point Conception, California frequent the Northern Channel Islands as well as being observed in San Francisco Bay. He also showed that seals tagged at San Miguel Island frequent the mainland, suggesting a free exchange across the Santa Barbara Channel. This is the first report of harbor seals assumed to be from San Francisco being observed near San Diego.

The first pup of the 2004 pupping season was observed born at Children's Pool on January 29 and the last was born April 3, 2004. There were an estimated 20 pups born this season with a least 3 known mortalities.

5.0 POTENTIAL FOR DISTURBANCE

Harbor seal behavior at Children's Pool is very interesting considering the constant presence of people (Table 7) on the sea wall, the upper beach, and the walkways near the street and above the beach at the lifeguard tower. People are present at all hours day and night. Dr. Hanan observed people doing things that would cause harbor seals at most hauling sites to flush into the water. For example: people were observed laughing, shouting, screaming, clapping, stomping, banging on the railings and signs, taking flash pictures, dropping objects from the sea wall, climbing down the sea wall to the rock ledge next to the seals, wading, snorkeling and swimming nearby, entering the water to SCUBA dive, and from the street above honking horns, slamming car doors, setting of car alarms, and many of the other noises associated with a street. Airplanes and helicopters flew over and boats went by. Whales swam nearby and spouted. Harbor seal reaction to all these actions varied with occasional minor flushing (6-12 seals). Loud startling noises (i.e., banging on signs) sometimes caused a few seals to flush into the water but they returned to the beach shortly. Generally the main stimulus to flush large numbers of these seals was people on the beach near the seals or at the water's edge but total numbers of seals following the disturbance did not seem affected long term.

Table 7 Hanan Counts of People at Children's Pool

	Total
Mean	43
SE	4.57
Median	30
Mode	30
SD	35.69
Minimum	2
Maximum	120
Count	61

At other hauling sites, human disturbance has had important effects on haul out numbers (Pauli and Terhune 1987) and even documented abandonment at two sites: San Francisco-Oakland Bay Bridge and at Strawberry Spit (Bartholomew 1949, Risebrough et al. 1979, Allen 1991). In California, small boats approaching a haul-out site can flush harbor seals, while minor disturbances might result in alert reactions but no flushing (Stewart et al. 1988; Allen 1991). Harbor seals can become habituated to the noise in places with many boats (Johnson et al. 1989). The seals at Children's Cove seem much habituated to many disturbances including loud noises and human presence. Because of this habituation, they may be more likely to habituate to new disturbances and noises.

6.0 COMPARISON TO YOICHEM AND STEWART (1998)

Drs. Yochem and Stewart studied the behavior and demography of pinnipeds in the vicinity of Point La Jolla but focused on the Seal Rock Marine Mammal Reserve during

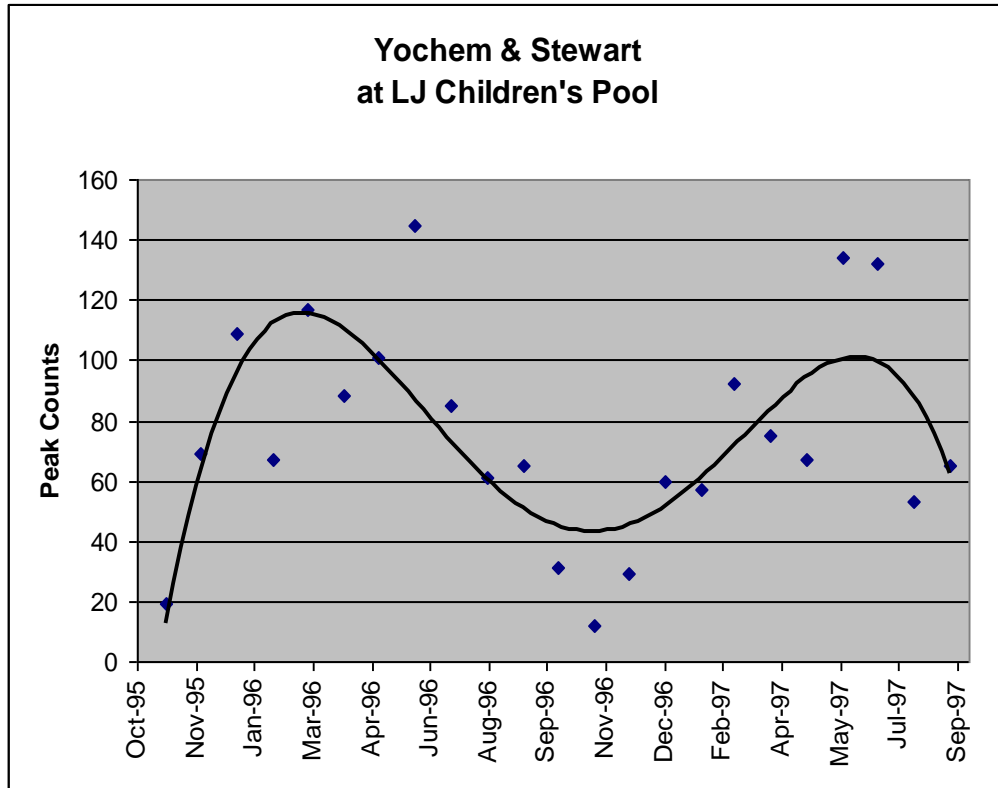
November 1995 through September 1997 (Attachment B). They had day-long observations once or twice per month during the two years of study, as well as, time-lapse photography at both seal rock and Children's Pool beach. They also radio tagged 10 harbor seals and radio scanned for these tagged seals several times per week. They also noted too few elephant seals and sea lions to evaluate any sort of hauling/behavioral aspects. Our observations were comparable.

Yochem and Stewart (1998) results are summarized for Children's Pool beach in Figure 1 from data presented in their report. For trend analysis, we note that they documented two periods when there were peak number of seals hauled out at Children's Pool and concurrently for the whole area: in the spring of 1996 and in the summer of 1997 (Figure 1). The trend by season for fewest total seals hauled out was documented during each fall of 1995, 1996, and 1997. We document a similar low point for total seals hauled out at Children's Pool during the late fall-early winter of 2003-2004. Since we did not monitor for a complete year, we do not have data for the expected summer peak number of seals hauling out.

The range of daily harbor seal counts in our study is similar to the range of peak daily counts presented by Yochem and Stewart with a maximum of 172 compared to our maximum of 165 seals; although, their highest counts are for summer months which we did not monitor. This is an indication that the number of seals using Children's Pool beach has increased. Our counts for seal rock are also lower on average than those reported by Yochem and Stewart. This combined with increases at Children's Pool may indicate either a shift in preference by the seals or more likely it may indicate a reduction in harassment of seals at Children's Pool.

Yochem and Stewart (1998) did not observe any harbor seals births while Dr. Hanan saw two seals born at Children's Pool and evidence (blood spots or placenta on the sand) of several more births. The docents reported births or evidence of about 20 births. The largest number of pups reported by Yochem and Stewart was 10 in 1996 and 8 in 1997. The largest number of pups observed by Dr. Hanan was 14 and by LJFOS was 16 pups. Yochem and Stewart observed the presence of pups at Children's Pool April to June in 1996 and March to June 1997. We observed the first pup on January 29th and were still seeing pups as of this writing (May 10th).

Figure 1 Yochem and Stewart Counts at Children’s Pool by month.



7.0 Mitigation

As mentioned above, the seals that use hauling sites in the vicinity of LJ Children’s Pool are quite habituated to human presence. They also appear to be habituated to most of the common noises associated with being near people and cars including loud voices, laughter, yelling, horns, screeching tires, slamming doors, lights, etc. They seem to have a large number of potential disturbances that they are either habituated to or that are similar enough to other potential disturbances that they don’t alert and don’t flush.

It seems to be the novel or unexpected human activities or noises that cause them to flush into the water. Since these more severe disturbances that cause them to flush are not continuously repeated and the seals have come back and continue to use the site, we don’t know whether there is potential to cause the seals to abandon these hauling sites. However, based on documented cases in San Francisco Bay, there is potential for construction and human disturbance to cause abandonment of a hauling site.

With the modification construction at the LJ Children’s Pool life guard tower, there are three issues of concern for the harbor seals that utilize the site: 1) hauling site abandonment 2) short term or permanent hearing loss and 3) disruption of pupping behavior or reduction of pupping success.

To reduce overall impact on the seals, I recommend that all major and especially loud construction activities be scheduled during months when the fewest seals are present. Preferably this would be in the late summer, fall, and early winter (Figures 1 and 2). Time of day should also be considered since fewer seals are present at Children’s Pool in early morning hours up to about 3:30 or 4:30 (Figure 3, Table 8). During pupping season, February through April, there should be no loud construction (painting, inside finish work, tiling, or other less noisy activities would be acceptable especially if indoors). Construction activities that can be done offsite, across the street or behind sound barriers should be considered. Decibel levels near the seals should be monitored and construction stopped if noise approaches unacceptable sound thresholds for pinnipeds (generally above 90 dB is considered the level for temporary threshold shift in hearing). Seals should be monitored and if more than a recommended number of seals (perhaps 50 to 70 %) are flushed by the construction or combined noise of construction activities, construction should be halted until a certain number or percentage return.

Figure 2 Combined Counts at Children’s Pool by month.

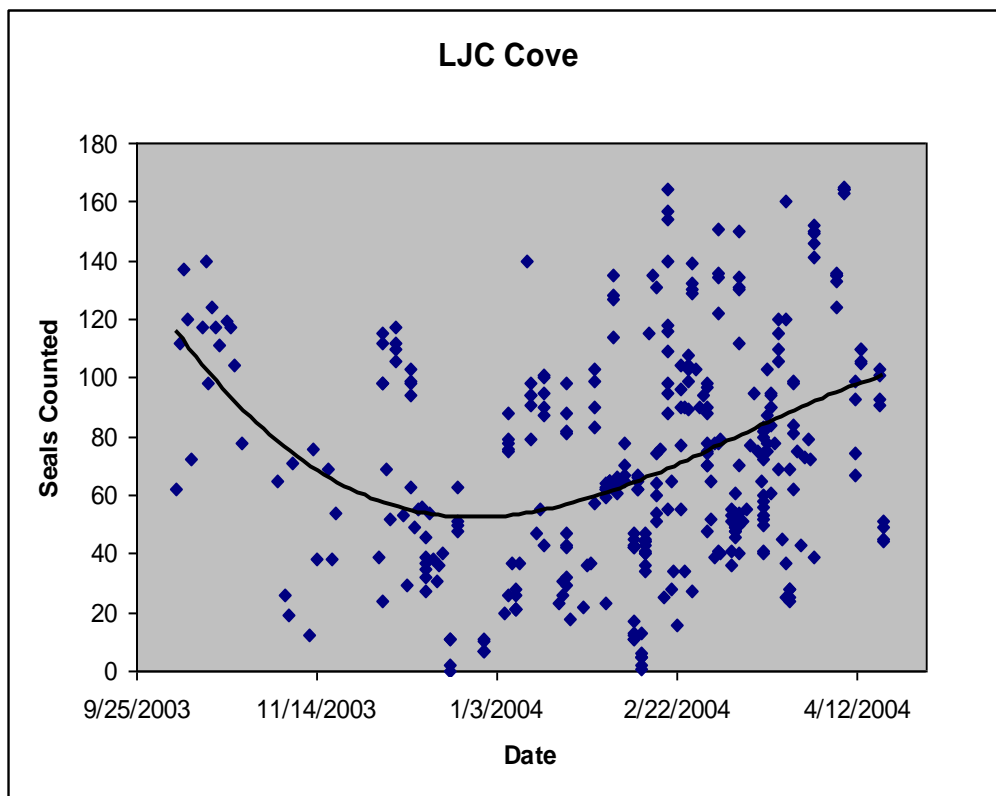
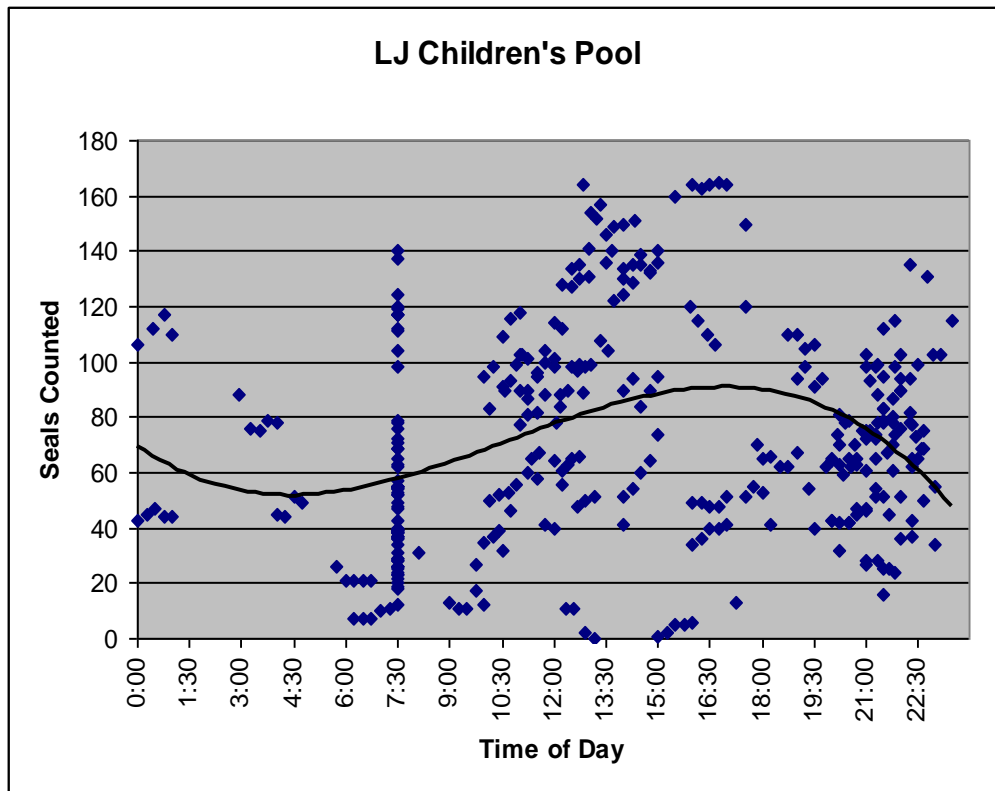


Table 8 Seals present 0800-1700 hours at Children’s Pool

	Total	Adult	Immature	Pup
Mean	82	68	11	5
SE	3.67	3.36	0.55	0.55
Median	88	74	11	4
Mode	90	48	13	2
SD	44.47	36.45	6.22	4.05
Minimum	0	0	0	1
Maximum	164	135	34	14
Count	147	118	129	54

Figure 3 Harbor Seal Counts at Children’s Pool by Time of Day.



8.0 ACKNOWLEDGEMENTS

We thank Dr. Pam Yochem of Hubbs-SeaWorld Research Institute for help in preparing this project and for her ground breaking work at Children’s Pool. Brian Lyle, UCSD, is thanked for contributing his personal time to this project and making the counts at all hours. Jihad Sleiman, City Engineer and his assistant engineer, Alexandra Corsi-Morgan, are thanked for the opportunity to do this work and for the discussions in preparation. La Jolla Friends of the Seals including James Hudnall and Chris Abbot are thanked for sharing their observational and counting data.

9.0 REFERENCES

- Allen, S.G. 1991. Harbor seal habitat restoration at Strawberry Spit, San Francisco Bay. Point Reyes Bird Observatory Report PB91-212332/GAR. 47pp.
- Allen, S.G., M. Stephenson, R.W. Risebrough, L. Fancher, A. Schiller, and D. Smith. 1993. Red-pelaged harbor seals of the San Francisco Bay region. *J. Mammalogy* 74(3): 588-593.
- Bartholomew, G.A. Jr. 1949. A census of harbor seals in San Francisco Bay. *J. Mammal.* 30(1): 34-35.
- Carretta, J. V., J. Barlow, K. A. Forney, M. M. Muto and J. Baker (2001). U.S. Pacific Marine Mammal Stock Assessments: 2001. NOAA Technical Memorandum, NMFS-SWFSC-317, U.S. Department Commerce.: 280 pages.
- Hanan, D. A., 1996. Dynamics of abundance and distribution in the Pacific harbor seal, *Phoca vitulina richardsi*, on the coast of California. Doctor of Philosophy dissertation. University of California, Los Angeles. 173 pages.
- Herder, M. J., 1986. Seasonal movements and hauling site fidelity of harbor seals, *Phoca vitulina richardsi*, tagged the Russian River, California. M.S. Thesis. California State University, Humbolt, California. 52 pages.
- Johnson, S.R., Burns, J.J., Malme, C.I., and R.A. Davis. 1989. Synthesis of Information on the Effects of Noise and Disturbance on Major Haulout Concentrations of Bering Sea Pinnipeds. Report from LGL Alaska Research Associates, Inc. for U.S. Minerals Management. 267 pgs.
- N.M.F.S. 1997. Investigation of scientific information on the Impacts of California sea lions and Pacific harbor seals on salmonids and on the coastal ecosystem of Washington, Oregon, and California. *US DOC NOAA Technical Memorandum, NMFS-NWFSC-28172*.
- Pauli, B.D. and J.M. Terhune.1987. Tidal and temporal interaction on harbour seal haulout patterns. *Aquatic Mammals* 13 (3): 93-95.
- Risebrough, R.W.; Alcorn, D.; Allen, S.G.; Anderlini, V.C.; Booren, L.; DeLong, R.L.; Fancher, L.E.; Jone, R.E.; McGinnis, S.M.; and Schmidt, T.T. (1979) Population biology of harbor seals in San Francisco Bay, California. Unpub. report to the Marine Mammal Commission, Washington, D.C., Contract MM6AC006. 62pp.
- Yochem and Stewart, 1998. Behavioral ecology and demography of seals and sea lions at Seal Rock Marine Mammal Reserve. HSWRI Technical Report No. 98-282. Submitted to Seal Rock Marine Mammal Reserve Ad Hoc Committee c/o Robin Stribley, City of San Diego Park and Recreation Department.

ATTACHMENT A. PINNIPED SURVEY FORM

Hanan & Associates, Inc.
 La Jolla Children's Cove Pinniped Survey Form

Observer _____

Date ___/___/___

Weather _____

Tide _____

Location _____

TIME	Harbor Seal Total	Harbor Seal Adults	Harbor Seal Immature	Harbor Seal Pups	Other Pinnipeds	Comments

Location _____

TIME	Harbor Seal Total	Harbor Seal Adults	Harbor Seal Immature	Harbor Seal Pups	Other Pinnipeds	Comments

Location _____

TIME	Harbor Seal Total	Harbor Seal Adults	Harbor Seal Immature	Harbor Seal Pups	Other Pinnipeds	Comments

ATTACHMENT B. YOCHAM AND STEWART, 1998.

Behavioral ecology and demography of seals and sea lions at Seal Rock Marine Mammal Reserve. HSWRI Technical Report No. 98-282. Submitted to Seal Rock Marine Mammal Reserve Ad Hoc Committee c/o Robin Stribley, City of San Diego Park and Recreation Department.

APPENDIX C
GEOTECHNICAL STUDY

The geotechnical study is available for review by contacting the City Project Manager (see cover page for information) or by visiting the link below:

<ftp://ftp.sannet.gov/OUT/ECP/2-7%20SUBSURFACE%20DATA/>

APPENDIX D
DRAINAGE STUDY

DRAINAGE STUDY

FOR

**CHILDREN'S POOL
LIFEGUARD STATION**
850 Coast Boulevard
La Jolla, California 92037

Prepared by:



**3434 4th Avenue
San Diego CA 92103
B&W Job #: 10173U**

Date Issued: March 31, 2008

TABLE OF CONTENTS

1. Purpose.....page 3

2. Existing Conditions..... page 3

3. Proposed Improvements..... page 3

4. Calculations..... page 4

5. Analysis..... page 5

6. Conclusion..... page 6

7. References..... page 6

APPENDICES

Vicinity Map.....Appendix A

Existing and Proposed Hydrology.....Appendix B

Pre-construction and Post-construction Flow Calculations.....Appendix C

Runoff Coefficient Table and Overland Time of Flow Nomograph.....Appendix D

Rainfall Isopluvials Maps.....Appendix E

Rainfall Intensity-Duration-Frequency Curves.....Appendix F

1. Purpose

The purpose of this drainage study is to analyze the changes in the drainage patterns and runoff due to the proposed construction of the new Children's Pool Lifeguard Station. The site is located at 850 Coast Boulevard in the City of La Jolla, California (See Appendix A for a site vicinity map).

This study is based on the San Diego County Hydrology Manual (2003 edition).

2. Existing Conditions

The existing site consists of 0.25 acres of developed land located in the city of La Jolla, California. The existing improvements consist of a two-story lifeguard tower, concrete paving, and landscaped areas.

All of the runoff from the site is conveyed into the Pacific Ocean as overflow runoff or through an underground storm drain system. 2 catch basins located on Coast Boulevard collect the majority of the runoff from the site and convey it through a 16" RCP pipe that runs underneath the site to a storm drain outfall that discharges into the Pacific Ocean. 97.5% of the site's area is impervious which generates a combined Q from the site of 0.55 cfs and 0.61 cfs for the 50-year and 100-year storms, respectively. See Table 1 for a summary of the existing runoff.

(See Appendix B, Existing Hydrology)

3. Proposed Improvements

The proposed Children's Pool Lifeguard Station consists of a new 2-story tower, and new concrete walkways and landscaped areas. The proposed improvements will alter the drainage pattern of the site minimally. The runoff across the site will decrease due to the reduction of impervious area.

Two new catch basins and one new area drain will collect the majority of runoff from the site. The catch basins and the area drain are centrally located within different landscaped areas that are the low points of the site. The storm drain devices collect the runoff and convey it through new storm drain laterals that connect to the existing 16" RCP pipe. The runoff is then discharged into the Pacific Ocean through drain outfalls. The remainder of the runoff will sheet flow directly into the ocean. The maximum possible amount of runoff will be directed into the storm drain system for treatment.

The proposed development will decrease the impervious area to 84% on-site. The Q for the 50-year and 100-year storm events is 0.50 cfs and 0.54 cfs, respectively. See Table 2 for a summary of the existing runoff.

(See Appendix B, Proposed Hydrology)

4. Calculations

The San Diego County Hydrology Manual, Section 3.1, states that storm discharge flows for watersheds less than 1 square mile in size shall be based on the Rational Method. This drainage study provides a Rational Method Analysis of the existing and proposed conditions for 50-year and 100-year storm events.

Rational Method Analysis: $Q = C * I * A$

Where:
 Q = Peak discharge (cfs)
 C = Runoff coefficient (no units)
 I = Rainfall intensity for a duration equal to T_c for the area (in/hr)
 A = Drainage basin area (acres)

The impervious and pervious areas were calculated for both the existing and proposed site conditions to determine if the runoff will increase. It was determined that the impervious area will decrease by 0.03 acres.

Based on the precipitation and the time of concentration, the intensity of a 50-year and 100-year storm event was determined (Appendix C). The rational method was then used to determine the flow rates to confirm that the peak flow will be maintained after the construction is completed.

Table 1. Summary of Existing Runoff

	Basin A	Basin B	Basin C
Area (acres)	0.12	0.04	0.09
Q ₅₀ (cfs)	0.26	0.09	0.20
Q ₁₀₀ (cfs)	0.29	0.10	0.22

Table 2. Summary of Proposed Runoff

	Basin A	Basin B	Basin C	Basin D	Basin E	Basin F
Area (acres)	0.05	0.04	0.02	0.03	0.03	0.08
Q ₅₀ (cfs)	0.11	0.09	0.05	0.05	0.06	0.13
Q ₁₀₀ (cfs)	0.12	0.09	0.05	0.06	0.07	0.15

See Appendix C for calculations of pre-construction and post-construction flows.

5. Analysis

Due to the construction of the proposed Children's Pool Lifeguard Station, the runoff from the site can be expected to decrease from 97.5% to 84%. The current existing conditions on site have a Q_{50} of 0.55 cfs and a Q_{100} of 0.61. The proposed conditions will have a Q_{50} of 0.50 cfs and a Q_{100} of 0.54 cfs. The runoff will decrease due to the reduced amount of impervious surface area.

The site is currently developed with a storm drain system that conveys runoff to the Pacific Ocean through a 16" RCP pipe. The overall capacity of the storm drain system on the site will not need to be upgraded because the amount of flow will decrease. However, the locations and number of storm drains will need to change to accommodate the new drainage pattern. The majority of runoff will be treated by landscaped areas surrounding that catch basins and area drain and by filter inserts before it enters the storm drain system. The remaining runoff will continue to sheet flow off of the site into the ocean.

6. Conclusion

The proposed improvements to the site will decrease the runoff in the area and change the drainage pattern across the site minimally. The underground drainage system will be upgraded to accommodate the new drainage pattern. The quality of the runoff will be improved since the runoff collected by this drainage system will be treated before being deposited into the storm drain system and eventually the Pacific Ocean.

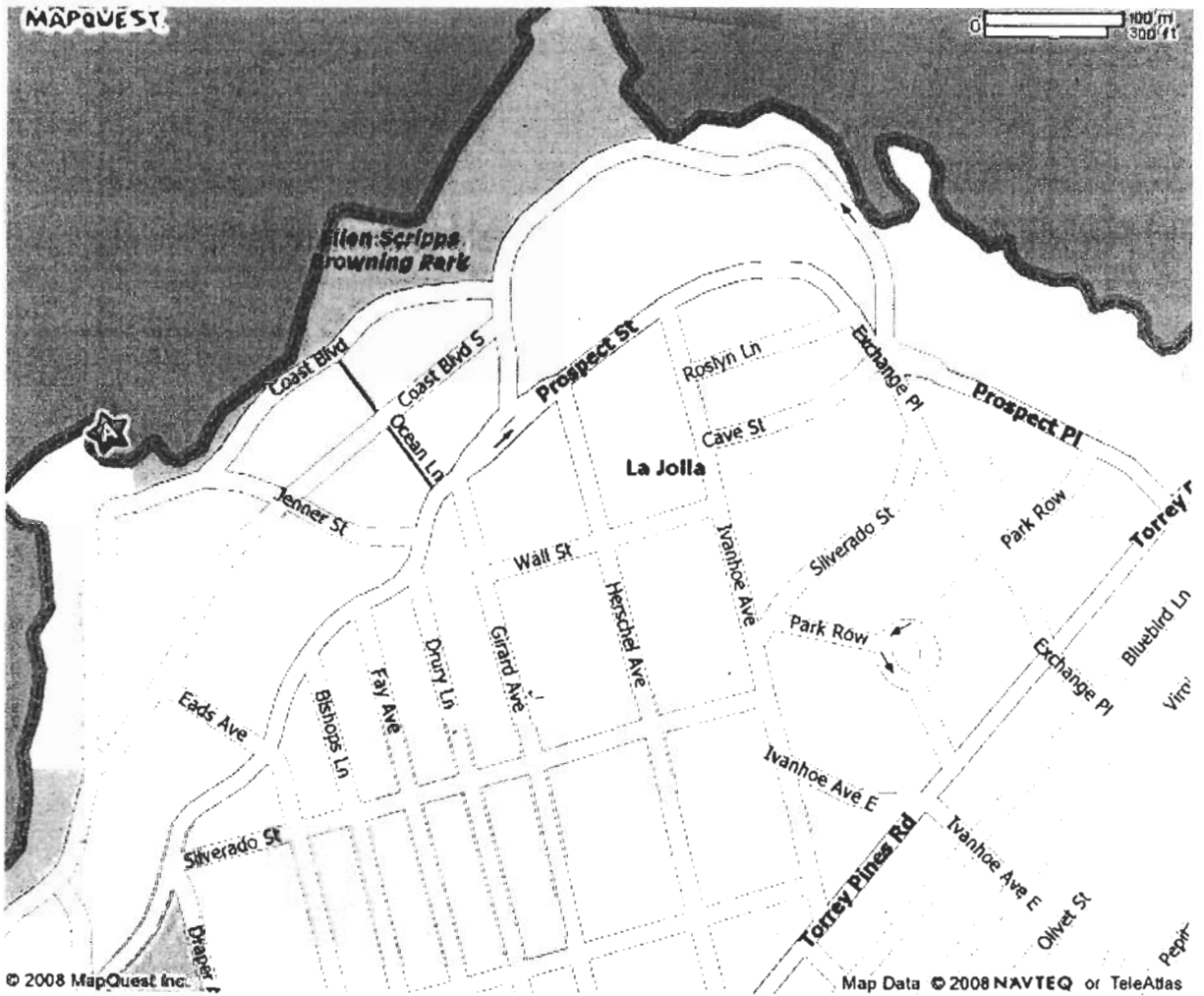
7. References

County of San Diego, San Diego County Hydrology Manual (June 2003).

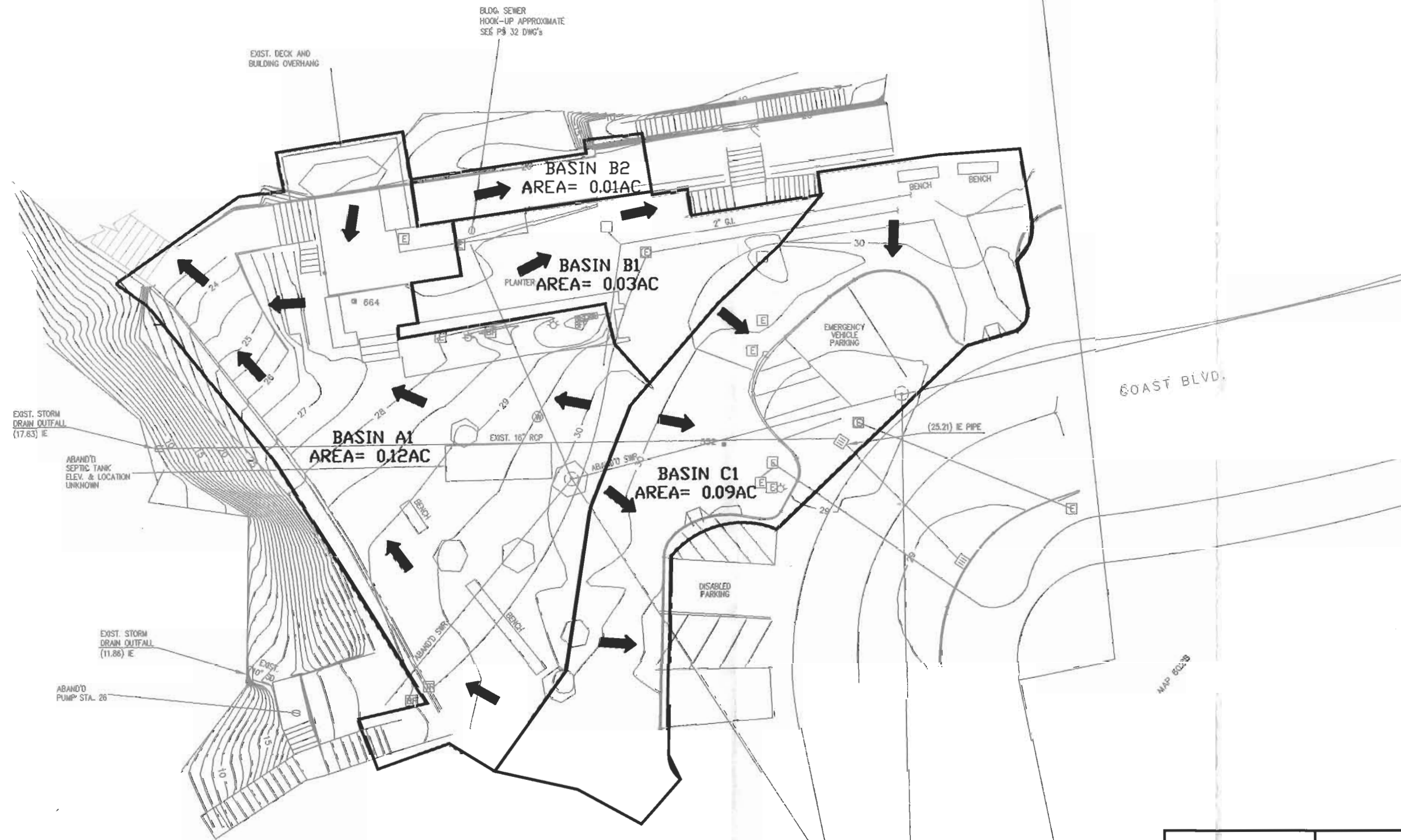
APPENDIX A: VICINITY MAP

A: Childrens Pool

La Jolla, CA

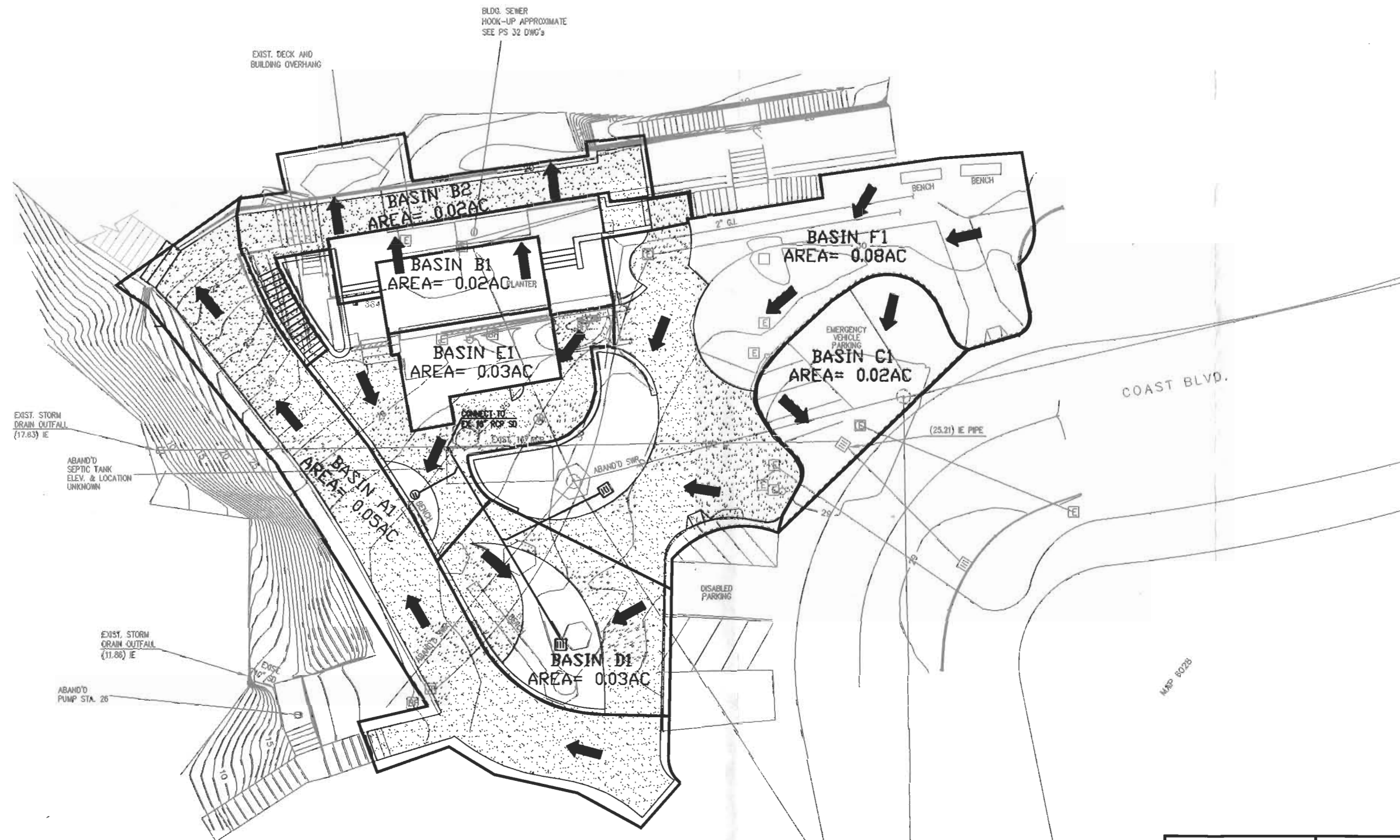


APPENDIX B: EXISTING AND PROPOSED HYDROLOGY



SCALE 1" = 20'

<p>engineers & surveyors 3434 fourth ave. san diego ca. 92103-5704 * (619) 299-5550</p>	LA JOLLA, CA	
	EXISTING HYDROLOGY FOR:	
	CHILDREN'S POOL LIFEGUARD STATION	
JOB NO. 10173U	DATE: 03-31-2008	



burkett & wong <small>engineers & surveyors 3434 fourth ave. san diego ca. 92103-5704 • (619) 299-5550</small>	LA JOLLA, CA	
	PROPOSED HYDROLOGY FOR:	
	CHILDREN'S POOL LIFEGUARD STATION	
JOB NO. 10173U		DATE: 03-31-2008

APPENDIX C:
PRE-CONSTRUCTION & POST-CONSTRUCTION
FLOW CALCULATIONS

Existing Drainage 50-Year Storm									
Basin	C	D (ft)	Slope (%)	T _c (MIN)	T _c (ADD 10 MIN)	P ₆ (in)	I ₅₀ (in/hr)	A (acres)	Q ₅₀ (cfs)
A1	0.83	90.00	8.00	2.31	12.31	1.80	2.65	0.12	0.26
A Total								0.12	0.26
B1	0.85	55.00	1.50	2.92	12.92	1.80	2.57	0.03	0.07
B2	0.85	42.00	2.00	2.31	12.31	1.80	2.65	0.01	0.02
B Total								0.04	0.09
C1	0.85	65.00	2.50	2.67	12.67	1.80	2.60	0.09	0.20
C Total								0.09	0.20
Subtotal								0.25	0.55

Existing Drainage 100-Year Storm									
Basin	C	D (ft)	Slope (%)	T _c (MIN)	T _c (ADD 10 MIN)	P ₆ (in)	I ₁₀₀ (in/hr)	A (acres)	Q ₁₀₀ (cfs)
A1	0.83	90.00	7.50	2.36	12.36	2.00	2.94	0.12	0.29
A Total								0.12	0.29
B1	0.85	55.00	1.50	2.92	12.92	2.00	2.86	0.03	0.07
B2	0.85	42.00	2.00	2.31	12.31	2.00	2.95	0.01	0.03
B Total								0.04	0.10
C1	0.85	65.00	2.50	2.67	12.67	2.00	2.89	0.09	0.22
C Total								0.09	0.22
Subtotal								0.25	0.61

Proposed Drainage 50-Year Storm									
Basin	C	D (ft)	Slope (%)	T _c (MIN)	T _c (ADD 10 MIN)	P ₆ (in)	I ₅₀ (in/hr)	A (acres)	Q ₅₀ (cfs)
A1	0.85	128.00	5.00	2.98	12.98	1.80	2.56	0.05	0.11
A Total								0.05	0.11
B1	0.85	30.00	3.00	1.71	11.71	1.80	2.74	0.02	0.05
B2	0.85	10.00	1.50	1.24	11.24	1.80	2.81	0.02	0.05
B Total								0.04	0.09
C1	0.85	30.00	2.00	1.96	11.96	1.80	2.70	0.02	0.05
C Total								0.02	0.05
D1	0.65	30.00	6.50	2.38	12.38	1.80	2.64	0.03	0.05
D Total								0.03	0.05
E1	0.83	50.00	1.60	2.94	12.94	1.80	2.57	0.03	0.06
E Total								0.03	0.06
F1	0.71	95.00	3.00	4.74	14.74	1.80	2.36	0.08	0.13
F Total								0.08	0.13
Subtotal								0.25	0.50

Proposed Drainage 100-Year Storm									
Basin	C	D (ft)	Slope (%)	T _c (MIN)	T _c (ADD 10 MIN)	P ₆ (in)	I ₁₀₀ (in/hr)	A (acres)	Q ₁₀₀ (cfs)
A1	0.85	128.00	5.00	2.98	12.98	2.00	2.85	0.05	0.12
A Total								0.05	0.12
B1	0.85	30.00	3.00	1.71	11.71	2.00	3.04	0.02	0.05
B2	0.85	252.00	1.50	6.24	16.24	2.00	2.46	0.02	0.04
B Total								0.04	0.09
C1	0.85	30.00	2.00	1.96	11.96	2.00	3.00	0.02	0.05
C Total								0.02	0.05
D1	0.65	30.00	6.50	2.38	12.38	2.00	2.94	0.03	0.06
D Total								0.03	0.06
E1	0.83	50.00	1.60	2.94	12.94	2.00	2.85	0.03	0.07
E Total								0.03	0.07
F1	0.71	95.00	3.00	4.74	14.74	2.00	2.62	0.08	0.15
F Total								0.08	0.15
Subtotal								0.25	0.54

DATE 3-28-08

SHEET 1

ENGR. h. Benson

JOB NO. 10173U

PROJECT Children's Pool Lifeguard Station

Proposed Hydrology: Sample calculation

Basin D1, 100-yr rainfall event

A = basin area, acres = 0.03 ac

C = weighted runoff coefficient, Table 3-1 from SO Hydrology Manual

$$C = 0.85 \times (\% \text{ Impervious}) + 0.45 \times (\% \text{ Pervious})$$

$$C = 0.85 \times 50\% + 0.45 \times 50\%$$

$$\underline{C = 0.65}$$

D = watercourse distance (ft) = 30 ft

$$\text{slope} = \frac{\Delta \text{elevation}}{D} = \frac{1.95}{30'}$$

$$S = 0.065 \times 100 = \underline{6.5\%}$$

T_c = Time of concentration (min), Figure 3-3 of SO Hydrology Manual

$$T_c = \frac{1.8(1.1 - C)\sqrt{D}}{\sqrt[3]{S}}$$

$$T_c = \frac{1.8(1.1 - 0.65)\sqrt{30}}{\sqrt[3]{6.5}} = 2.38 + 10$$

$$T_{c(\text{adjusted})} = 12.38 \text{ min}$$

I_{100} = rainfall intensity (in/hr)

$$I = 7.44 P_6 T_c^{-0.645}$$

where P_6 = adjusted 6-hour storm event rainfall amount from isopleth maps: $P_6 = 2.0$ in, $P_{24} = 4.0$ in for 100-yr frequency

$$\frac{P_6}{P_{24}} = \frac{2.0}{4.0} = 50\% \rightarrow 45\% < 50\% < 65\% \checkmark$$

$$\therefore P_6 \text{ adjusted} = 2.0 \text{ in}$$

$$I_{100} = 7.44 (2.0) (12.38)^{-0.645}$$

$$\underline{I_{100} = 2.94}$$

Q = Peak discharge (cfs)

$$Q_{100} = C \cdot I_{100} \cdot A$$

$$Q_{100} = 0.65 \times 2.94 \text{ in/hr} \times 0.03 \text{ acres}$$

$$\boxed{Q_{100} = 0.06 \text{ cfs}}$$

**APPENDIX D:
RUNOFF COEFFICIENT TABLE &
OVERLAND TIME OF FLOW NOMOGRAPH**

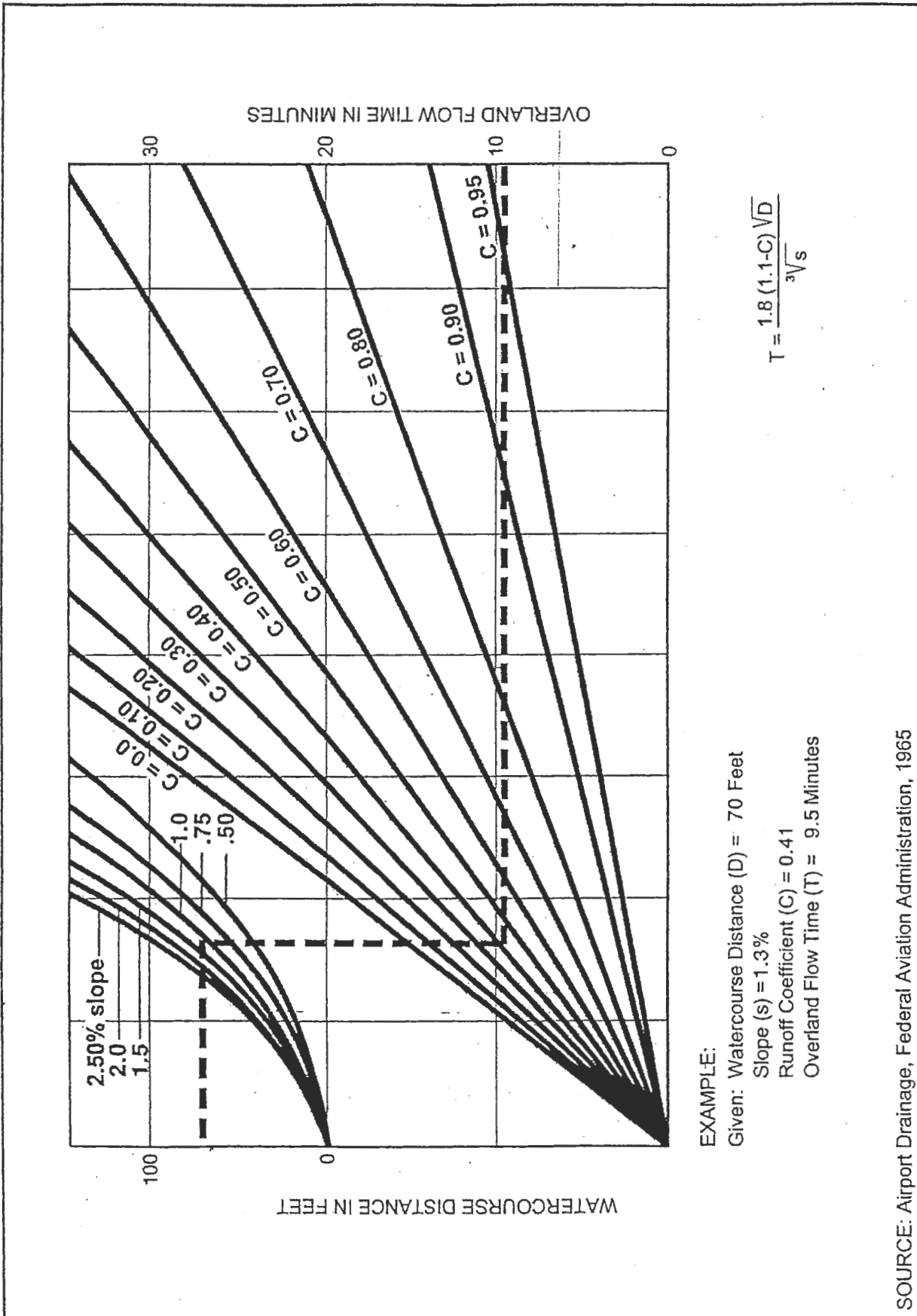
Table 3-1
RUNOFF COEFFICIENTS FOR URBAN AREAS

Land Use	Runoff Coefficient "C"						
	NRCS Elements	County Elements	% IMPER.	A	B	C	D
Undisturbed Natural Terrain (Natural)		Permanent Open Space	0*	0.20	0.25	0.30	0.35
Low Density Residential (LDR)		Residential, 1.0 DU/A or less	10	0.27	0.32	0.36	0.41
Low Density Residential (LDR)		Residential, 2.0 DU/A or less	20	0.34	0.38	0.42	0.46
Low Density Residential (LDR)		Residential, 2.9 DU/A or less	25	0.38	0.41	0.45	0.49
Medium Density Residential (MDR)		Residential, 4.3 DU/A or less	30	0.41	0.45	0.48	0.52
Medium Density Residential (MDR)		Residential, 7.3 DU/A or less	40	0.48	0.51	0.54	0.57
Medium Density Residential (MDR)		Residential, 10.9 DU/A or less	45	0.52	0.54	0.57	0.60
Medium Density Residential (MDR)		Residential, 14.5 DU/A or less	50	0.55	0.58	0.60	0.63
High Density Residential (HDR)		Residential, 24.0 DU/A or less	65	0.66	0.67	0.69	0.71
High Density Residential (HDR)		Residential, 43.0 DU/A or less	80	0.76	0.77	0.78	0.79
Commercial/Industrial (N. Com)		Neighborhood Commercial	80	0.76	0.77	0.78	0.79
Commercial/Industrial (G. Com)		General Commercial	85	0.80	0.80	0.81	0.82
Commercial/Industrial (O.P. Com)		Office Professional/Commercial	90	0.83	0.84	0.84	0.85
Commercial/Industrial (Limited I.)		Limited Industrial	90	0.83	0.84	0.84	0.85
Commercial/Industrial (General I.)		General Industrial	95	0.87	0.87	0.87	0.87

*The values associated with 0% impervious may be used for direct calculation of the runoff coefficient as described in Section 3.1.2 (representing the pervious runoff coefficient, Cp, for the soil type), or for areas that will remain undisturbed in perpetuity. Justification must be given that the area will remain natural forever (e.g., the area is located in Cleveland National Forest).

DU/A = dwelling units per acre

NRCS = National Resources Conservation Service



SOURCE: Airport Drainage, Federal Aviation Administration, 1965

FIGURE

Rational Formula - Overland Time of Flow Nomograph

3-3

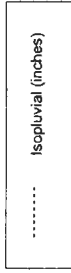
APPENDIX E:
RAINFALL ISOPLUVIALS MAPS

County of San Diego Hydrology Manual

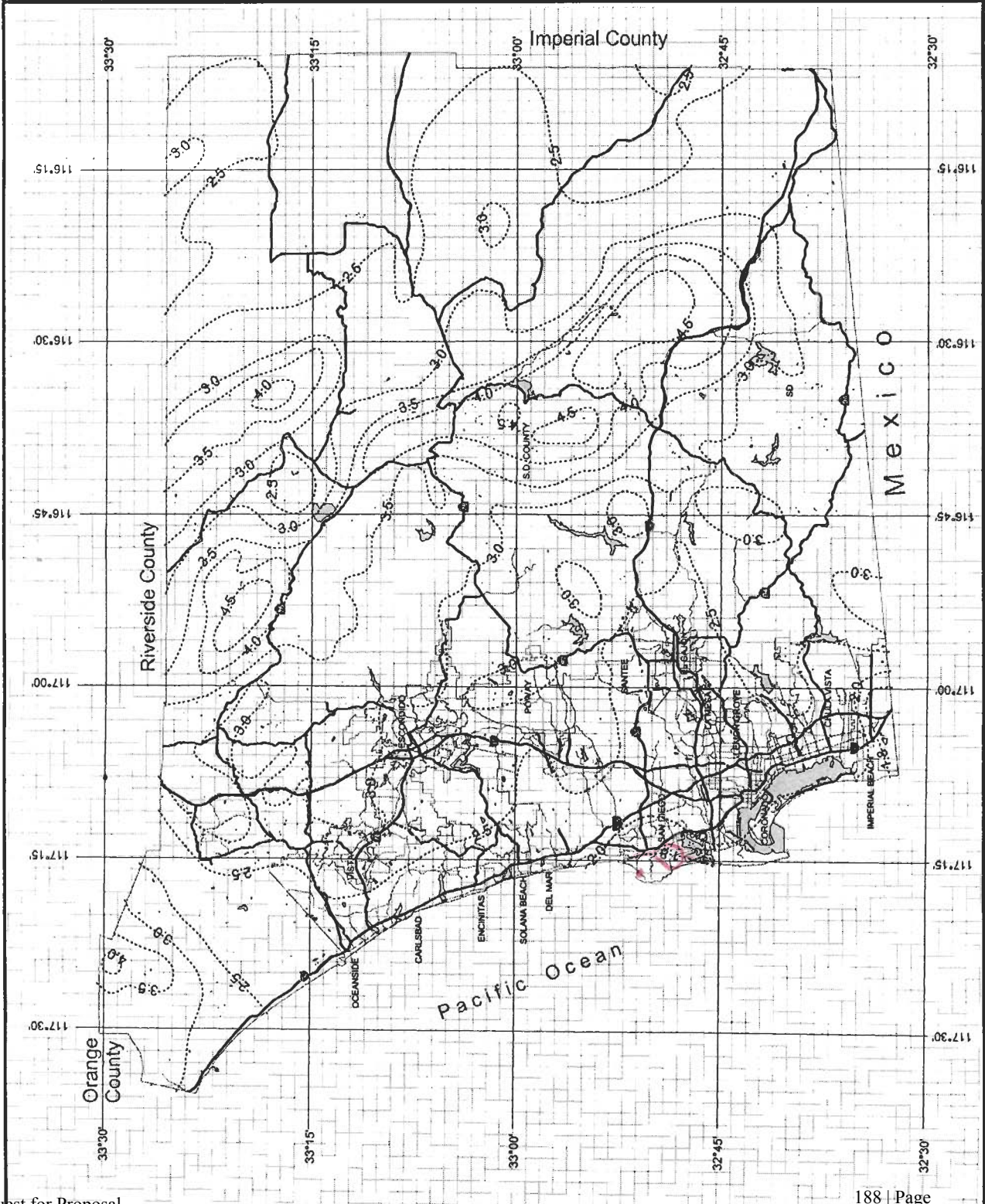


Rainfall Isoplethals

50 Year Rainfall Event - 6 Hours



THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The products may contain information from the SANDAG Regional Information System (RIS) and other sources. No responsibility is assumed for information reproduced or derived from this map. The product may contain information which has been reworked from information provided by Thomas Bentley Maps.



County of San Diego Hydrology Manual



Rainfall Isoplethals

50 Year Rainfall Event - 24 Hours

..... Isopleth (inches)



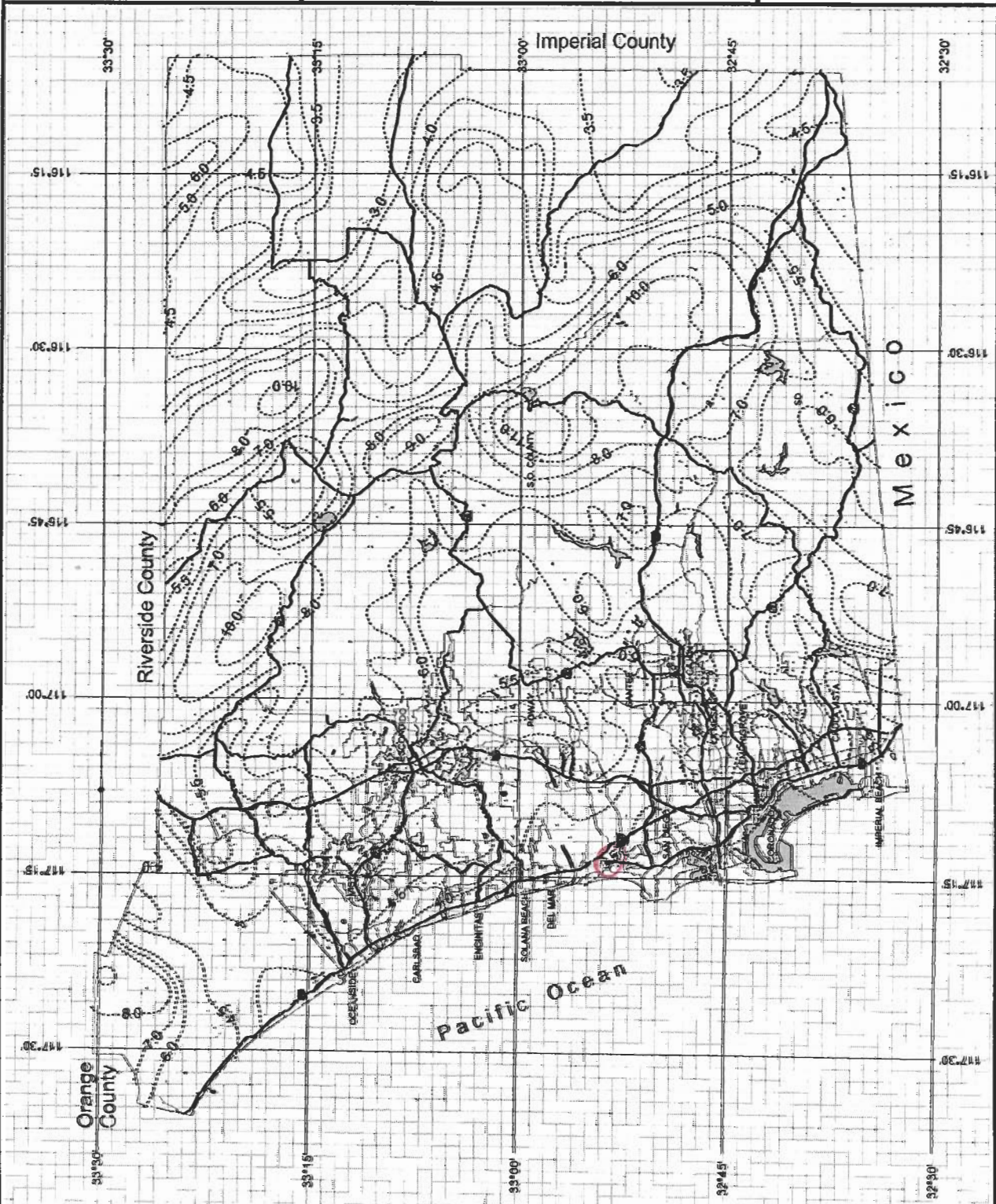
DPW
GIS
Department of Public Works
San Diego Regional Water Authority

SanGIS
We Have San Diego Covered!

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright © 2008, All Rights Reserved. This product may contain information from the SANDAG Regional Water Authority. All rights reserved. This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.



3 0 3 Miles



County of San Diego Hydrology Manual



Rainfall Isoplethials

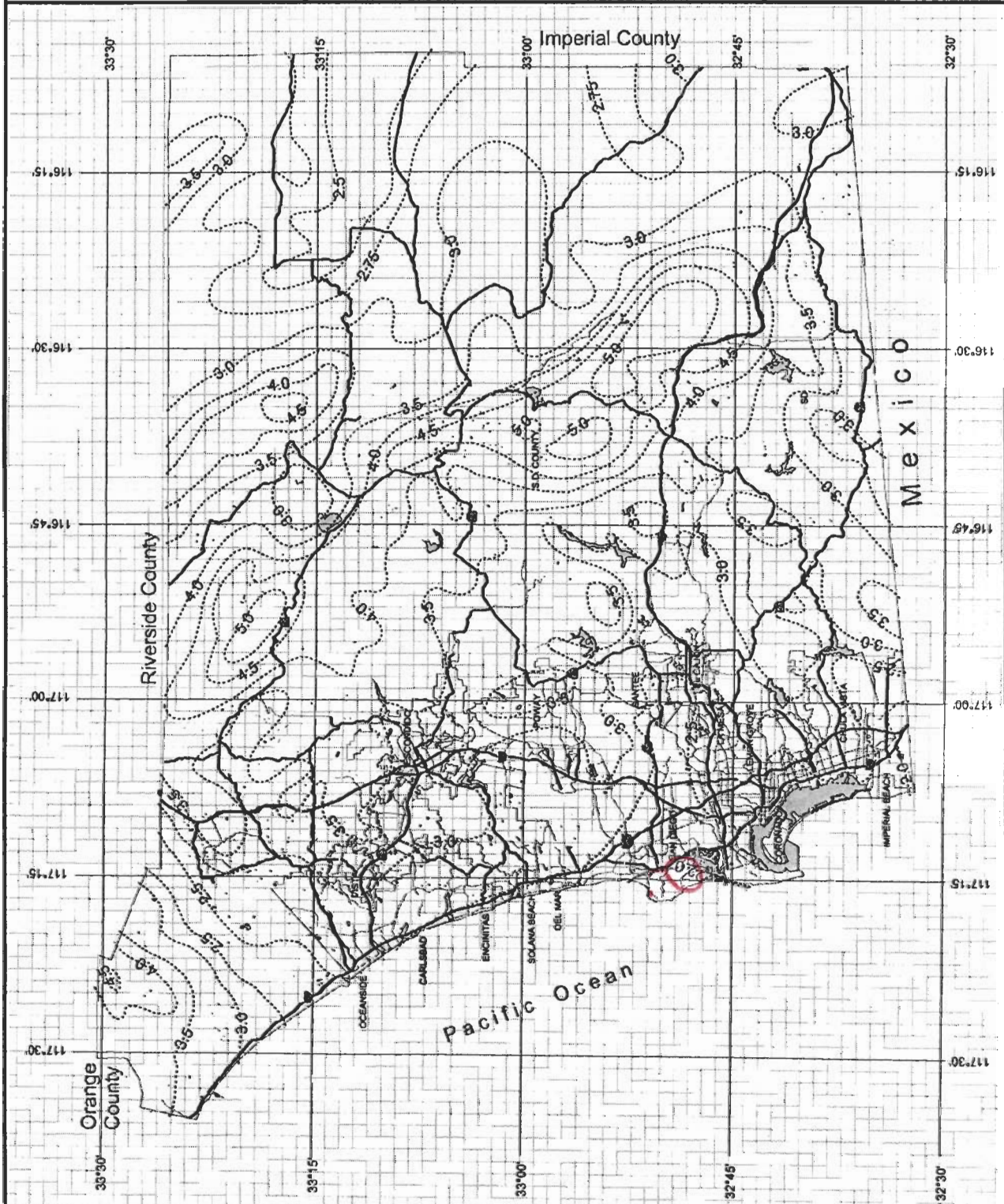
100 Year Rainfall Event - 6 Hours

.....
Isoplethial (inches)



SanGIS
We Have San Diego Covered!

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE SERVICES OF SAN GIS ARE PROVIDED AS A SERVICE TO THE COUNTY OF SAN DIEGO AND ARE NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY BE CAUSED BY THE USE OF THIS MAP. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY BE CAUSED BY THE USE OF THIS MAP.

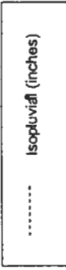


County of San Diego Hydrology Manual



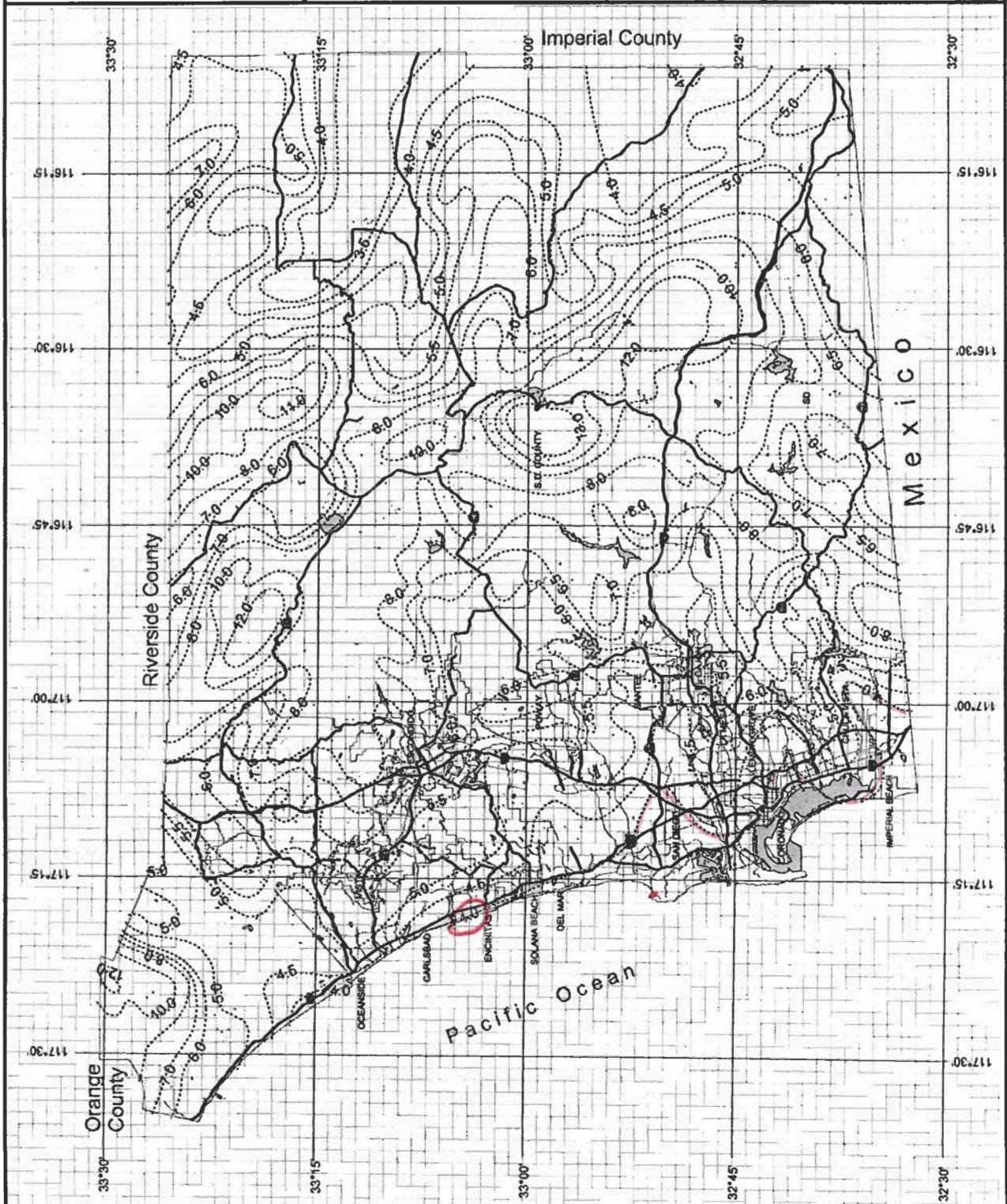
Rainfall Isopleths

100 Year Rainfall Event - 24 Hours



SanGIS
We Have San Diego Covered

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The geographic data were obtained from the SDAGIS Registered Information System which cannot be reproduced without the written permission of SDAGIS. The product may contain information which has been reproduced with the permission of the U.S. National Oceanic and Atmospheric Administration.



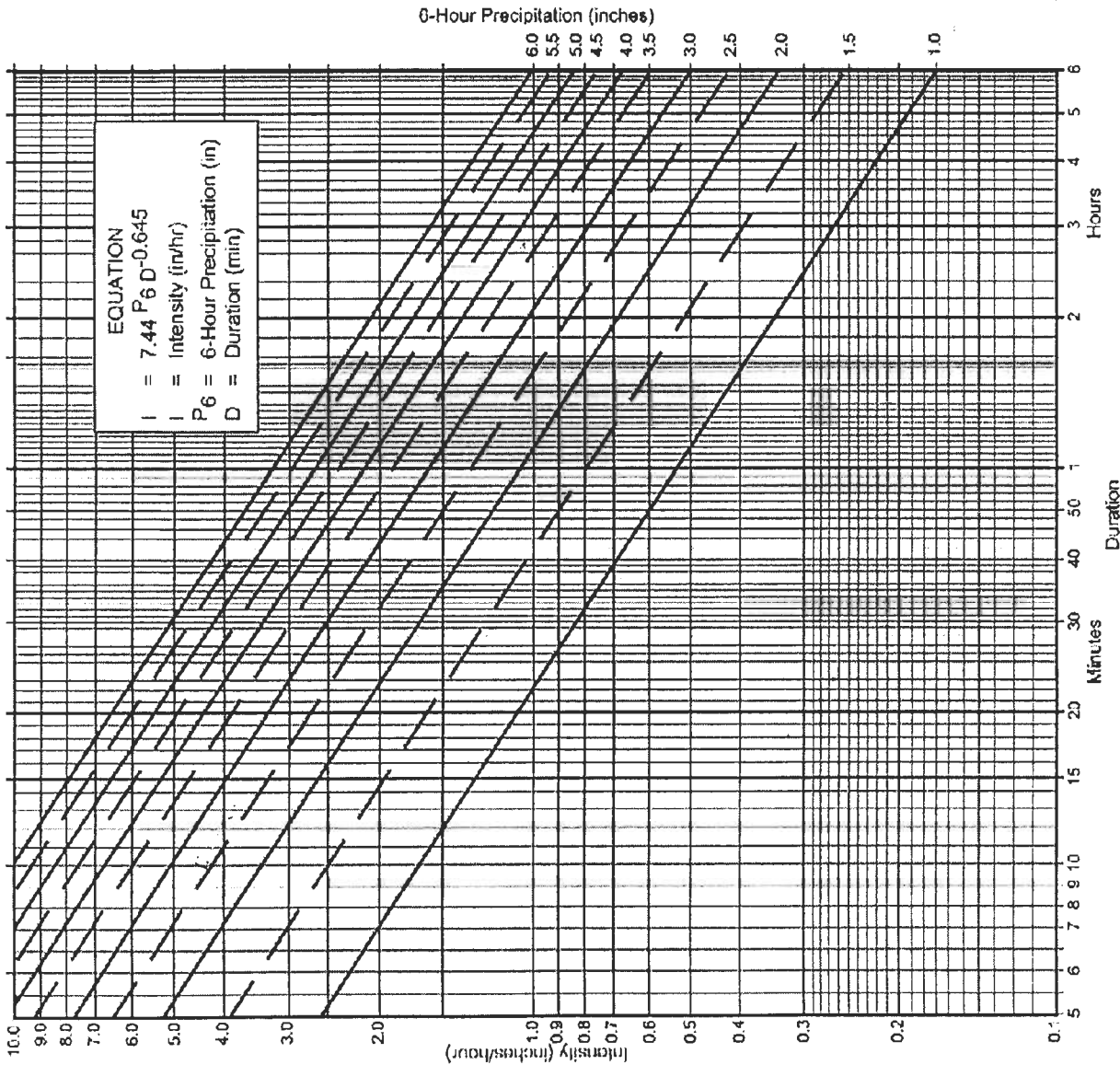
APPENDIX F:
RAINFALL INTENSITY-DURATION-FREQUENCY CURVES

- Directions for Application:**
- (1) From precipitation maps determine 6 hr and 24 hr amounts for the selected frequency. These maps are included in the County Hydrology Manual (10, 50, and 100 yr maps included in the Design and Procedure Manual).
 - (2) Adjust 6 hr precipitation (if necessary) so that it is within the range of 45% to 65% of the 24 hr precipitation (not applicable to Desert).
 - (3) Plot 6 hr precipitation on the right side of the chart.
 - (4) Draw a line through the point parallel to the plotted lines.
 - (5) This line is the intensity-duration curve for the location being analyzed.

Application Form:

- Selected frequency 50 year
- $P_6 = 1.8$ in., $P_{24} = 3.5$, $\frac{P_6}{P_{24}} = 51\%$
- Adjusted $P_6^{(2)} = 1.8$ in.
- $I_x = 2.18$ min.
- $I = 2.56$ in./hr.

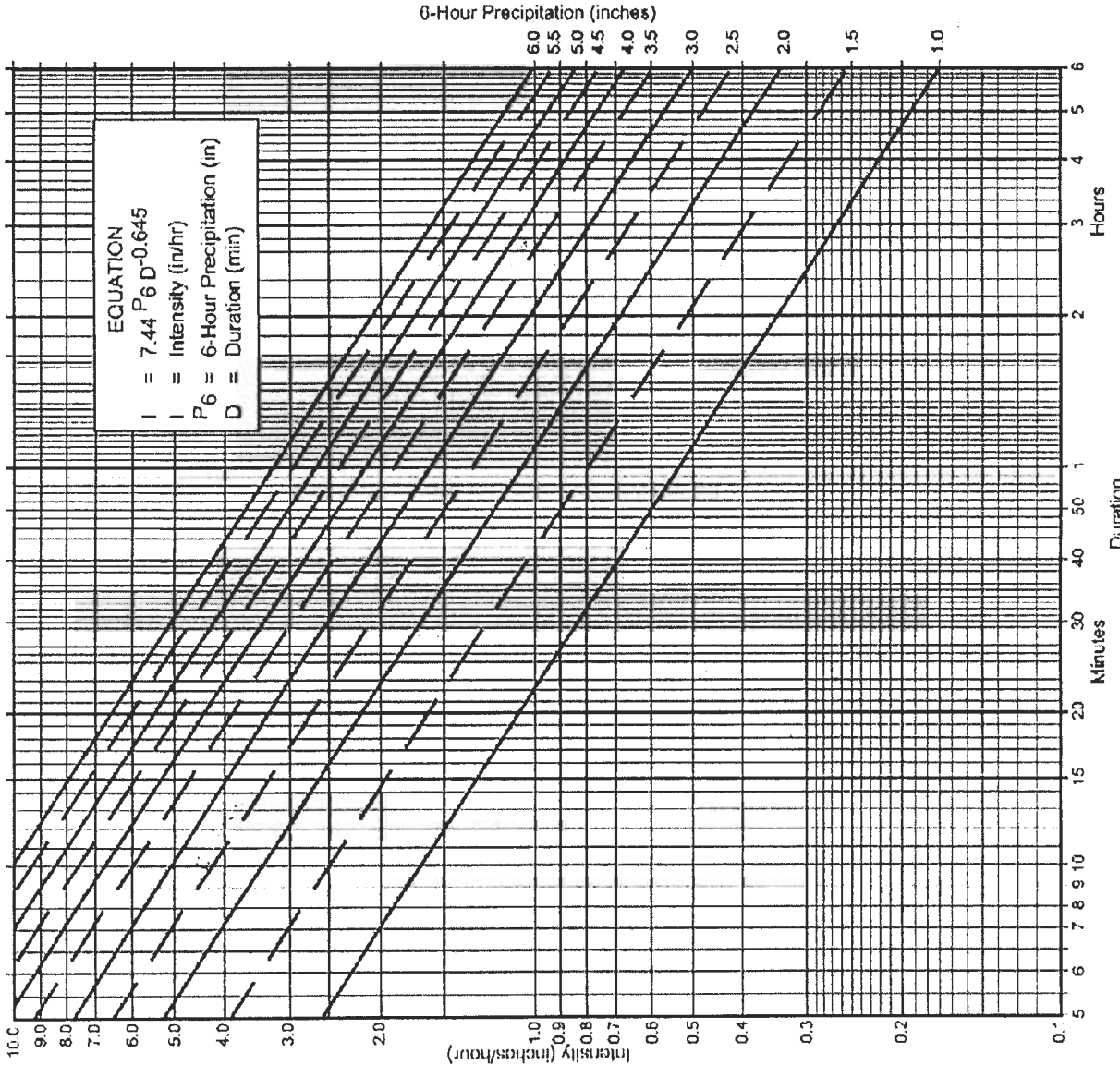
Note: This chart replaces the Intensity-Duration-Frequency curves used since 1965.



Intensity-Duration Design Chart - Template

FIGURE

3-1



Directions for Application:

- (1) From precipitation maps determine 6 hr and 24 hr amounts for the selected frequency. These maps are included in the County Hydrology Manual (10, 50, and 100 yr maps included in the Design and Procedure Manual).
- (2) Adjust 6 hr precipitation (if necessary) so that it is within the range of 45% to 65% of the 24 hr precipitation (not applicable to Desert).
- (3) Plot 6 hr precipitation on the right side of the chart.
- (4) Draw a line through the point parallel to the plotted lines.
- (5) This line is the intensity-duration curve for the location being analyzed.

Application Form:

- (a) Selected frequency 100 year
- (b) $P_6 = 2.0$ in., $P_{24} = 4.0$, $\frac{P_6}{P_{24}} = 50\%$
- (c) Adjusted $P_6^{(2)} = 2.0$ in.
- (d) $I_x = 2.18$ min.
- (e) $I = 2.85$ in./hr.

Note: This chart replaces the Intensity-Duration-Frequency curves used since 1965.

P_6 Duration	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
5	2.63	3.95	5.27	6.59	7.90	9.22	10.54	11.86	13.17	14.49	15.81
7	2.12	3.18	4.24	5.30	6.36	7.42	8.48	9.54	10.60	11.66	12.72
10	1.68	2.53	3.37	4.21	5.05	5.90	6.74	7.58	8.42	9.27	10.11
15	1.30	1.95	2.59	3.24	3.89	4.54	5.19	5.84	6.49	7.13	7.78
20	1.08	1.62	2.15	2.69	3.23	3.77	4.31	4.85	5.39	5.93	6.46
25	0.93	1.40	1.87	2.33	2.80	3.27	3.73	4.20	4.67	5.13	5.60
30	0.83	1.24	1.66	2.07	2.49	2.90	3.32	3.73	4.15	4.56	4.98
40	0.68	1.03	1.38	1.72	2.07	2.41	2.76	3.10	3.45	3.79	4.13
50	0.60	0.90	1.19	1.49	1.79	2.09	2.39	2.69	2.98	3.28	3.58
60	0.53	0.80	1.06	1.33	1.59	1.86	2.12	2.39	2.65	2.92	3.18
90	0.41	0.61	0.82	1.02	1.23	1.43	1.63	1.84	2.04	2.25	2.45
120	0.34	0.51	0.68	0.85	1.02	1.19	1.36	1.53	1.70	1.87	2.04
150	0.28	0.44	0.59	0.73	0.88	1.03	1.18	1.32	1.47	1.62	1.76
180	0.26	0.39	0.52	0.65	0.78	0.91	1.04	1.18	1.31	1.44	1.57
240	0.22	0.33	0.43	0.54	0.65	0.76	0.87	0.98	1.09	1.19	1.30
300	0.19	0.28	0.39	0.47	0.56	0.66	0.75	0.85	0.94	1.03	1.13
360	0.17	0.25	0.33	0.42	0.50	0.58	0.67	0.75	0.84	0.92	1.00

Intensity-Duration Design Chart - Template

APPENDIX E
WATER QUALITY TECHNICAL REPORT

WATER QUALITY TECHNICAL REPORT

FOR

**CHILDREN'S POOL
LIFEGUARD STATION**
850 Coast Boulevard
San Diego, California 92037
W.O. #294940

Prepared By:



3434 4th Avenue
San Diego, Ca 92103
B&W Job #: 10173U

For:

RJC Architects
320 Laurel Street
San Diego, Ca 92101

March 28, 2008

TABLE OF CONTENTS

INTRODUCTION

1. DESCRIPTION OF PROPOSED PROJECT

- 1.1. Project Location
- 1.2. Project Description
- 1.3. Watershed Contribution
- 1.4. 303(d) Status

2. POTENTIAL EFFECTS TO THE WATER QUALITY ENVIRONMENT

- 2.1. Project Pollutants of Concern

3. CHARACTERIZATION OF PROJECT RUNOFF

- 3.1. Pre- and Post-Project Drainage

4. MITIGATION MEASURES TO PROTECT WATER QUALITY

- 4.1. Construction BMPs
- 4.2. Post-Construction BMPs
 - 4.2.1. Site Design BMPs
 - 4.2.2. Source Control BMPs
 - 4.2.3. Treatment Control BMPs
- 4.3. BMP Sizing

5. MAINTENANCE STORMWATER MANAGEMENT PROGRAM

6. SUMMARY AND CONCLUSIONS

7. REFERENCES

APPENDICES:

- A. Site Vicinity Map
- B. Proposed Hydrology and Proposed BMP Locations
- C. Water Quality Sensitive Areas Map & 303d List

INTRODUCTION

This Water Quality Technical Report (WQTR) is required under the San Diego Municipal Code, Land Development Manual, *Storm Water Standards*. Under these standards, this project is subject to the “Priority Project Permanent Storm Water BMP Requirements” and “Standard Permanent Storm Water BMP Requirements” in Section III, “Permanent Storm Water BMP Selection Procedure” in the *Storm Water Standards* manual. In accordance with the Municipal Permit, this project will be designated as High Priority.

The purpose of this WQTR is to address the water quality impacts due to the construction of public improvements around the proposed Children’s Pool Lifeguard Station. Best Management Practices (BMPs) will be utilized to provide a long-term solution to water quality. This WQTR is also intended to ensure the effectiveness of the BMPs through proper maintenance that is based on long-term fiscal planning. The WQTR is subject to revisions as needed by the engineer.

1. DESCRIPTION OF PROPOSED PROJECT

1.1. Project Location: This project is located at:
850 Coast Boulevard
La Jolla, CA 92037
(See Appendix A, Vicinity Map)

1.2. Project Description

The proposed improvements consist of a new two-story lifeguard tower, concrete walkways, and landscaped areas. These improvements will minimally alter the drainage pattern of the site. The proposed improvements will cover the entire site and runoff will either flow directly into the Pacific Ocean or be conveyed through an underground storm drain system into the ocean. (See Appendix B for proposed hydrology)

1.3 Watershed Contribution

This project is located in the San Diego Region (9), Penasquitos Hydrologic Unit (906), Scripps Hydrologic Area (906.30).

1.4 303(d) Status

The site is situated in a City Water Quality Sensitive Area and discharges to the Pacific Ocean in the Scripps Hydrologic Area. It is on the State Water Resources Control Board 303d list for indicator bacteria specifically in the Children’s Pool Beach area. (See Appendix C, Water Quality Sensitive Areas Map)

2. POTENTIAL EFFECTS TO THE WATER QUALITY ENVIRONMENT

2.1 Project Pollutants of Concern

No sampling data is available for the existing site conditions. In addition, the project is not expected to generate significant amounts of non-visible pollutants. However, the following constituents are commonly found on similar developments and could affect water quality:

- Anticipated: Trash & debris deposited in drain inlets, oil & grease
- Potential: Sediment, nutrients, oxygen demanding substances, and pesticides

This list of pollutants of concern was developed from Table 2, Anticipated and Potential Pollutants Generated by Land Use Type, page 12 of the County of San Diego Stormwater Standards Manual. The category the site resembles the most is a commercial development. The anticipated pollutants for the site are trash and debris and oil and grease. The potential pollutants generated by the land use are sediments, nutrients, oxygen demanding substances, and pesticides. Organic compounds are not potential pollutants because the site does not add any additional parking. The site does not include food or animal waste products so bacteria and viruses are not a potential pollutant. Project site BMPs have been selected to mitigate for the anticipated and potential pollutants.

Each priority project shall compare the list of pollutants for which the downstream receiving waters are impaired (if any), with the pollutants anticipated to be generated by the project. No pollutants are anticipated to be generated by the project and listed in the 303(d) list. Bacteria indicators are the only pollutants listed for the receiving water of concern, but are not anticipated for this project. Therefore, there are no primary pollutants of concern and the remaining anticipated pollutants are considered secondary pollutants of concern.

3. CHARACTERIZATION OF PROJECT RUNOFF

3.1 Pre- and Post-Construction Project Drainage

As discussed in the Drainage Study (see references), proposed construction of the Children's Pool Lifeguard Station will decrease runoff from the site. The Q_{50} and Q_{100} flows from the site will decrease by approximately 0.05 cfs and 0.07 cfs, respectively.

As is shown by these preconstruction and post construction flow rates, the new lifeguard station will have an approximate 10% decrease in runoff when the site is fully re-developed. The decrease in storm water runoff is due to a decrease in impervious area.

4. MITIGATION MEASURES TO PROTECT WATER QUALITY

To address water quality for the project, BMPs will be implemented during construction and post-construction.

4.1 Construction BMPs

A list of construction BMPs includes the following:

- Silt Fence
- Gravel Bags
- Street Sweeping
- Storm Drain Inlet Protection
- Stockpile Management
- Solid Waste Management
- Stabilized Construction Entrance/Exit
- Vehicle and Equipment Maintenance
- Water Conservation Practices
- Spill Prevention and Control

Construction BMPs for this project will be selected, constructed and maintained so as to comply with all applicable ordinances and guidance documents.

4.2 Post-construction BMPs

Pollutants of concern as noted in section 2.1 will be addressed through three types of BMPs. These types of BMPs are site design, source control, and treatment control.

4.2.1 Site Design BMPs

The proposed site plan has attempted to minimize the amount and impacts of storm water runoff by including the following site design BMP's:

- Reducing the amount of impervious areas on the site.
- Providing landscaped areas to filter the storm water runoff before it enters the storm water system or the Pacific Ocean.
- Maximizing water conservation by preserving existing native shrubs, where possible, and planting native and/or drought tolerant plants.
- Minimizing directly connected impervious areas by filtering pavement runoff through landscaping.
- Maximizing the amount of runoff directed into the storm drain system for treatment.

4.2.2 Source Control BMPs (See Appendix B, Proposed BMP Locations)

Source control BMPs will consist of the following measures to prevent polluted runoff:

- Eliminate and/or reduce the need for pesticide use in the project by planting of pest-resistant plant varieties, such as native plants, and through modification of site and landscaping design.
- Irrigation systems and landscape design will employ rain shutoff devices, flow reducers or shutoff valves, and will be specific to each area's water requirements.
- Provide concrete stamping, or stenciling, of all storm water conveyance system inlets and catch basins within the project area with prohibitive language (e.g. "No Dumping – I Live Downstream"), and/or graphical icons, which prohibit illegal dumping at public access points. It is important to maintain legibility of stencils and signs.

4.2.3 Treatment Control BMPs (See Appendix B, Proposed BMP Locations)

The following treatment control BMPs will be implemented to address water quality:

- Filter Inserts

4.2.3.1 Filter Inserts

All catch basins on-site will have filter inserts attached that will treat the runoff before it enters the storm drain system. Filter inserts provide low (L) removal efficiency for sediment, nutrients, trash and debris, oxygen demanding substances, oil and grease, and pesticides. Given the anticipated pollutants listed in section 2.1, filter inserts will provide an effective solution to maintaining and/or increasing downstream water quality.

4.3 BMP Sizing

4.3.1 Filter Inserts

Storm water filters are multi-model flexible-body catch basin insert designed to collect silt, debris and petroleum hydrocarbons from water runoff.

The working chamber of the storm water filter is made of durable geotextile fabric which is easily replaced and provides for flexibility, ease of maintenance and economy. It is designed to collect silt and debris, as well as petroleum hydrocarbons (oils and greases). It performs as an effective filtering device at low flows ("first flush") and, because of the built-in high flow bypass, will not impede the system's maximum design flow.

Storm water filter catch basin inserts are recommended for areas subject to silt and debris as well as low-to-moderate levels of petroleum hydrocarbon (oils and grease). Examples of such areas are vehicle parking lots, aircraft ramps, truck and bus storage yards, corporation yards, subdivision streets and public streets.

5. MAINTENANCE STORMWATER MANAGEMENT PROGRAM

The property owner will be required to maintain the BMPs described herein, in perpetuity. Such responsibilities shall be transferred fully to any and all successors-in-interest.

5.1 Filter Inserts

Typical maintenance activities for filter inserts are mainly sediment, trash and debris removal, vegetation management, and routine mowing and may include but not be limited to the following:

- Schedule inspections at least semi-annually (October 1st and April 30th) for the beginning and end of the wet season for sediment accumulation and trash and debris.
- Keep clean: remove accumulated trash and debris in the catch basins and inserts during the semiannual inspections. The frequency of this activity may be altered to meet specific site conditions.
- Verification of maintenance should be done quarterly.
- The City of San Diego is the fiscally responsible party.
- Filter inserts are considered hazardous waste and should be properly disposed to meet OSHA and EPA standards.

Plan 3:3:1 (Annual schedule)

- Three (3) system inspections
- Three (3) filter cleanings
- One (1) change and disposal of filter medium

6. SUMMARY AND CONCLUSIONS

The proposed improvements for the Children's Pool Lifeguard Station will have a positive impact on the site's drainage conditions. The drainage pattern will change minimally from pre- to post-construction, but the maximum possible amount of runoff will be treated in the storm drain system. The overall flow from the site will decrease in quantity due to a decrease in impervious area. The quality of the water that enters the storm drain system and the Pacific Ocean will be improved by the site design and treatment BMPs. The filter inserts will collect silt, debris, oil, and grease and are effective filtering devices at low flows. Runoff will be directed from impervious surfaces to landscaped areas before entering the storm drain system. Since the pervious area on the site will increase and more of the runoff will be treated, the overall quality of runoff from the site will increase after construction is complete.

7. REFERENCES

Burkett and Wong Engineers, Drainage Study for Children's Pool Lifeguard Station, La Jolla, CA 92037, March 28, 2008.

California Stormwater Quality Association, California Stormwater BMP Handbook, New Development and Redevelopment, January 2003.

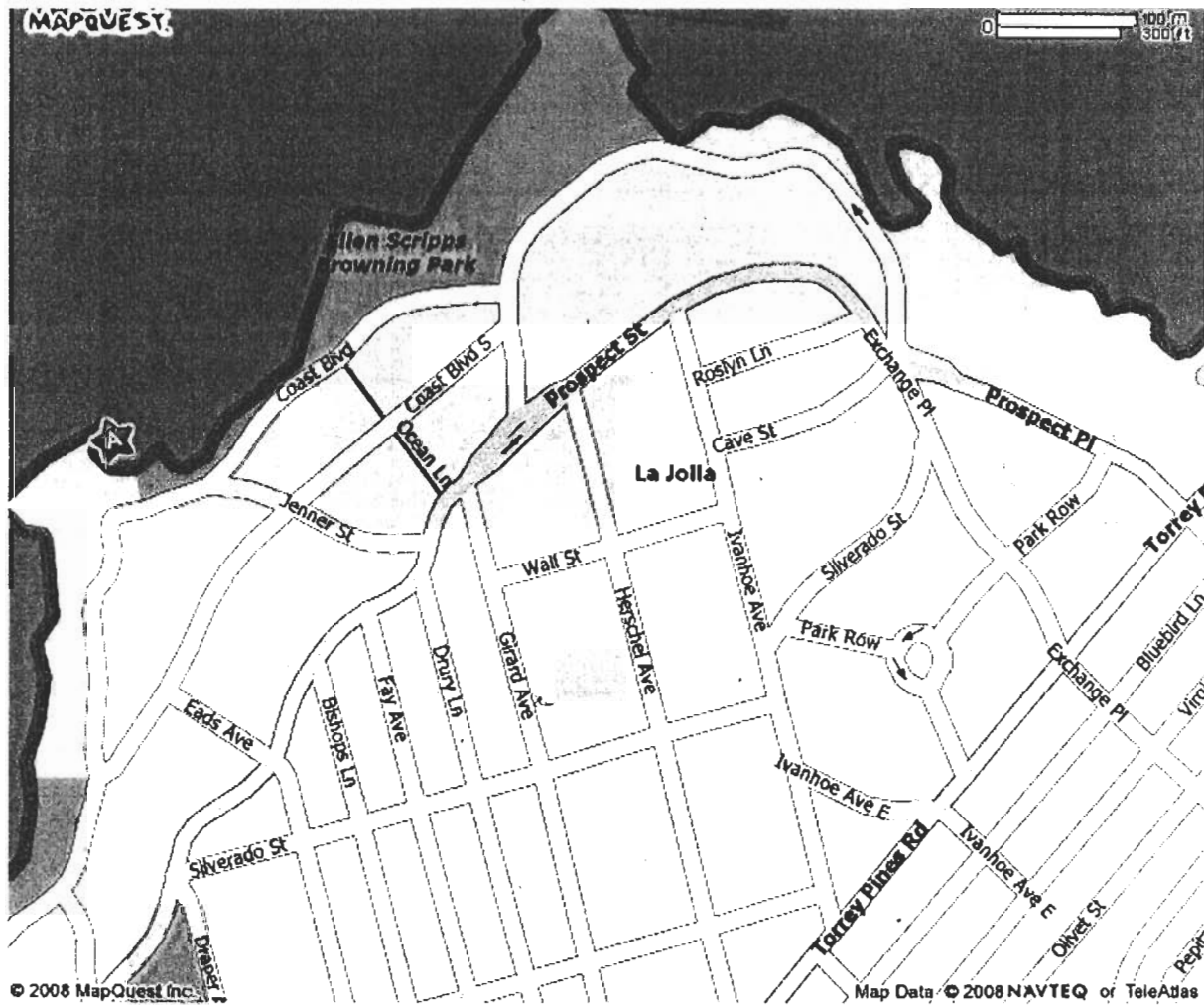
City of San Diego, DRAINAGE DESIGN MANUAL, 1984 edition.

County of San Diego, SAN DIEGO COUNTY HYDROLOGY MANUAL, 2003 edition.

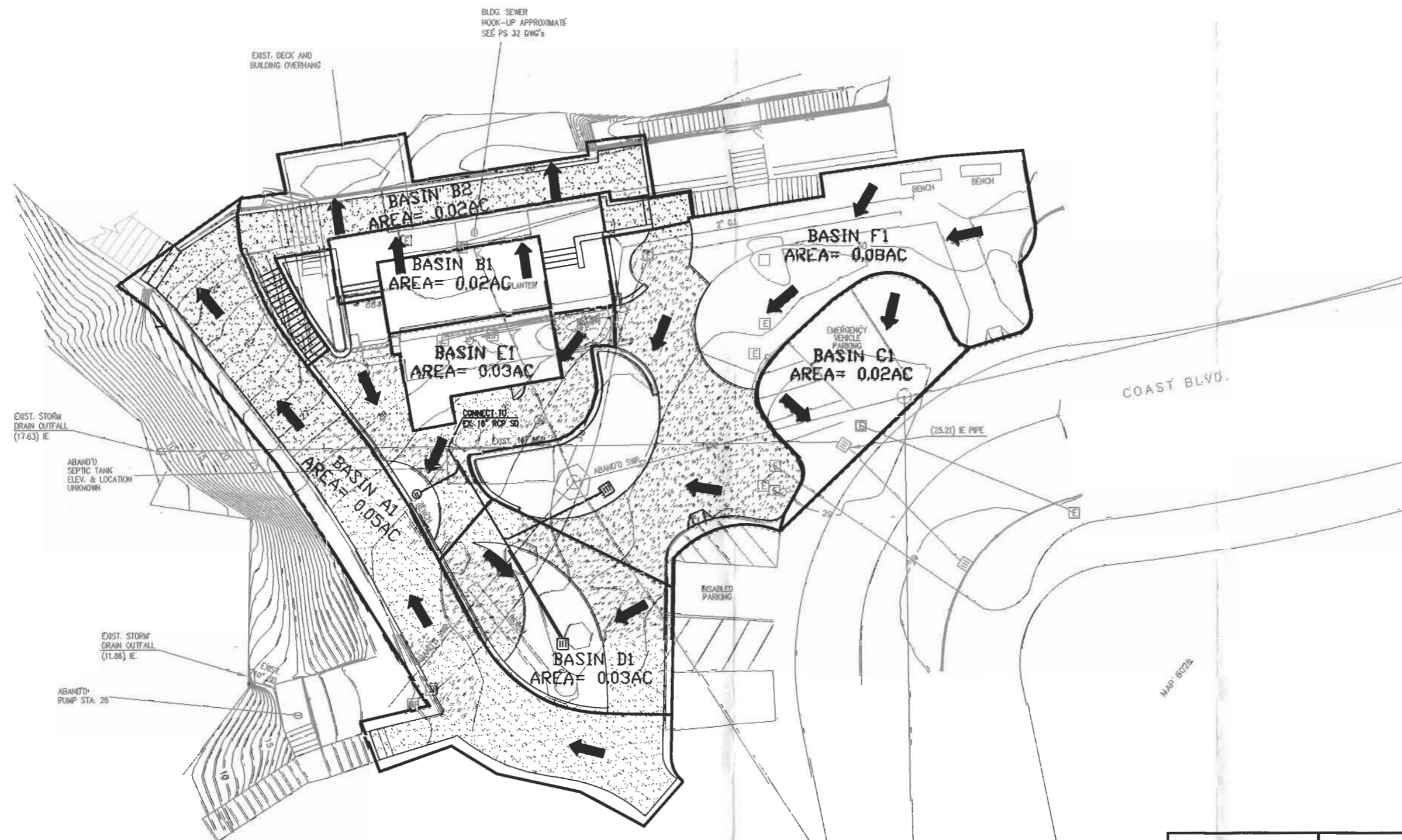
APPENDIX A: SITE VICINITY MAP


A: Childrens Pool

La Jolla, CA

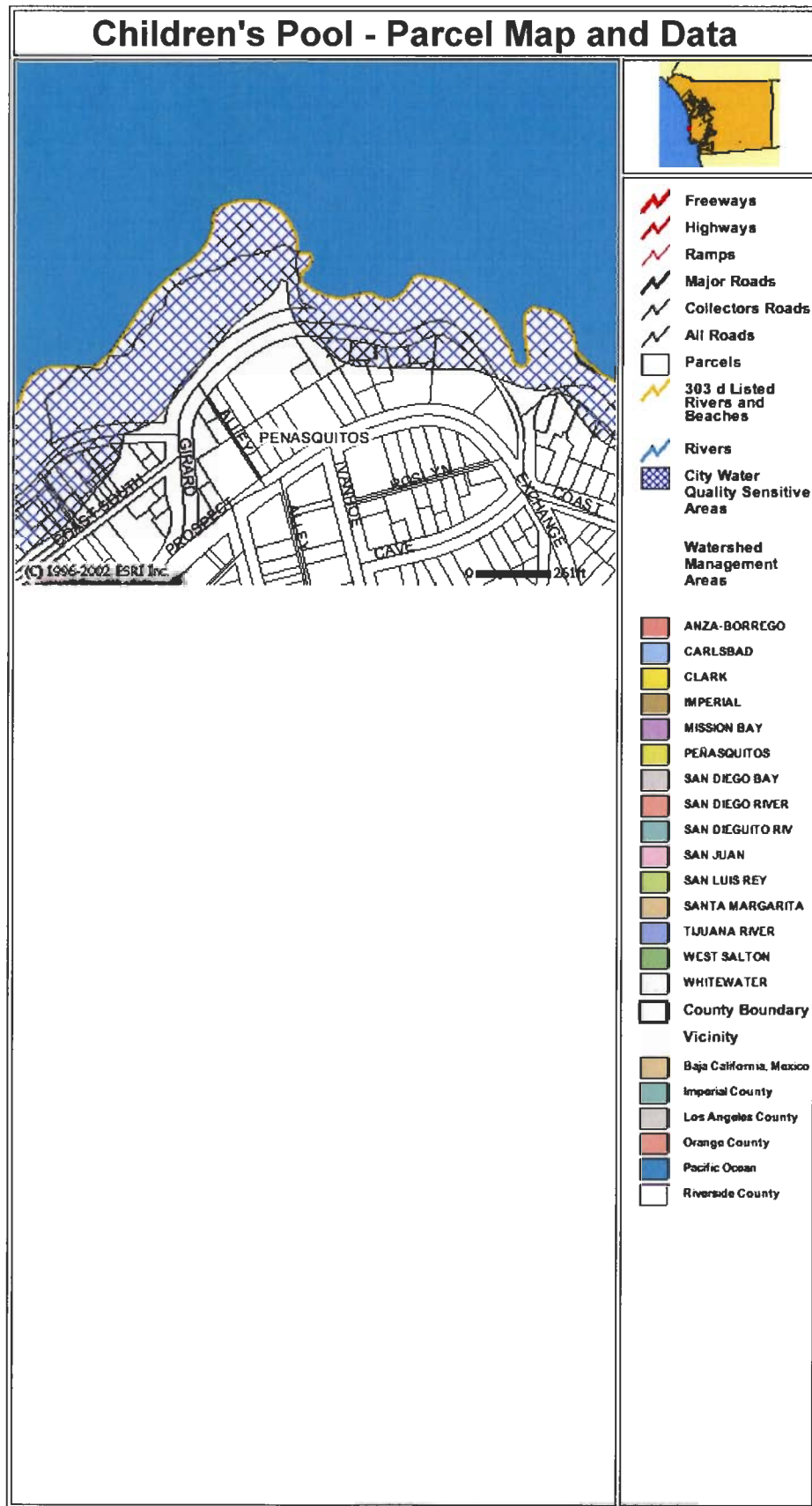


APPENDIX B PROPOSED HYDROLOGY & PROPOSED BMP LOCATIONS



 <p>engineers & surveyors 3434 fourth ave. san diego ca. 92103-5704 * (619) 299-5550</p>	LA JOLLA, CA	
	PROPOSED HYDROLOGY FOR:	
	CHILDREN'S POOL LIFEGUARD STATION	
JOB NO. 10173U	DATE: 03-31-2008	Page 31

**APPENDIX C:
WATER QUALITY SENSITIVE AREAS MAP
& 303d LIST**



PROPOSED 2006 CWA SECTION 303(d) LIST OF WATER QUALITY LIMITED SEGMENTS

SAN DIEGO REGIONAL BOARD

SWRCB APPROVAL DATE: OCTOBER 25, 2006

REGION TYPE	NAME	CALWATER WATERSHED	POLLUTANT/STRESSOR	POTENTIAL SOURCES	ESTIMATED SIZE AFFECTED	PROPOSED TMDL COMPLETION
9 C	Pacific Ocean Shoreline, San Marcos HA	90451000	Indicator bacteria <i>Impairment located at Moonlight State Beach.</i> Nonpoint/Point Source		0.5 Miles	2005
9 C	Pacific Ocean Shoreline, Scripps HA	90630000	Indicator bacteria <i>This listing for indicator bacteria only applies to the Childrens Pool Beach area of this ocean shoreline segment.</i> Nonpoint/Point Source		3.9 Miles	2019
9 C	Pacific Ocean Shoreline, Tijuana HU	91111000	Indicator bacteria <i>Impairment located from the border, extending north along the shore.</i> Nonpoint/Point Source		3 Miles	2010
9 R	Pine Valley Creek (Upper)	91141000	Enterococcus	Grazing-Related Sources Concentrated Animal Feeding Operations (permitted, point source) Transient encampments	2.9 Miles	2019
9 R	Pogi Canyon Creek	91020000	DDT	Source Unknown	2.9 Miles	2019
9 R	Prima Deshecha Creek	90130000	Phosphorus	Source Unknown	7.8 Miles	2019
9 R			Phosphorus	Urban Runoff/Storm Sewers Unknown Nonpoint Source Unknown point source	1.2 Miles	2019

APPENDIX F
ASBESTOS AND LEAD REPORT



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: June 29, 2010

TO: Dennis Brand, Facility Maintenance Officer, Fire Rescue Department, Logistics Division

FROM: Jeff Jones, Asbestos & Lead Program Inspector
via Alan J. Johanns, Asbestos & Lead Program Manager, Environmental Services Department, Energy, Sustainability, and Environmental Protection Division

SUBJECT: Asbestos and Lead Results for La Jolla Children's Pool Lifeguard Station

Per your request, I have inspected the La Jolla Shores Lifeguard Station for lead and asbestos on May 26, 2010.

Asbestos containing materials were not found during this inspection.

Lead is not present in concentrations above threshold levels. Threshold concentrations are levels of lead where if it is disturbed during renovations, maintenance, or repairs, exposure to lead may occur. Such operations must be performed by lead certified workers.

All painted components intended for disposal must have a waste characterization prior to the disposal. If various components are consolidated into one trash receptacle then composite samples from the trash in that receptacle can be collected and the results can represent the entire contents of the receptacle.

Complete asbestos lab results and lead XRF results are attached to this memo.

If there are any questions regarding this memo, please call me at (858) 573-1277 or email at jjones@sanidiego.gov. Please let me know if you need a cost estimate for the removal of any asbestos and lead materials.

Jeff Jones
Asbestos and Lead Program Inspector

Attachments: Asbestos lab results
Lead XRF results




XRF Assay Results

Reading No	Time	Duration	Inspector	Site	Room	Side	Component	Substrate	Color	Condition	PbC	PbC Error
56	5/26/2010 11:19	122.62									3.15	0
57	5/26/2010 11:26	20.12	JJ	6477			cal		red		1	0.1
58	5/26/2010 11:28	20.29	JJ	6477			cal		red		1	0.1
59	5/26/2010 11:29	20.11	JJ	6477			cal		red		1	0.1
60	5/26/2010 11:33	1.63	JJ	6477	exterior	E	wall	wood	tan	poor	0.01	0.04
61	5/26/2010 11:34	1.4	JJ	6477	exterior	E	trim	wood	brown	fair	0	0.02
62	5/26/2010 11:34	1.4	JJ	6477	entry	N	door	wood	brown	intact	0	0.02
63	5/26/2010 11:35	1.4	JJ	6477	office	W	wall	drywall	white	intact	0.02	0.05
64	5/26/2010 11:36	2.8	JJ	6477	office	W	beam	wood	brown	intact	0.03	0.06
65	5/26/2010 11:40	1.63	JJ	6477	office	E	window	wood	brown	fair	0	0.02
66	5/26/2010 11:41	1.39	JJ	6477	office	W	floor	ceramic	tan	intact	0	0.02
67	5/26/2010 11:41	1.63	JJ	6477	stairway	N	frame	wood	red	fair	0.07	0.02
68	5/26/2010 11:43	1.4	JJ	6477	exterior	E	duct	metal	orange	intact	0	0.02
69	5/26/2010 11:44	2.1	JJ	6477	entry	N	door frame	wood	tan	fair	0	0.02
70	5/26/2010 11:44	1.63	JJ	6477	exterior	N	wall	concrete	tan	fair	0	0.02
71	5/26/2010 11:45	3.27	JJ	6477	office	N	door frame	metal	blue	intact	0.05	0.04
72	5/26/2010 11:53	20.55	JJ	6477			cal		red		1	0.1
73	5/26/2010 11:55	22.63	JJ	6477			cal		red		1	0.1
74	5/26/2010 11:56	20.55	JJ	6477			cal		red		1	0.1

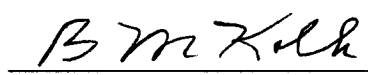
Report No: 138443 **Customer:** City of San Diego
Date: June 17, 2010 9601 Ridgehaven Ct. #320
Date Received: June 17, 2010 San Diego, CA 92123
Date Analyzed: June 17, 2010 **Attention:** Jeff Jones
Date/Time Collected: by Jeff Jones **Reference:** PO#1078974; Project#6477
Subject: Polarized Light Microscopy Analysis for Asbestos 1 Samples
Methodology: "Method for Determination of Asbestos in Bulk Building Materials." EPA 600/R-93/116
Accredited: NVLAP Lab Code 101218-0
Certified: California Department of Health Services Environmental Testing Laboratory ELAP 1119
 County Sanitation Districts of Los Angeles County, Lab ID No. 10120

Quality Control Sample (SRM 1866 Glass Fibers as the blank): None Detected

Sample ID	Location / Description	Visual Description	Asbestiform Minerals	Other Fibrous Materials	Non-fibrous Materials
6477-1	NON-FRIABLE	BLACK TAR LIKE, BLACK FIBROUS	NONE DETECTED	SYNTHETICS 20%	GRANULAR MINERALS, OPAQUES, ORGANICS



Jeff Wan, Optical Microscopist
BMK/mt



B.M. Kolk, Laboratory Director

The EPA method is a semi-quantitative procedure. The detection limit is between 0.1 - 1% by area and is dependent upon the size of the asbestos fibers, the means of sampling and the matrix of the sampled material.

The test results reported are for the sample(s) delivered to us and may not represent the entire material from which the samples was taken. The EPA recommends three samples or more be taken from a "homogenous sampling area" before friable material is considered non-asbestos-containing.

** Negative floor tile samples may contain significant amounts (>1%) of very thin asbestos fibers which cannot be detected by PLM. Confirmation by XRD or TEM is recommended by the EPA (Federal Register Vol. 59, No. 146).

This report, from a NIST-accredited laboratory through NVLAP, must not be used by the client to claim product endorsement by NVLAP or any agency of the U.S. government. This report shall not be reproduced, except in full, without the written approval of EMS Laboratories.

Samples were received in good condition unless otherwise noted.

138443

SUBMITTAL FORM/Laboratory Services

PAGE 1 OF 1

Rush T/A

RELINQUISHED BY Jeff Jones
 TIME / DATE 6/16/10
 DATE OF SHIPMENT _____ CARRIER FedEx
 CLIENT P.O. NO. 1078974
 CLIENT JOB/PROJECT ID NO(S) 6477
 PACKAGE SHIPPED FROM San Diego

RESULTS REQUESTED VIA Email: jjones@sandiego.gov
 (NOTE: Complete written reports will follow all analyses, in addition to any prior transmitted verbal or fax results.)

DATE/TIME OF SAMPLE COLLECTION _____
 SAMPLE PRESERVATIVES _____ HOLDING TIMES _____
 NO. OF SAMPLES SENT 1 SAMPLER'S NAME Jeff Jones
 TYPE: WATER WASTE WATER SOIL FILTER SORBENT TUBE IMPINGER OTHER _____

(FOR EMS ONLY)	CLIENT SAMPLE NO.	DESCRIPTION/LOCATION/ANALYSIS	VOLUME: TIME/WEIGHT (IF APPLICABLE)
EMS Sample No. <u>138443-1</u>	<u>6477-1</u>	<u>Roof Core</u>	

(SF 5/00)

138443

Laboratory No. _____ Received By [Signature] Time 9:45
 Date of Package Delivery 6/17/10 Shipping Bill Retained: YES NONE
 Condition of Package on Receipt OK Condition of Custody Seal NONE
 (NOTE: If the package has sustained substantial damage or the custody seal is broken, stop and contact the project manager and the shipper.)
 No. of Samples 1 Chain-of-Custody Signature _____
 Date of Acceptance into Sample Bank 6/17/10 Misc. Info. _____
 Disposition of Samples EMC LABS

APPENDIX G
GREEN-HOUSE GAS ANALYSIS

**THE CITY OF SAN DIEGO
MAYOR JERRY SANDERS**

M E M O R A N D U M

DATE: March 28, 2011

TO: Myra Herrmann, Senior Planner, Development Services Department,
Environmental Analysis Section

FROM: Darren Genova, Associate Planner, Engineering and Capital Projects
Department, Project Implementation and Technical Support Division, EPS

SUBJECT: La Jolla Children's Pool Lifeguard Station project: Green-House Gas (GHG)
Analysis

The project will construct a new 1,877 square-foot lifeguard Facility at the La Jolla Children's Pool. The Lifeguard Station will include construction new public restrooms, male/female locker rooms for lifeguards, a second observation tower, an administration work area, first aid room, receptionist area and main observation tower. Construction will take approximately 14 months to complete. Construction is anticipated to begin in October and construction will stop between January and April for the seal pupping season. This project will be designed to meet LEED Silver certification requirements at a minimum and will include measures to greatly reduce water and energy usage for the operation of the facility.

In accordance with the California Air Pollution Control Officers Association (CAPCOA) report, a 900 metric ton per year screening threshold is used to determine if when GHG analysis is required. As outlined in the attached Summary Report generated by URBEMIS, the project is expected to generate a total of 26.71 tons/year of GHG during the first year of construction and 92.71 tons per year during the year of construction with negligible emissions during the third year of construction. Operational emissions for the project will occur mostly from Lifeguard vehicles and would produce 24.84 tons/year of GHG.

As shown, estimated emissions results are well below the 900 metric ton threshold and further GHG technical analysis should not be necessary.

Darren Genova, Associate Planner
Environmental and Permitting Section

Attachments:
Greenhouse Gases Analysis (URBEMIS 9.2.4)

cc:
Jihad Sleiman, Associate Engineer, ECP Department, AEP Division
Patricia Grabski, Development Project Manager, Development Services Department

Page: 1

3/28/2011 3:49:07 PM

Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name:

Project Name: La Jolla Childrens Pool Lifeguard Station

Project Location: California State-wide

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2011 TOTALS (tons/year unmitigated)	0.04	0.24	0.18	0.00	0.00	0.02	0.02	0.00	0.02	0.02	26.17
2012 TOTALS (tons/year unmitigated)	0.13	0.77	0.47	0.00	0.00	0.05	0.05	0.00	0.04	0.04	90.44
2013 TOTALS (tons/year unmitigated)	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.00	0.00	0.01	0.00	0.00	0.00	5.85

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.02	0.02	0.23	0.00	0.05	0.01	24.51

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.02	0.02	0.24	0.00	0.05	0.01	30.36

APPENDIX H
LOCATION MAP

Project Site



APPENDIX I
CONCEPTUAL PLANS

PLAZA

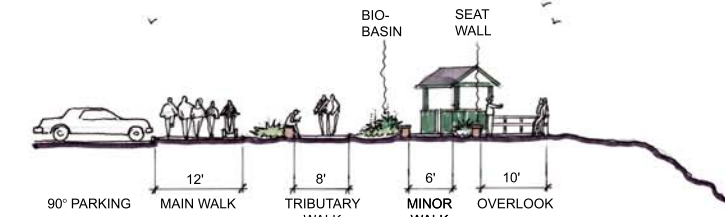
- COBBLE SEAT WALLS WITH CONCRETE CAPS
- NATIVE, NATURALIZING AND SUCCULENT PLANTINGS IN BIO-REMEDICATION BASIN PLANTING AREAS
- ENRICHED PAVING WITH SHELL ADDITIVE
- MEMORIAL BENCHES
- DESIGNATED VENDOR AREA

BELVEDERE

- WOOD FENCE AT OVERLOOK
- SAFETY PLANTING WITH POST & CHAIN AT EXISTING WALL
- COBBLE SEAT WALLS WITH CONCRETE CAPS
- NATIVE, NATURALIZING AND SUCCULENT PLANTS IN BIO-REMEDICATION BASIN PLANTING AREAS

PACIFIC OCEAN

CHILDREN'S POOL

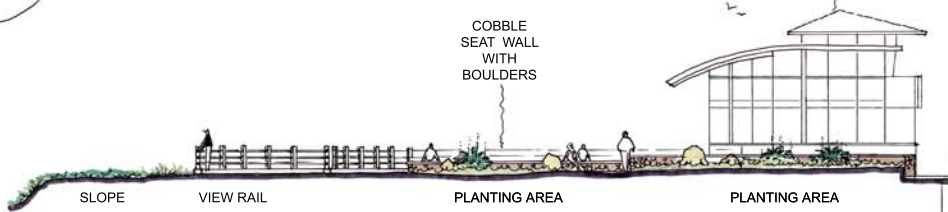


SECTION A-A



TURN OUT

- MINOR OVERLOOK TO PROVIDE RELIEF FOR PEDESTRIAN TRAFFIC CONGESTION
- WIDEN SIDEWALK AT CURRENT CONSTRUCTION POINT AND MOVE FENCE TOWARDS OCEAN
- DIRECT SIDEWALK RUN-OFF AWAY FROM SLOPE



ELEVATION 1

CHILDREN'S POOL WALKWAY BEAUTIFICATION LANDSCAPE CONCEPT PLAN

LA JOLLA PARKS AND BEACHES, INC. BEAUTIFICATION COMMITTEE



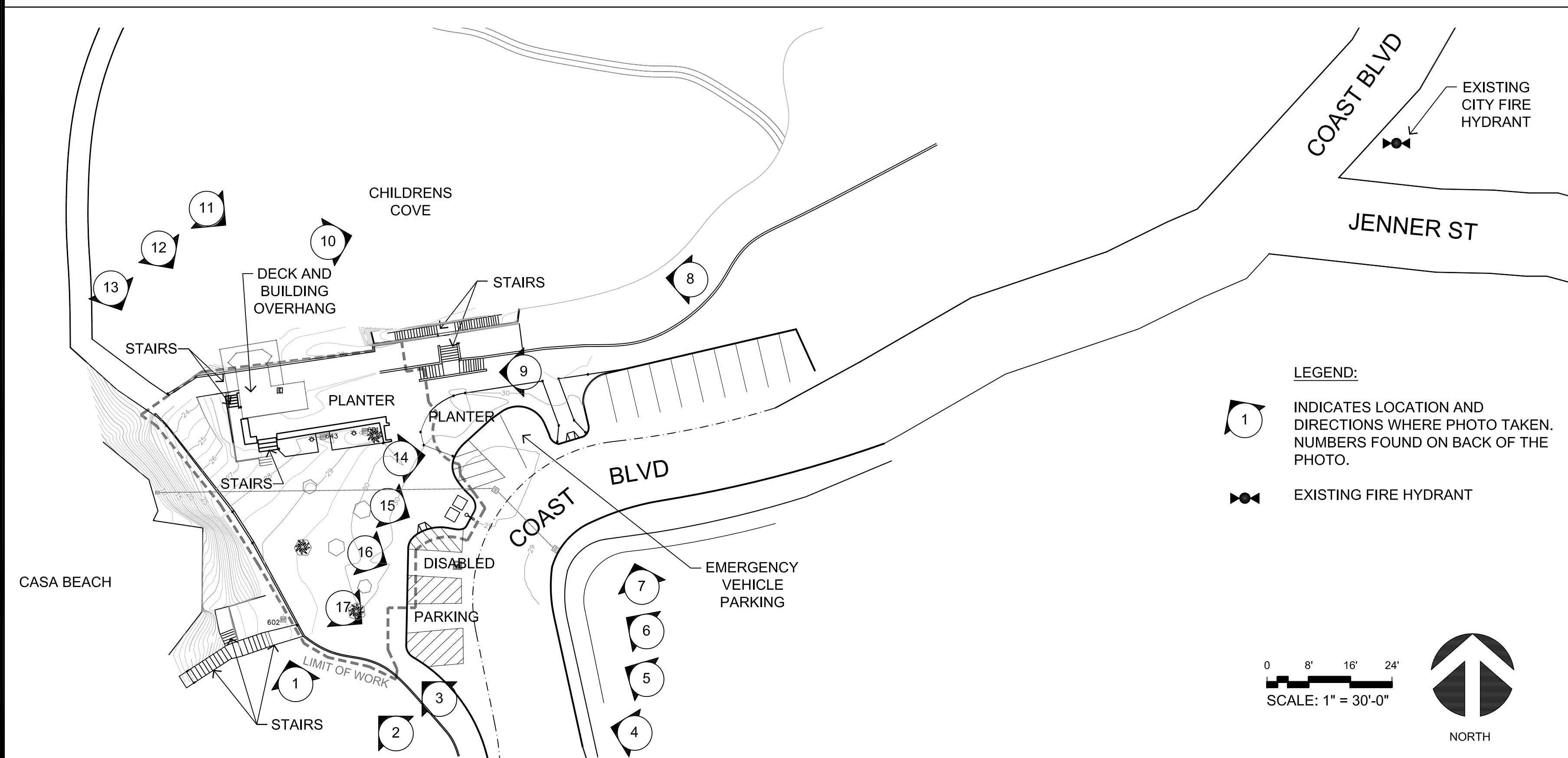
ORIGINAL - 9 DECEMBER 2011
REVISION - 12 DECEMBER 2011

La Jolla Children's Pool Lifeguard Station

La Jolla, California CONCEPTUAL PLANS

REVISIONS:

PHOTOGRAPHIC SURVEY KEY MAP



PROJECT DATA

SITE ADDRESS: 850 COAST BLVD. SAN DIEGO CA. 92037
 APN: NO APN FOR THIS PARCEL 350-060-03 (ADJACENT PARCEL)
 LEGAL DESCRIPTION: LOT #1, MAP 6028 SUBDIVISION: CASA DE MANANA
 OCCUPANCY: B
 DESCRIPTION OF USE: LIFEGUARD STATION
 CONSTRUCTION TYPE: V-NR
 ZONING: LJPD-5, COASTAL OVERLAY
 SCOPE OF WORK: DEMOLITION OF EXISTING LIFEGUARD STATION. CONSTRUCTED IN PROVIDE NEW LIFEGUARD STATION W/ OBSERVATION TOWER, RECEPTION/ FIRST AID AREA, LOCKER, KITCHEN AND OFFICES. SITE MODIFICATION AS REQUIRED FOR NEW WORK AND ACCESS.
 SITE AREA: 0.19 ACRES
 AFFECTED GROSS: 8350 S.F. (LIMIT OF WORK)
 BUILDING AREA: 1.877 S.F.
 EXISTING STRUCTURE CONSTRUCTED: 1967

SHEET INDEX

SHT. # TITLE:
 T 1.1 TITLE SHEET: SHEET INDEX, VICINITY MAP, PROJECT DATA, PROJECT DIRECTORY & PHOTOGRAPHIC SURVEY KEY MAP

CIVIL
 C 1.0 EXISTING TOPOGRAPHY
 C 2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
 C3.0 PRELIMINARY RAMP PROFILE
 G 1.0 PRELIMINARY BLUFF PROTECTION WALLS

LANDSCAPE
 L 1.1 LANDSCAPE CONCEPT PLAN
 CHILDREN'S POOL WALKWAY BEAUTIFICATION
 LANDSCAPE CONCEPT PLAN

ARCHITECTURAL
 A 1.1 SITE PLAN
 A 2.1 LOWER LEVEL FLOOR PLAN
 A 2.2 PLAZA & OBSERVATION LEVEL FLOOR PLANS
 A 2.3 ROOF PLAN
 A 4.1 EXTERIOR ELEVATIONS
 A 4.2 EXTERIOR ELEVATIONS
 A 5.1 BUILDING SECTIONS
 A5.2 BUILDING SECTIONS

STRUCTURAL
 S-1 LOWER LEVEL FOUNDATION PLAN
 S-2 PLAZA LEVEL FLOOR FRAMING PLANS
 S-2A PLAZA LEVEL FLOOR FRAMING PLANS
 S-3 OBSERVATION LEVEL/LOW ROOF & ROOF FRAMING PLAN
 S3-A OBSERVATION LEVEL/LOW ROOF & ROOF FRAMING PLAN

PROJECT TEAM

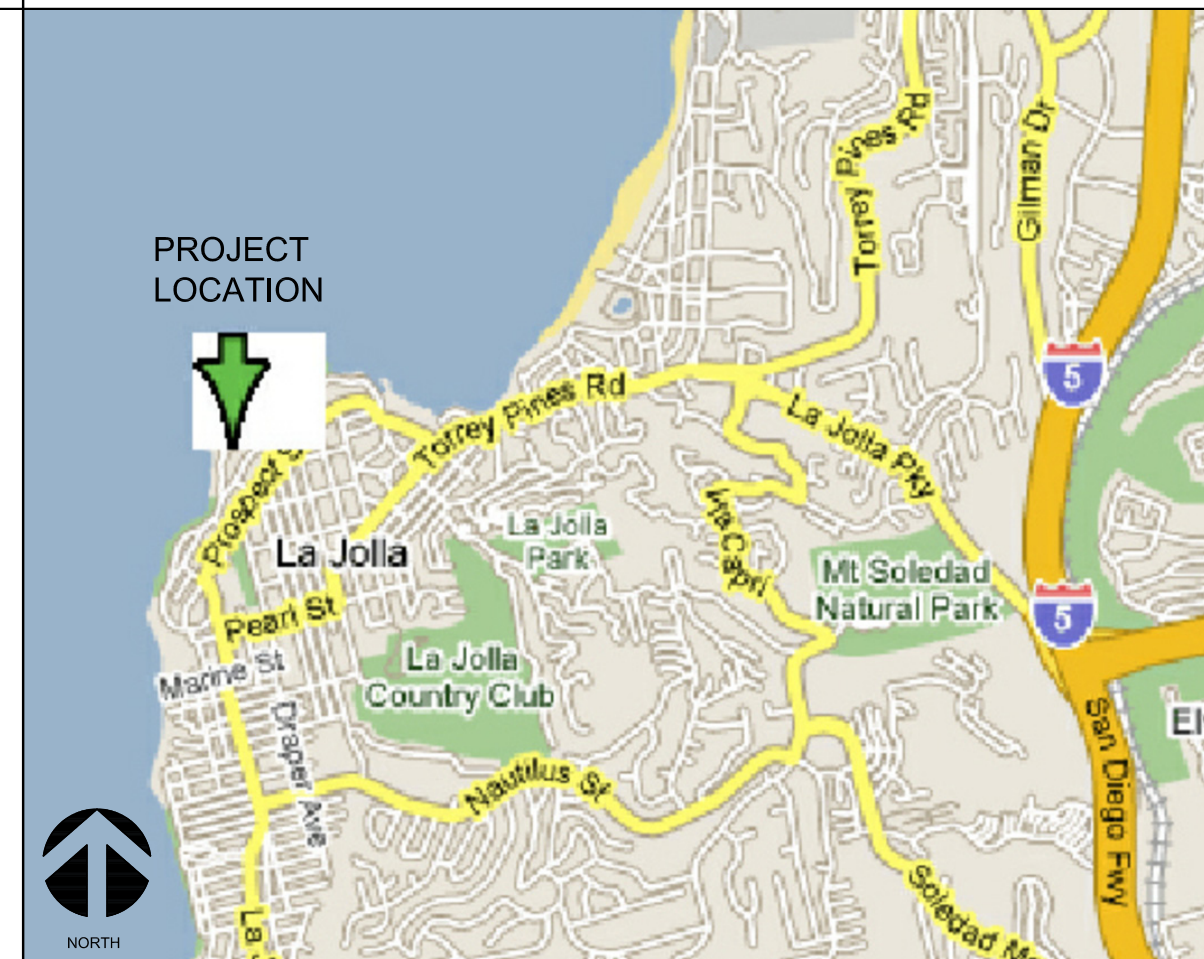
OWNER / CLIENT
 CITY OF SAN DIEGO
 PUBLIC BUILDINGS & PARKS DIVISION
 1010 SECOND AVE, SUITE 1200
 SAN DIEGO, CA 92101
 JIHAD SLEIMAN P.E.
 jsleiman@sandiego.gov
 PHONE: (619) 533-7532
 FAX: (619) 980-4136

CIVIL ENGINEER
 BURKETT & WONG
 3434 FOURTH AVENUE
 SAN DIEGO, CALIFORNIA 92103
 PHONE: (619) 299-5550
 FAX: (619) 299-9934

ARCHITECT
 RJC ARCHITECTS, INC.
 320 LAUREL STREET
 SAN DIEGO, CALIFORNIA 92101
 PHONE: (619) 239-9292
 FAX: (619) 239-9288

LANDSCAPE ARCHITECT
 RJC ARCHITECTS, INC.
 320 LAUREL STREET
 SAN DIEGO, CALIFORNIA 92101
 PHONE: (619) 239-9292
 FAX: (619) 239-9288

VICINITY MAP



LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 TITLE SHEET

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 01/20/12

TITLE SHEET

DRAWN BY: F.B.
 CHECKED BY: G.R.

T 1.1

SHEET 1 OF 20

RJC#: 0103

NOT FOR CONSTRUCTION

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION**
 LA JOLLA, CALIFORNIA
 SITE PLAN

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 01/20/12

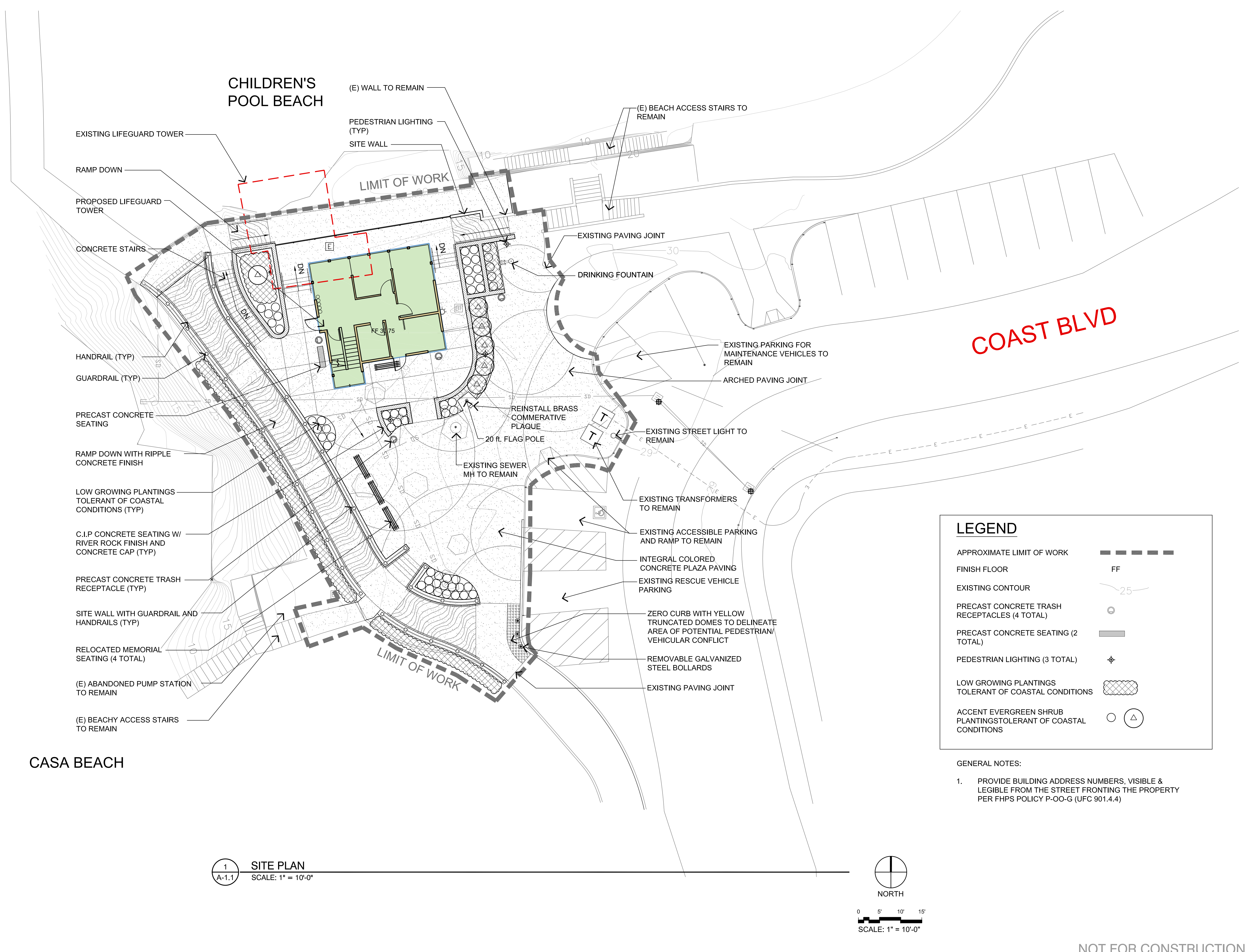
SITE PLAN

DRAWN BY: F.B.
 CHECKED BY: G.R.

A-1.1

SHEET 5 OF 20

RJC#: 0103

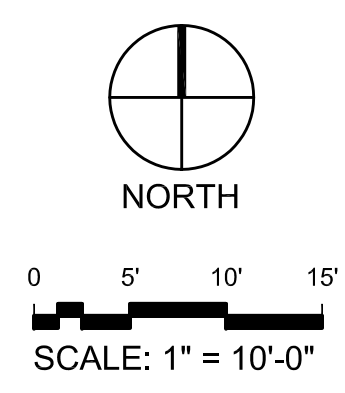


CASA BEACH

CHILDREN'S POOL BEACH

COAST BLVD

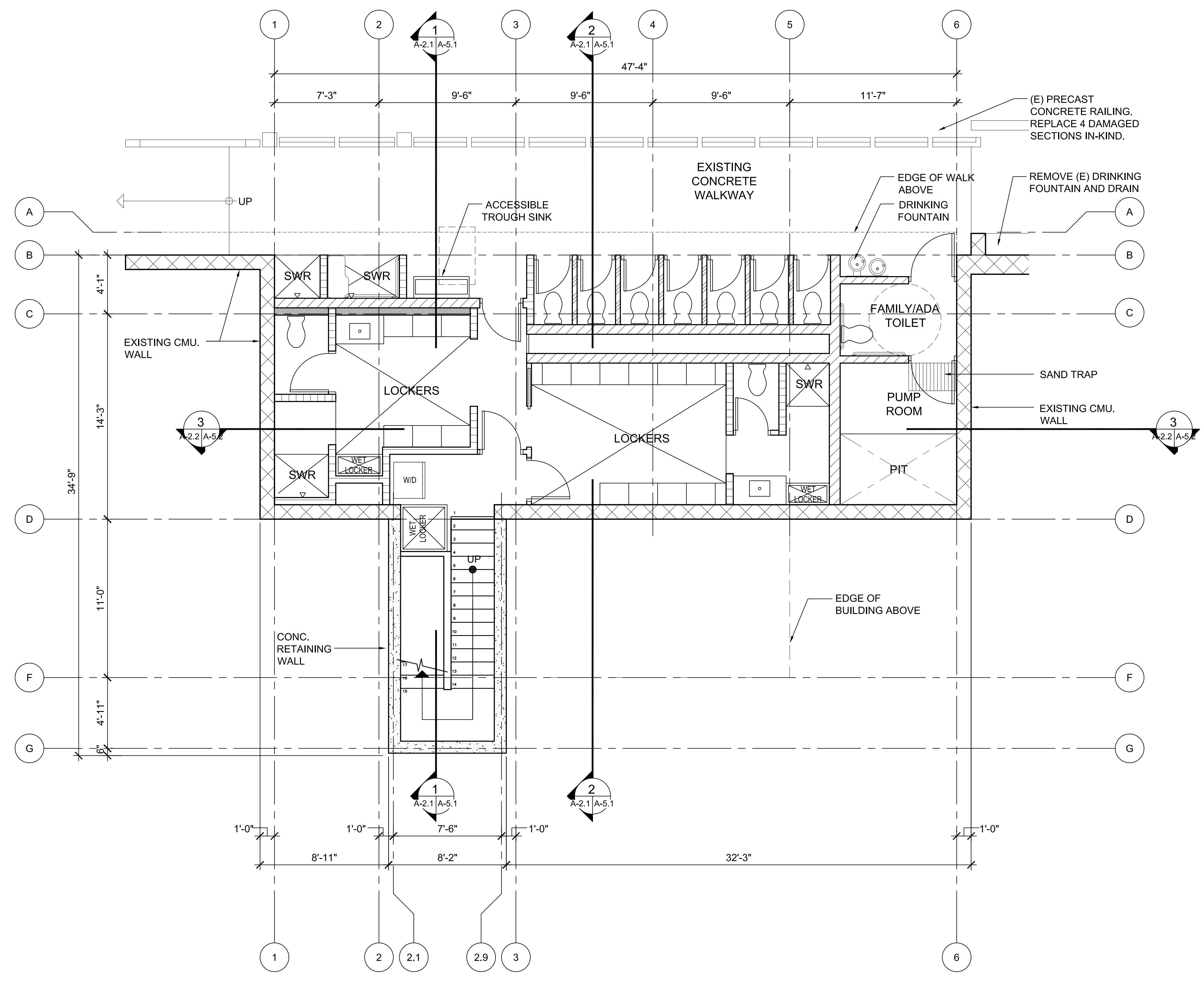
1
 A-1.1 **SITE PLAN**
 SCALE: 1" = 10'-0"



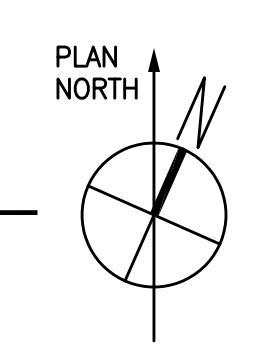
NOT FOR CONSTRUCTION

WALL TYPES LEGEND

	EXISTING CMU
	8" CMU
	6" CMU
	4" CMU
	10" CONCRETE
	6" STUD



1 LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PUBLIC RESTROOM AND PUMP ROOM	377 S.F.
LIFEGUARD SHOWER/LOCKER ROOM	471 S.F.
STAIRS	80 S.F.
TOTAL**	928 S.F.

**AREAS TAKEN TO INSIDE FACE OF RETAINING WALLS

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA**
 LOWER LEVEL FLOOR PLAN

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 01/20/12

LOWER LEVEL FLOOR PLAN

DRAWN BY: F.B.
 CHECKED BY: G.R.

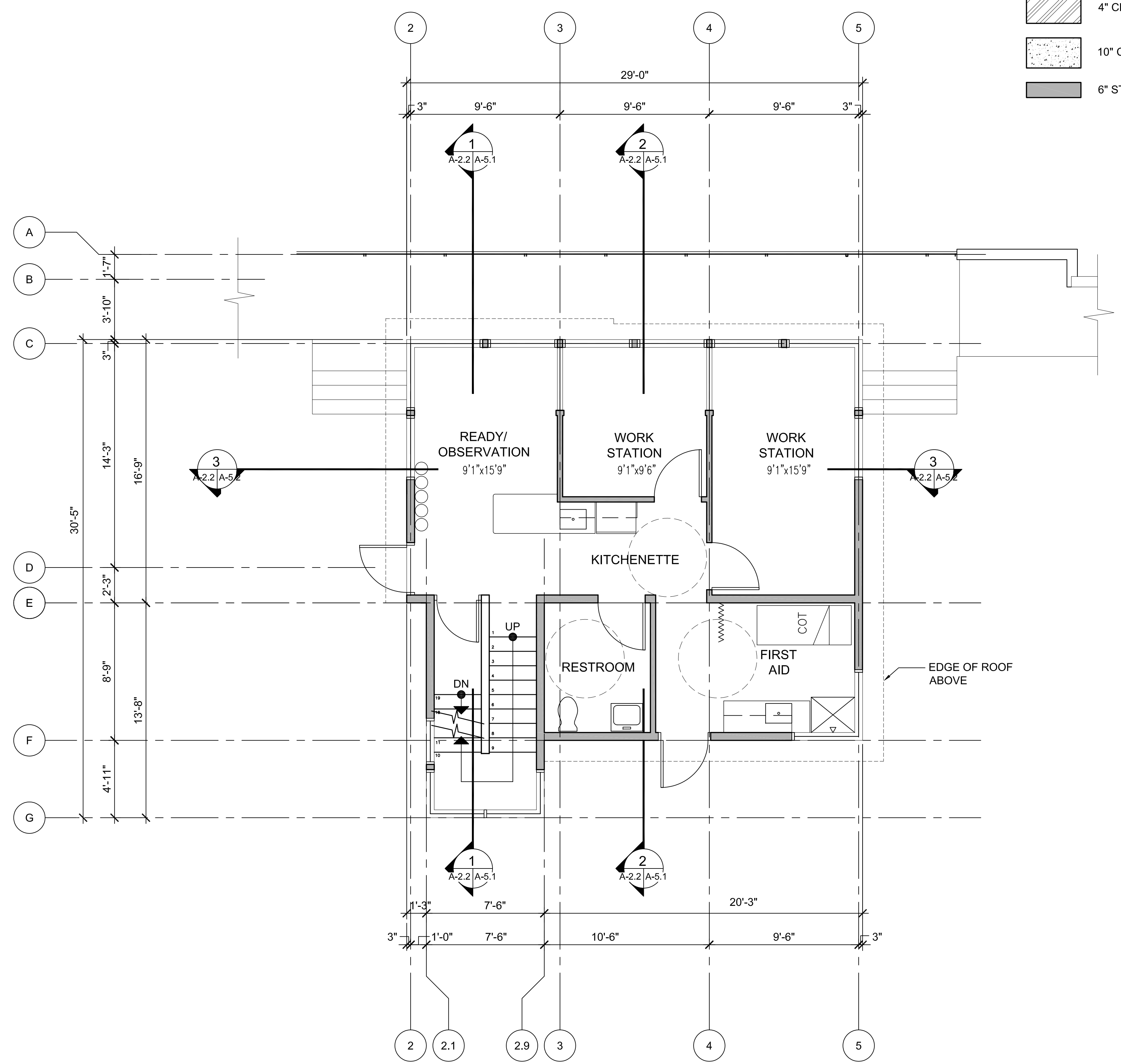
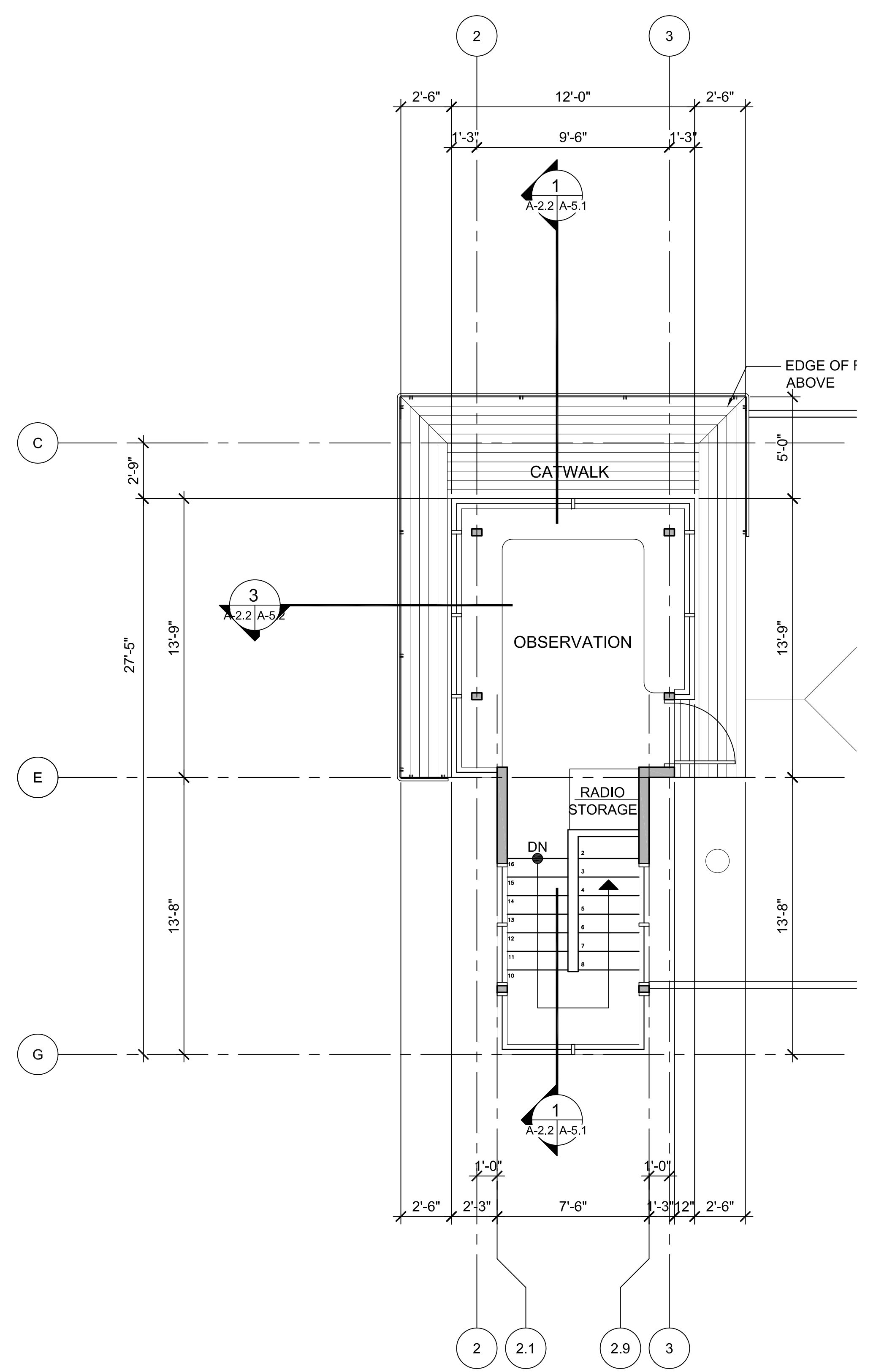
A-2.1

SHEET 6 OF 20
 RJC#: 0103

NOT FOR CONSTRUCTION

WALL TYPES LEGEND

	EXISTING CMU
	8" CMU
	6" CMU
	4" CMU
	10" CONCRETE
	6" STUD



REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA**
 PLAZA AND OBSERVATION FLOOR PLANS

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 01/20/12

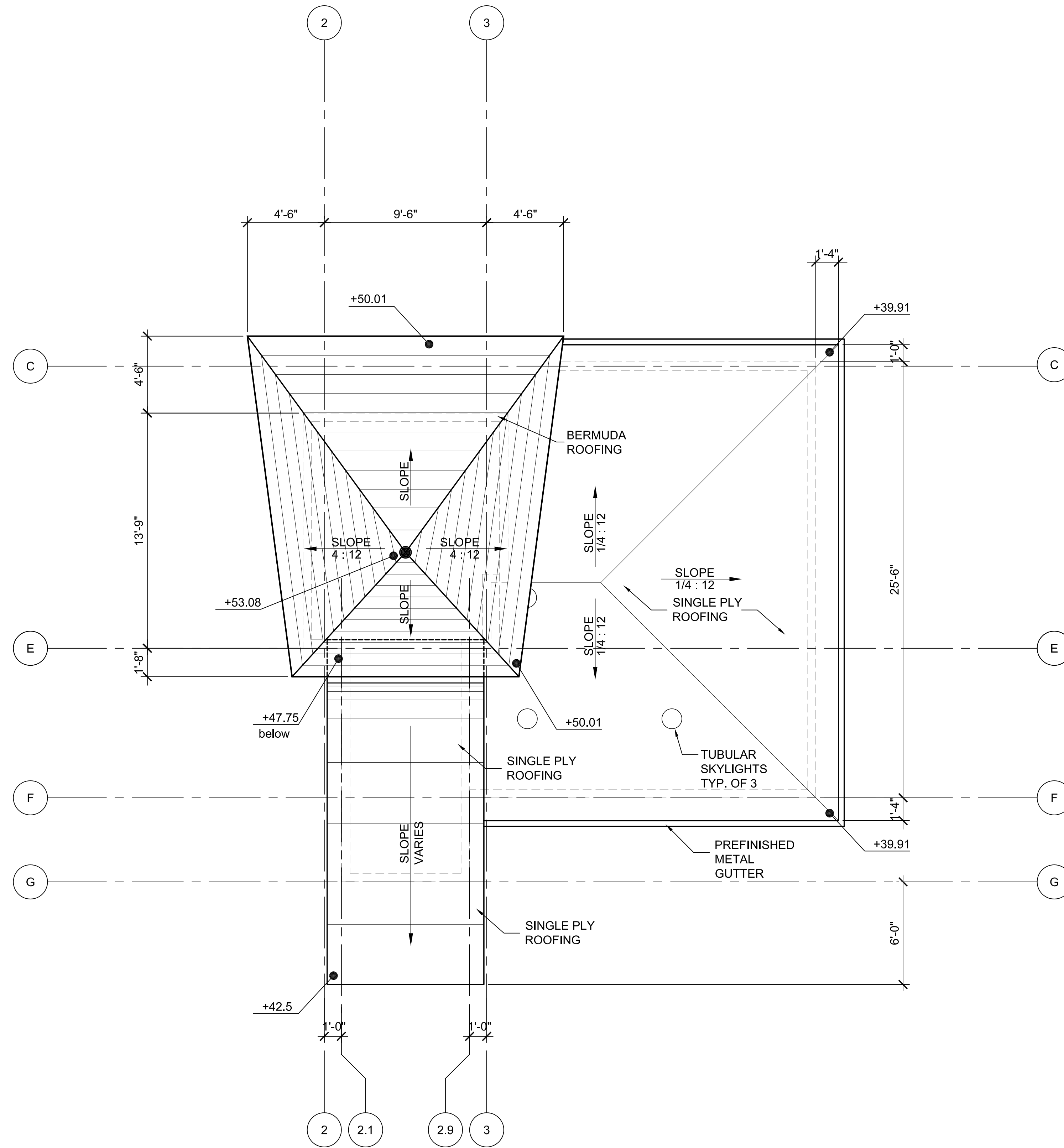
**PLAZA &
 OBSERVATION
 LEVEL
 FLOOR PLANS**

DRAWN BY: F.B.
 CHECKED BY: G.R.

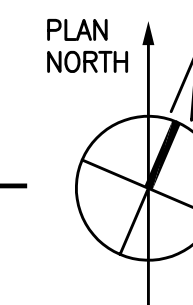
A-2.2

SHEET 7 OF 20
 RJC#: 0103

NOT FOR CONSTRUCTION



1 ROOF PLAN
A-2.3 SCALE: 1/4" = 1'-0"



REVISIONS:

LA JOLLA CHILDREN'S POOL
LIFEGUARD STATION
LA JOLLA, CALIFORNIA
ROOF PLAN

CONCEPTUAL PLANS
BRIDGING DOCUMENTS
01/20/12

ROOF
PLAN

DRAWN BY: F.B.
CHECKED BY: G.R.

A-2.3
SHEET 8 OF 20
RJC#: 0103

NOT FOR CONSTRUCTION

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 EXTERIOR ELEVATIONS**

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 01/20/12

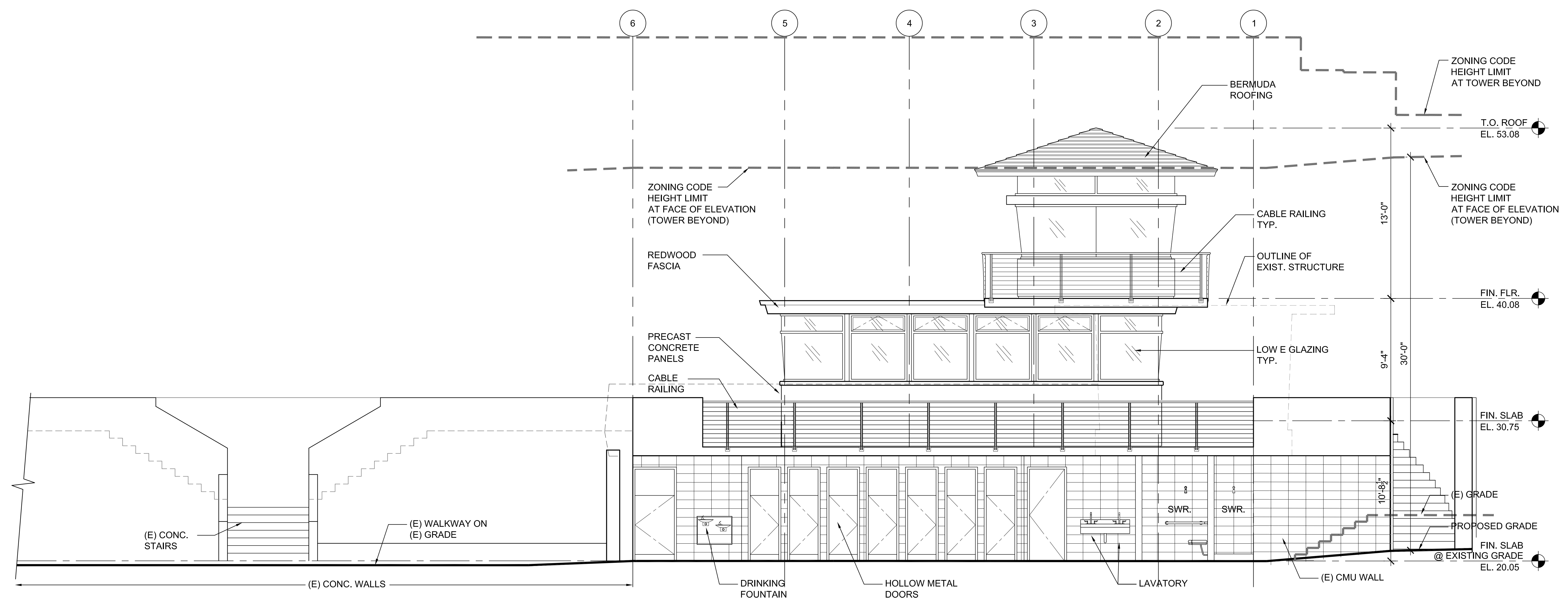
EXTERIOR ELEVATIONS

DRAWN BY: F.B.
 CHECKED BY: G.R.

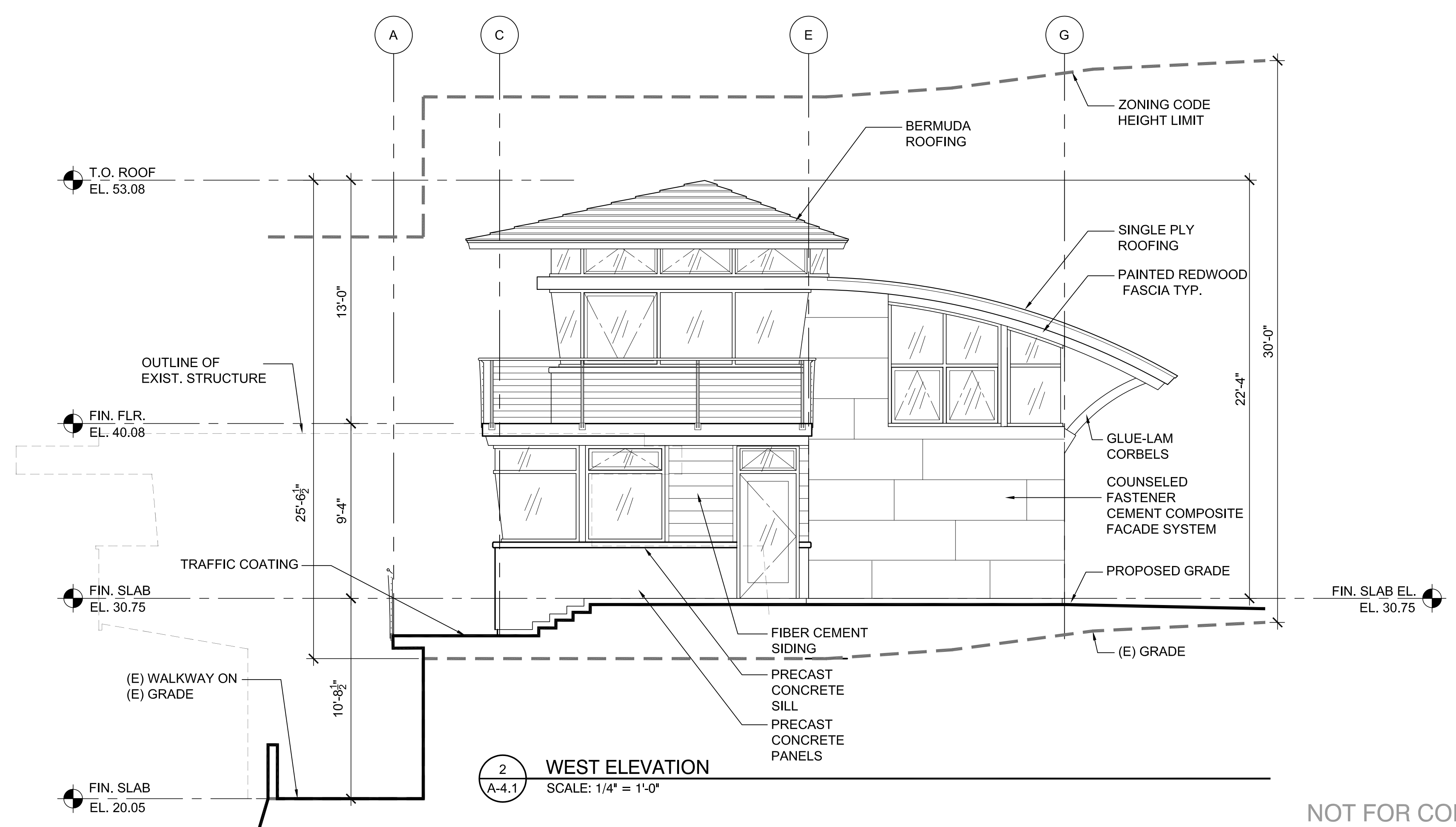
A-4.1

SHEET 9 OF 20

RJC#: 0103



1 NORTH ELEVATION
 A-4.1 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 A-4.1 SCALE: 1/4" = 1'-0"

- NOTES:
- OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.
 - CONSTRUCTION DOCUMENTS SHALL DEMONSTRATE COMPLIANCE WITH MATERIAL AND COLOR STANDARDS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE THAT ARE CONTAINED IN SAN DIEGO MUNICIPAL CODE SECTION 159.0308.

NOT FOR CONSTRUCTION

REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 EXTERIOR ELEVATIONS

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 01/20/12

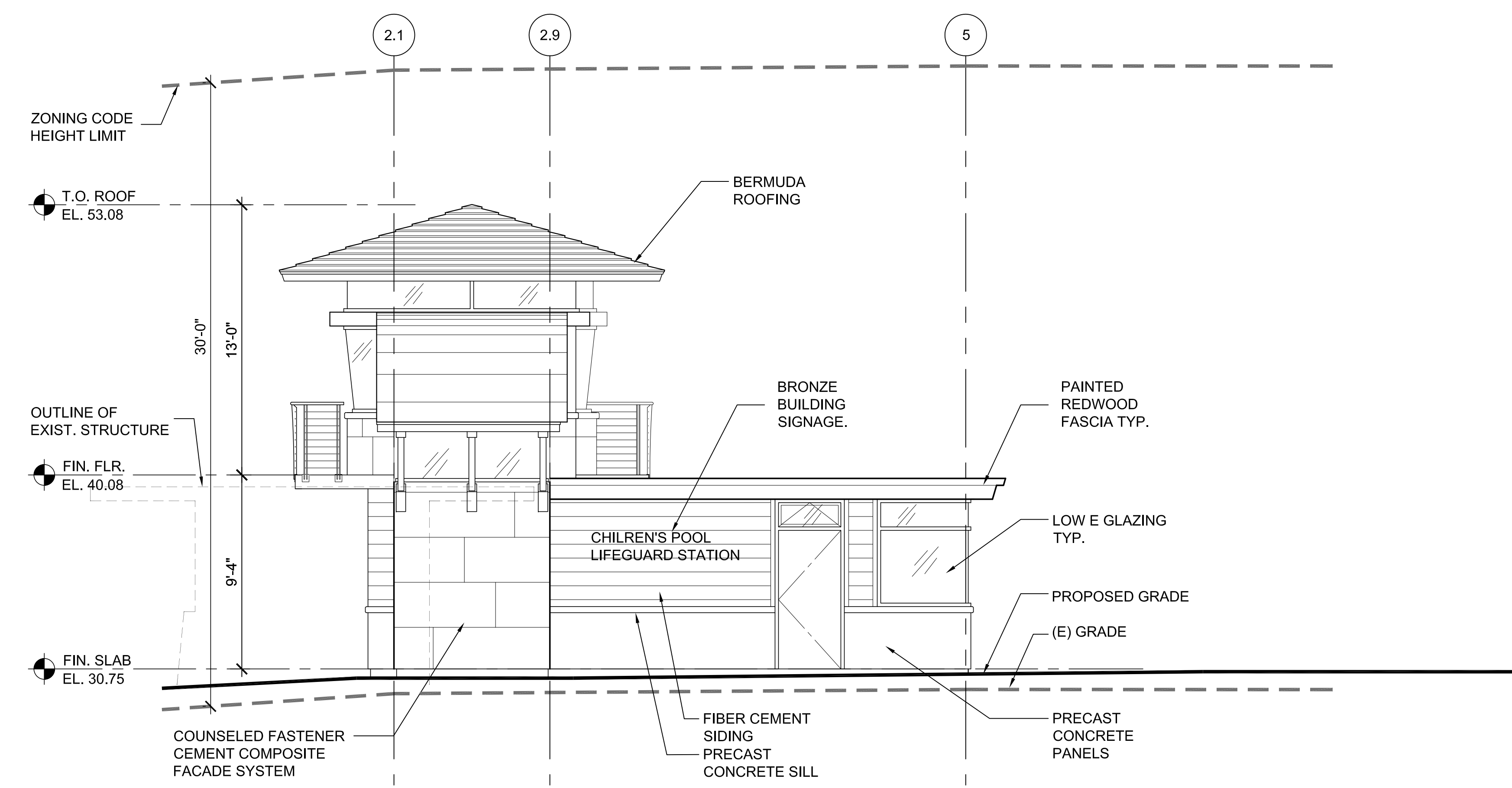
EXTERIOR
 ELEVATIONS

DRAWN BY: F.B.
 CHECKED BY: G.R.

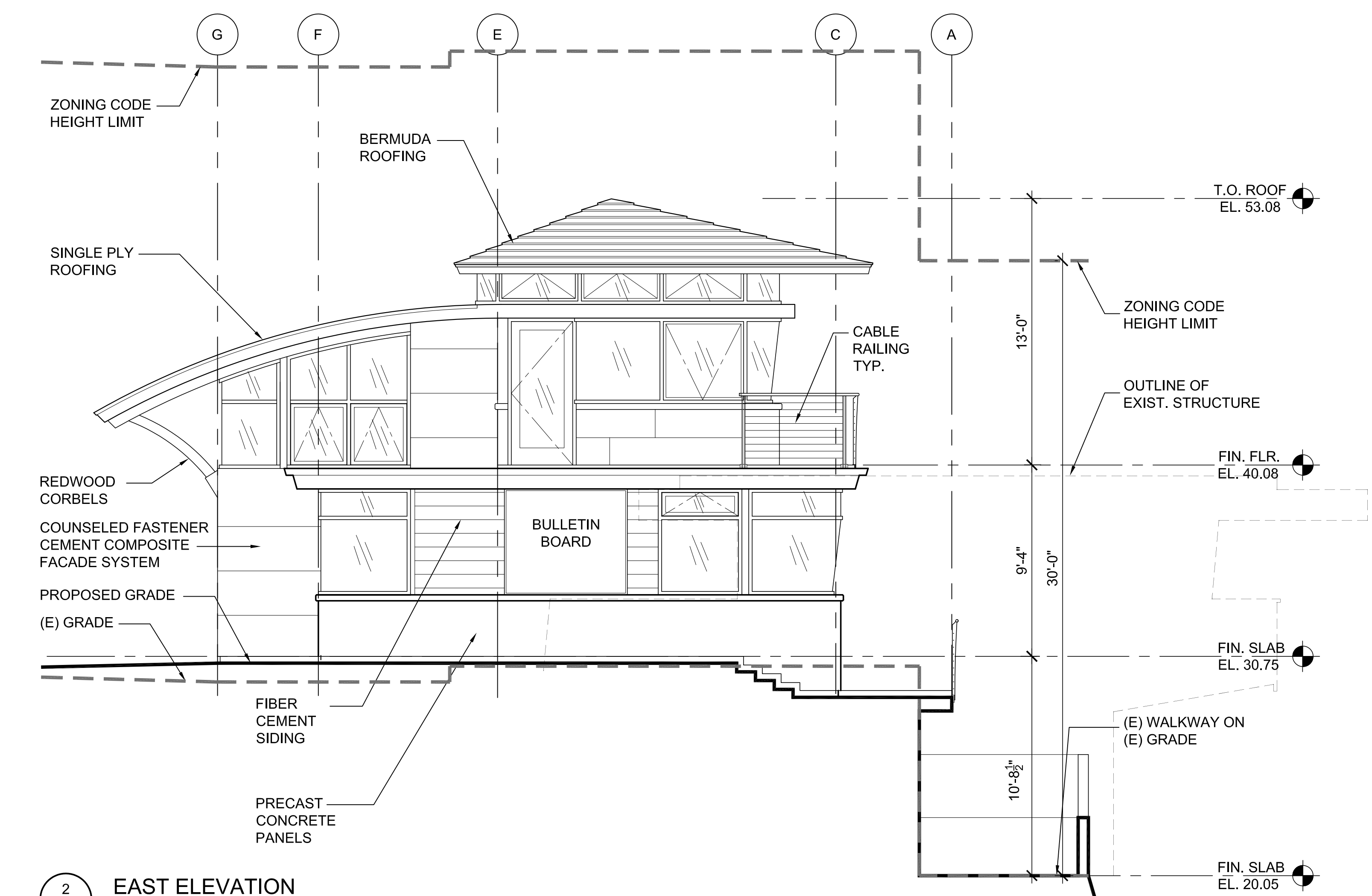
A-4.2

SHEET 10 OF 20

RJC#: 0103



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

- NOTES:
1. OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.
 2. CONSTRUCTION DOCUMENTS SHALL DEMONSTRATE COMPLIANCE WITH MATERIAL AND COLOR STANDARDS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE THAT ARE CONTAINED IN SAN DIEGO MUNICIPAL CODE SECTION 159.0308.

NOT FOR CONSTRUCTION

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA**
 BUILDING SECTIONS

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 01/20/12

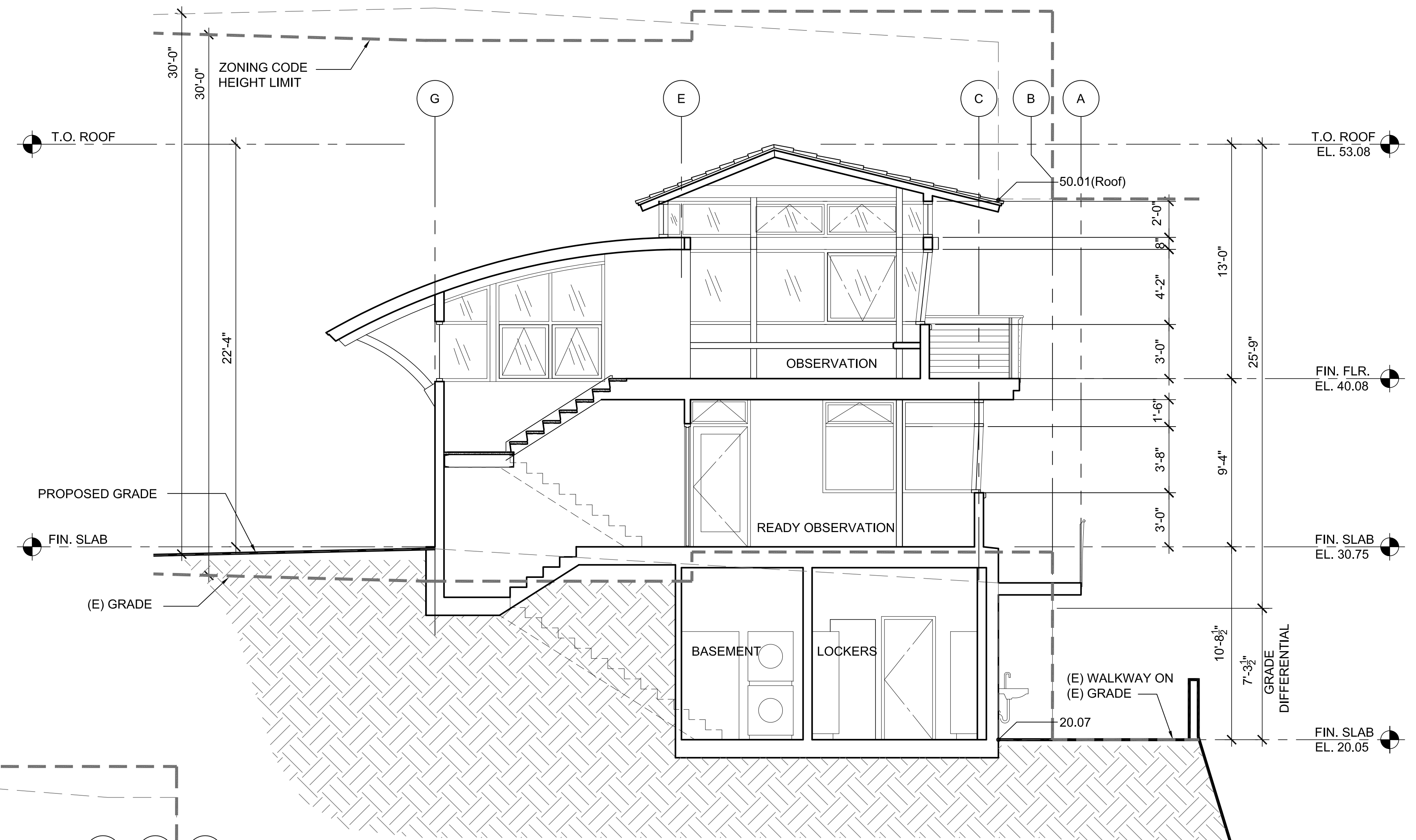
BUILDING SECTIONS

DRAWN BY: F.B.
 CHECKED BY: G.R.

A-5.1

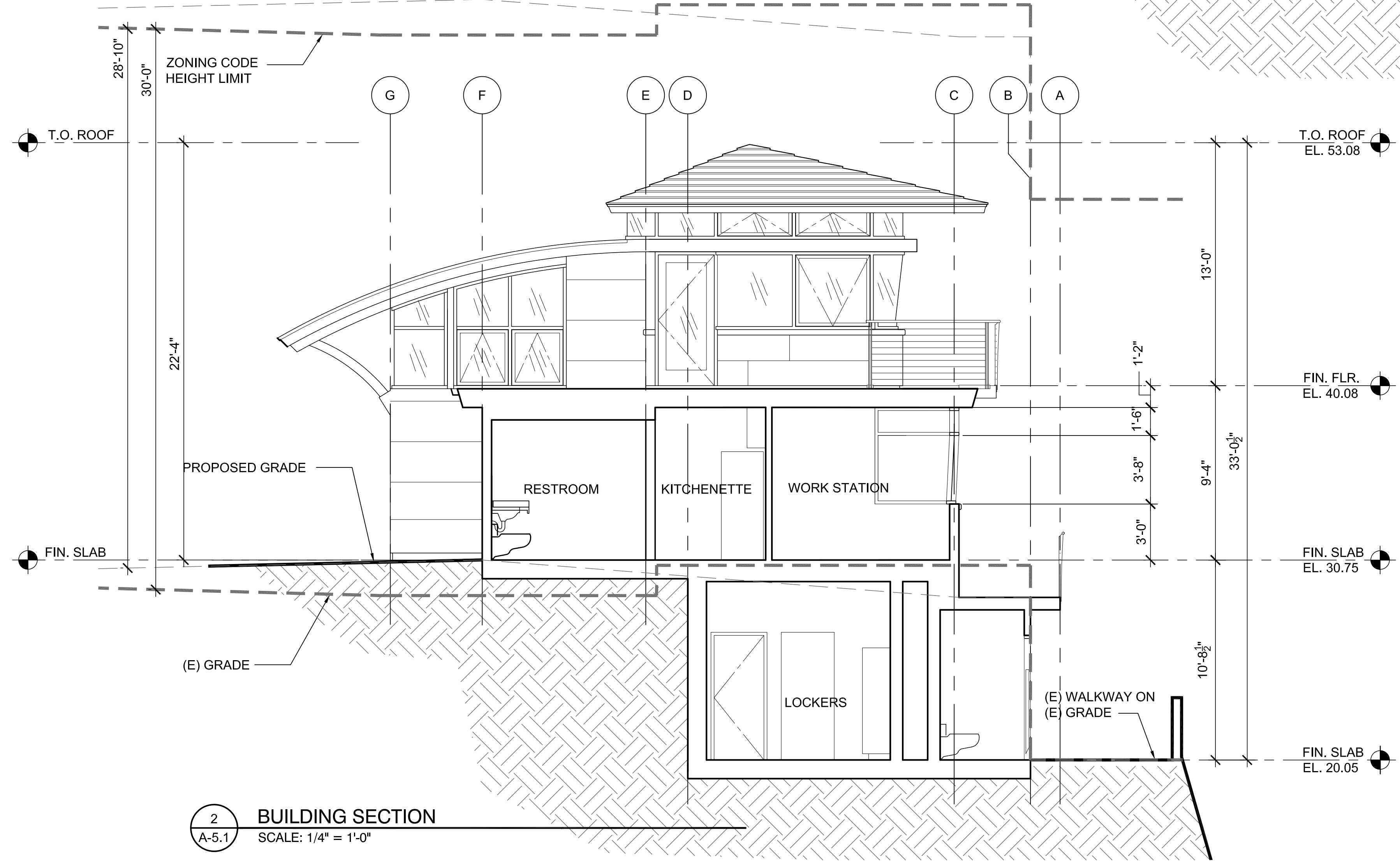
SHEET 11 OF 20

RJC#: 0103



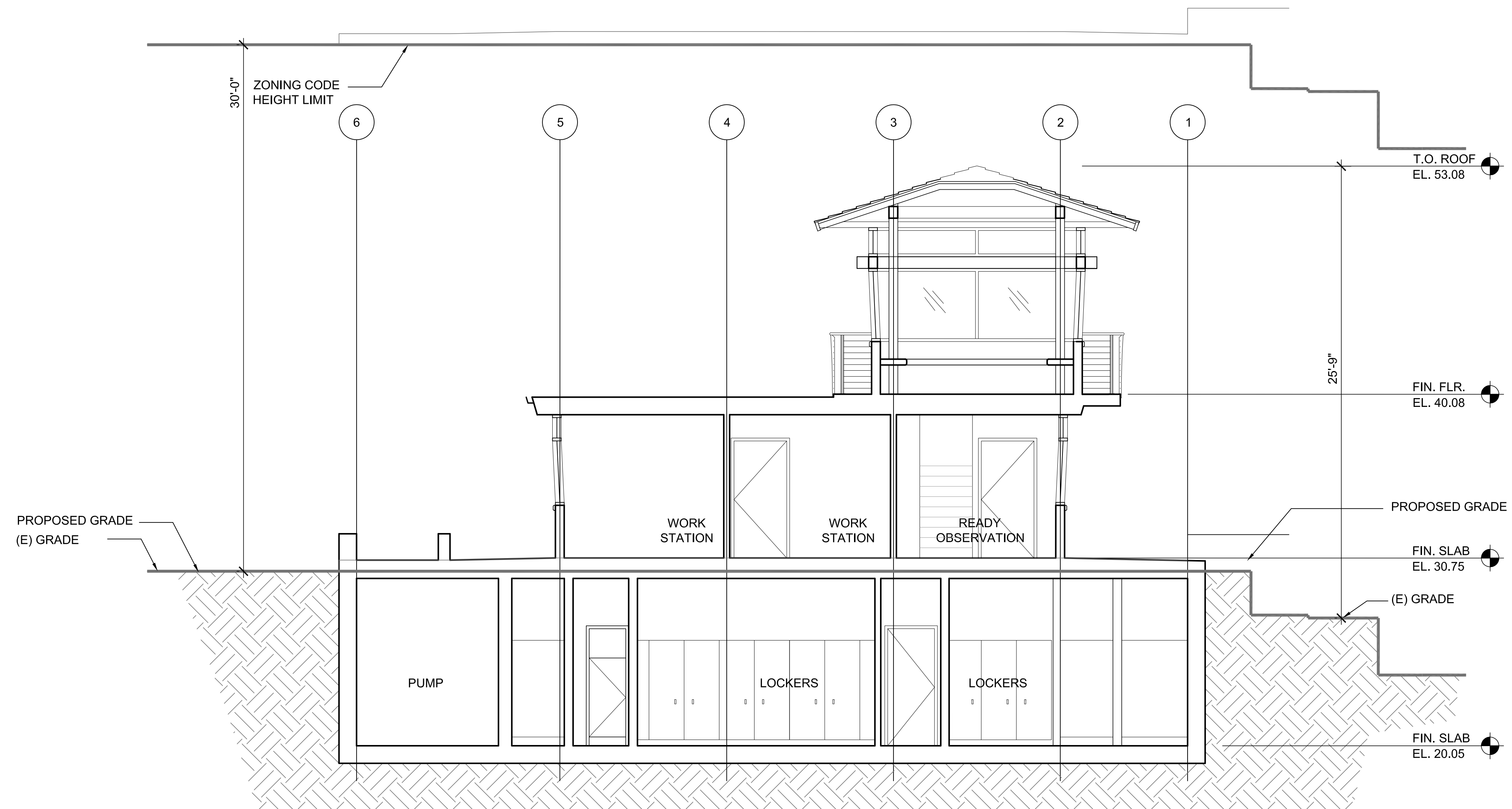
1 BUILDING SECTION
 SCALE: 1/4" = 1'-0"

OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.



2 BUILDING SECTION
 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



3 BUILDING SECTION
 A-5.2 SCALE: 1/4" = 1'-0"

OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.

REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 BUILDING SECTIONS

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 01/20/12

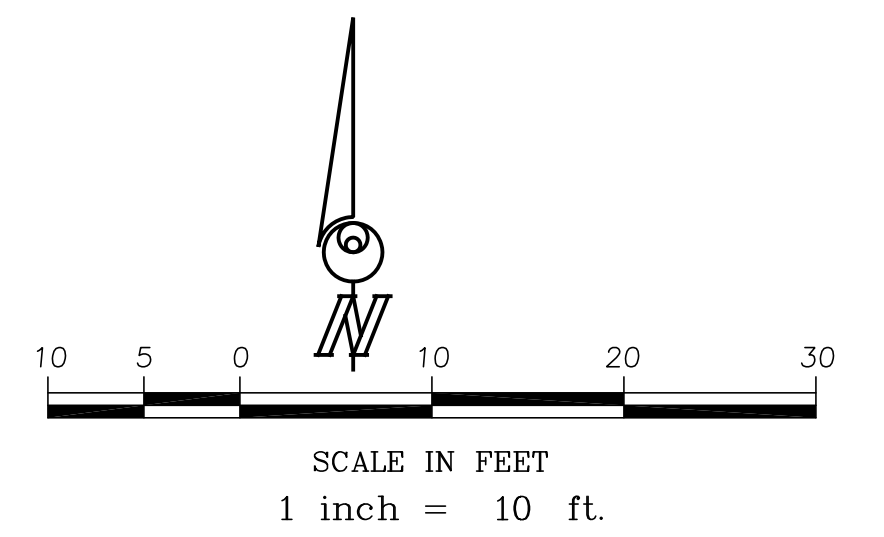
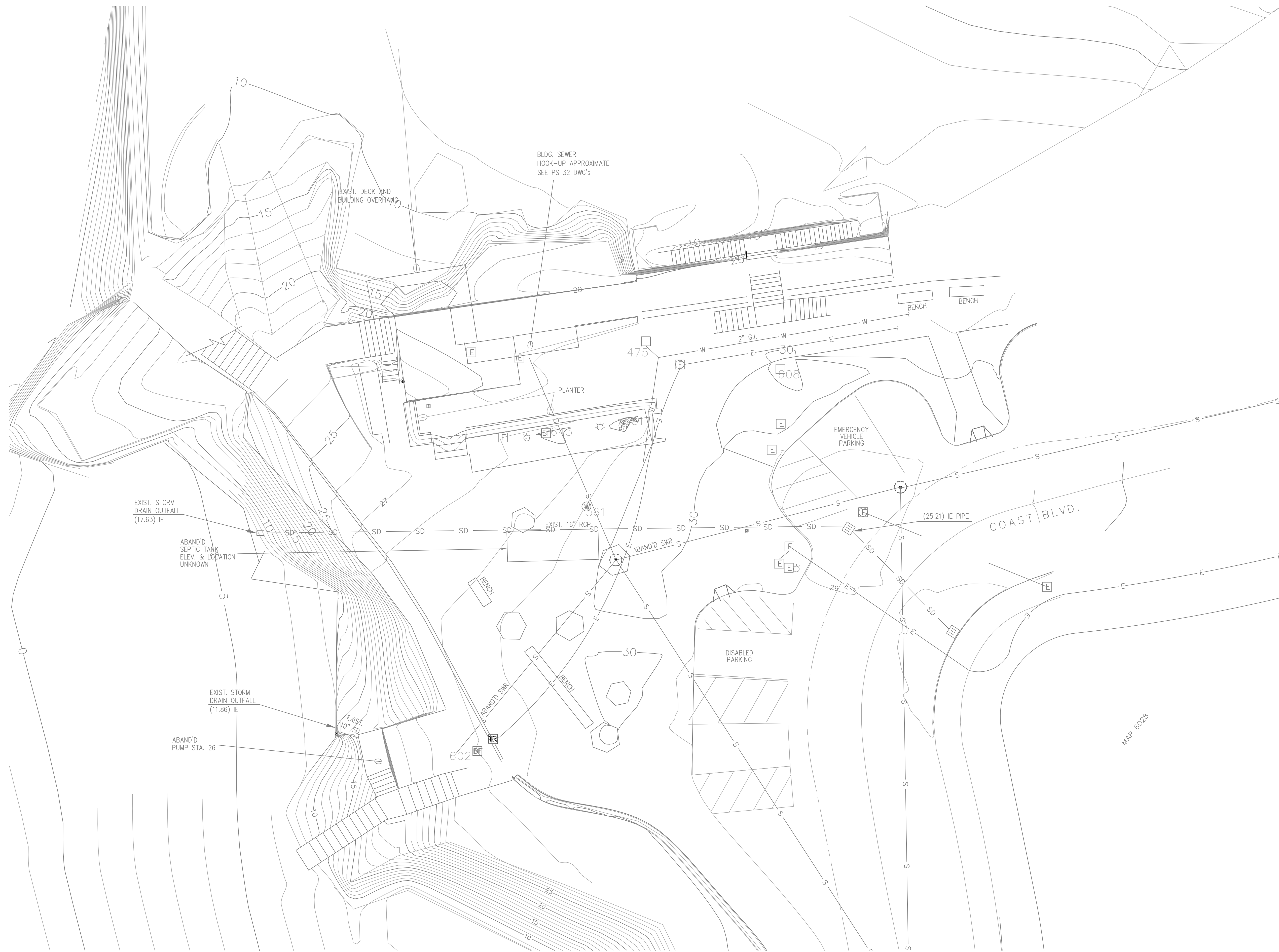
BUILDING SECTIONS

DRAWN BY: F.B.
 CHECKED BY: G.R.

A-5.2

SHEET 12 OF 20
 RJC#: 0103

NOT FOR CONSTRUCTION



BURKETT & WONG
ENGINEERS & SURVEYORS
3434 Fourth Ave., San Diego CA.
92103-5704 * (619) 299-5550

EXISTING TOPOGRAPHY FOR:			
CHILDREN'S POOL LIFEGUARD STATION			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS			W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER			DATE
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL			
			NAD83 COORDINATES
AS-BUILTS			LAMBERT COORDINATES
CONTRACTOR	DATE STARTED		-D
INSPECTOR	DATE COMPLETED		

LEGEND

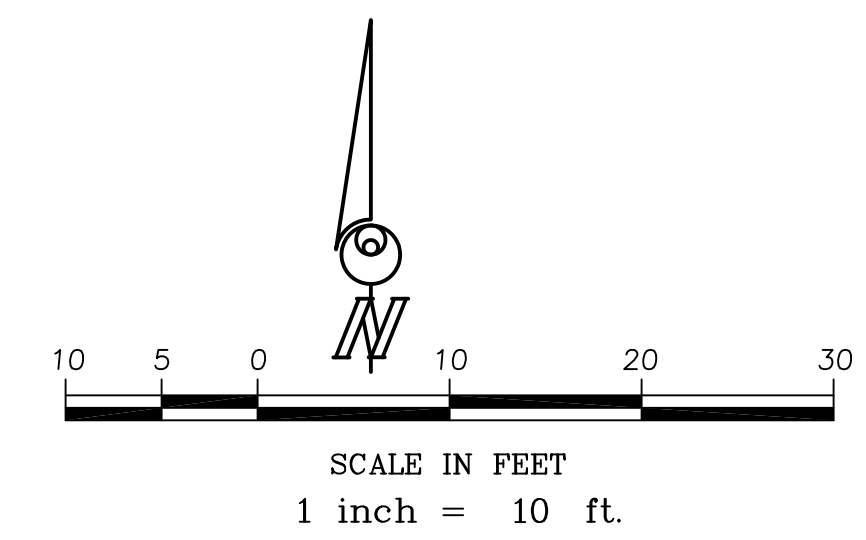
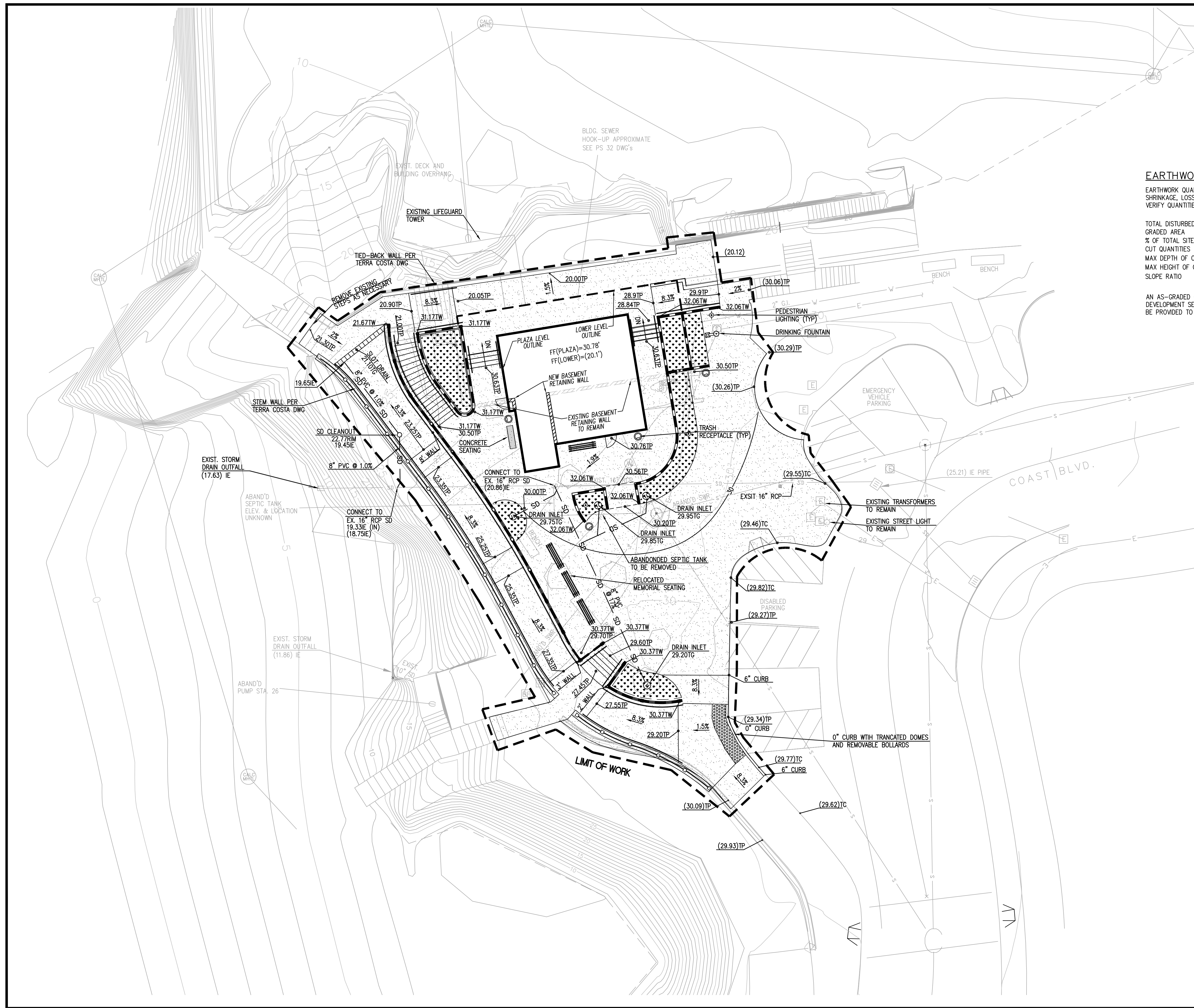
- NEW STORM DRAIN — SD —
- LANDSCAPED AREA [Pattern]
- NEW CONCRETE PAVEMENT [Pattern]
- NEW AREA DRAIN INLET (I)

EARTHWORK QUANTITIES

EARTHWORK QUANTITIES SHOWN ARE FOR BIDDING AND PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, REMOVAL & RECOMPACTION, SETTLEMENT, ETC.. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO BIDDING.

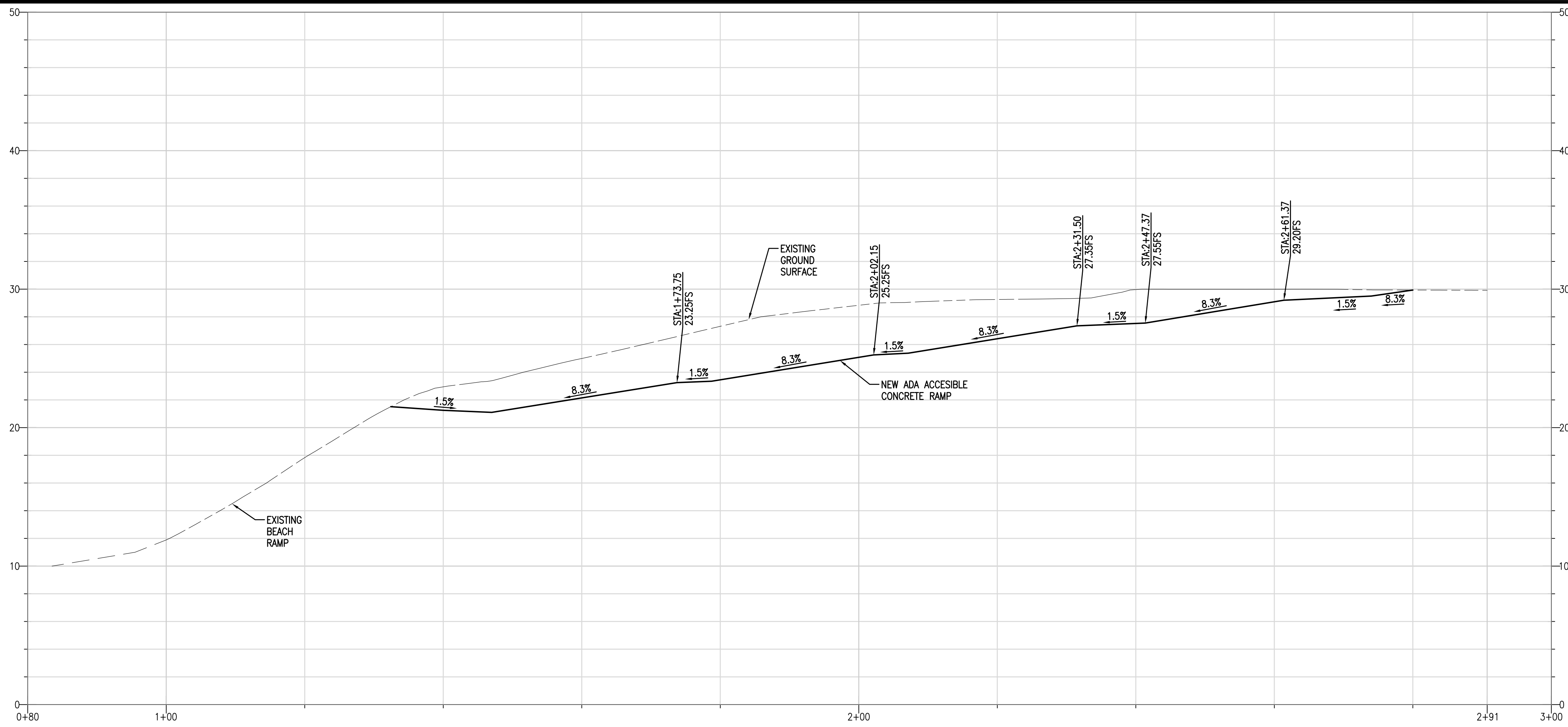
TOTAL DISTURBED AREA	0.17 AC	FILL QUANTITIES	100 CY
GRADED AREA	0.17 AC	MAX DEPTH OF FILL	3.5 FT
% OF TOTAL SITE	100%	MAX HEIGHT OF FILL SLOPE	3.5 FT
CUT QUANTITIES	200 CY	SLOPE RATIO	2:1
MAX DEPTH OF CUT	8.7 FT	EXPORT	100 CY
MAX HEIGHT OF CUT SLOPE	4 FT	RETAINING WALL LENGTH	240 FT
SLOPE RATIO	5:1	RETAINING WALL MAX HEIGHT	8 FT

AN AS-GRADED GEOTECHNICAL REPORT SHALL BE SUBMITTED TO BOOTH 32 ON THE THIRD FLOOR OF THE DEVELOPMENT SERVICES WITHIN 15 CALENDAR DAYS OF COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE FIELD INSPECTION DIVISION.

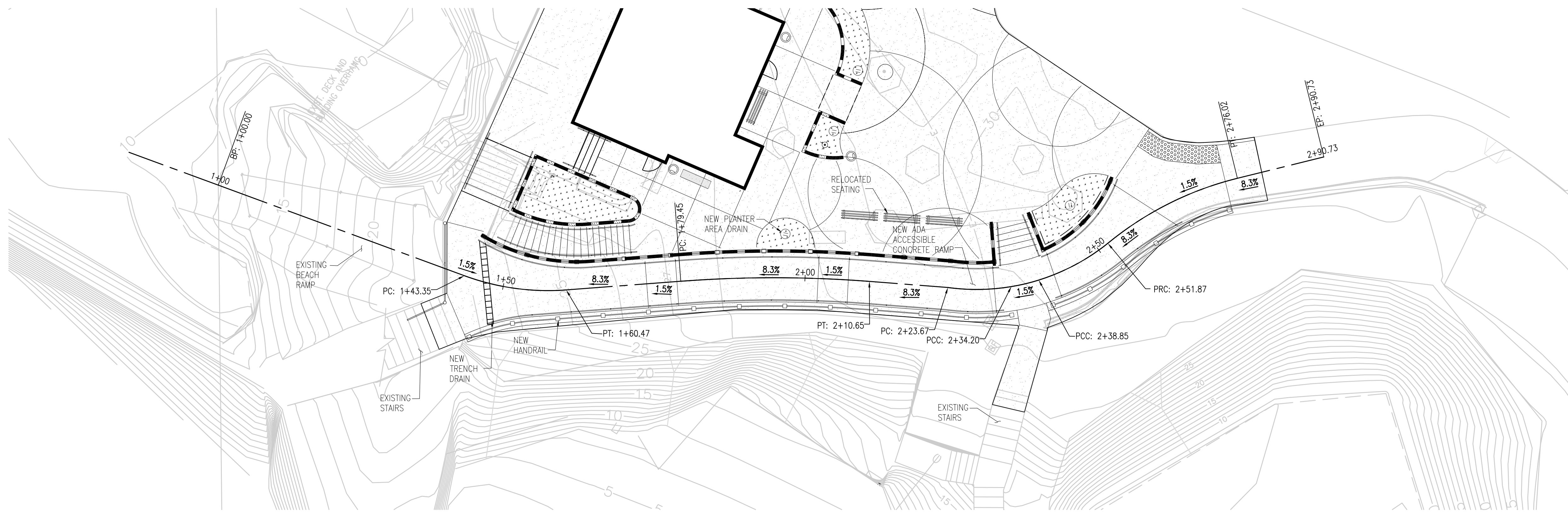


BURKETT & WONG
ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

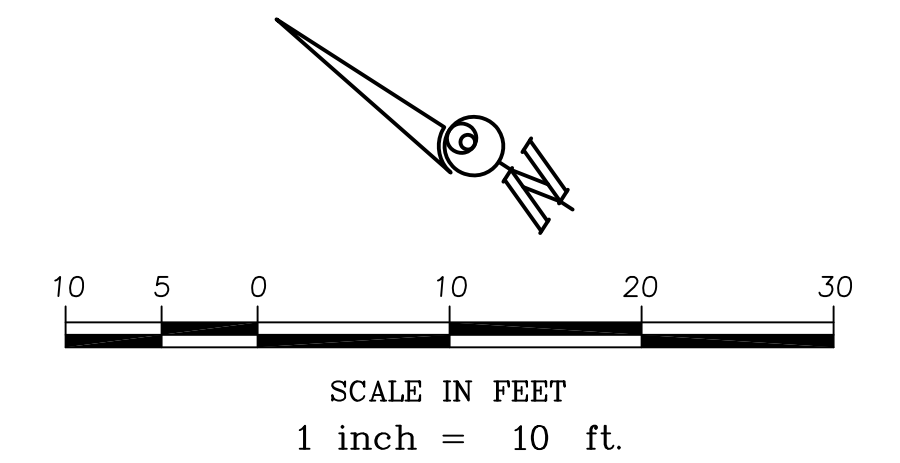
PRELIMINARY GRADING AND DRAINAGE PLAN FOR:				
CHILDREN'S POOL LIFEGUARD STATION				
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS				W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER		DATE		V.T.M. _____
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL				
				NAD83 COORDINATES
				LAMBERT COORDINATES
AS-BUILTS				
CONTRACTOR		DATE STARTED		
INSPECTOR		DATE COMPLETED		



RAMP CENTERLINE
 SCALE: HORZ - 1" = 10'
 VERT - 1" = 5'



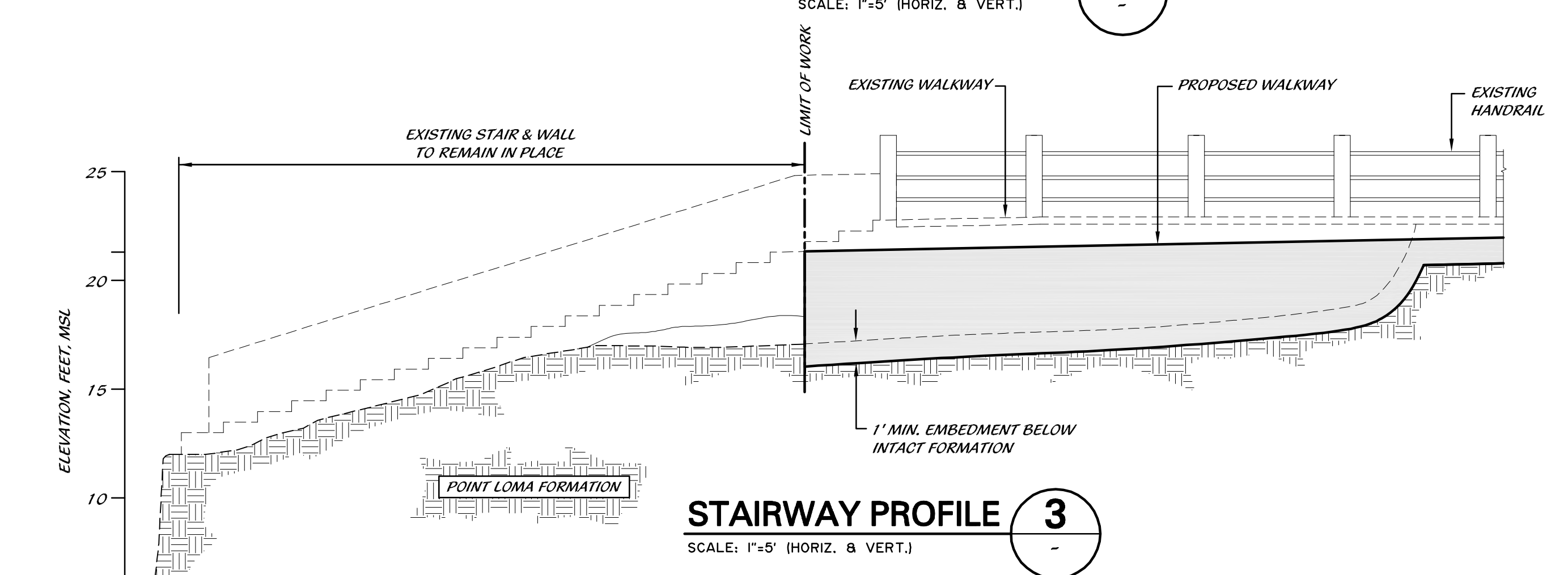
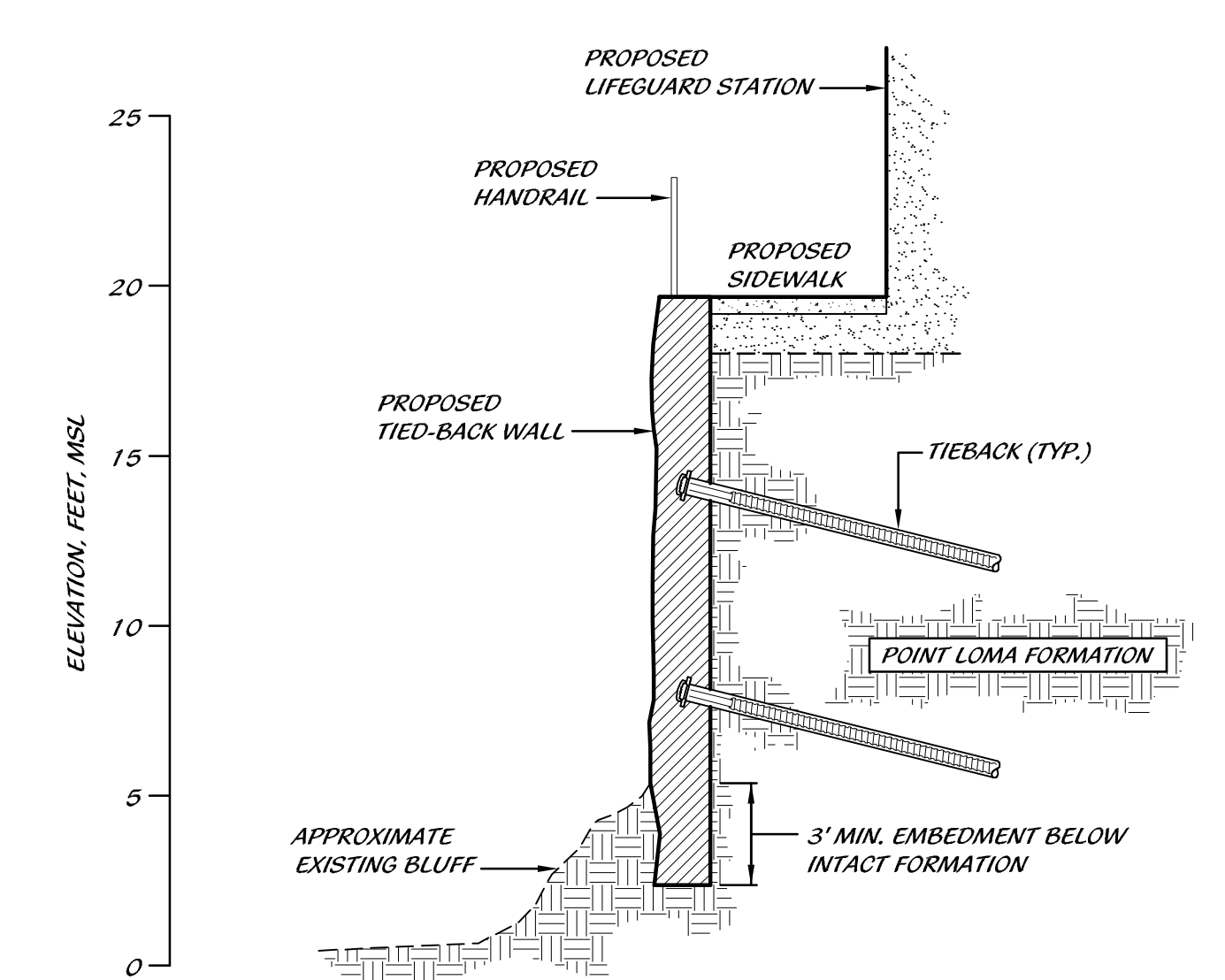
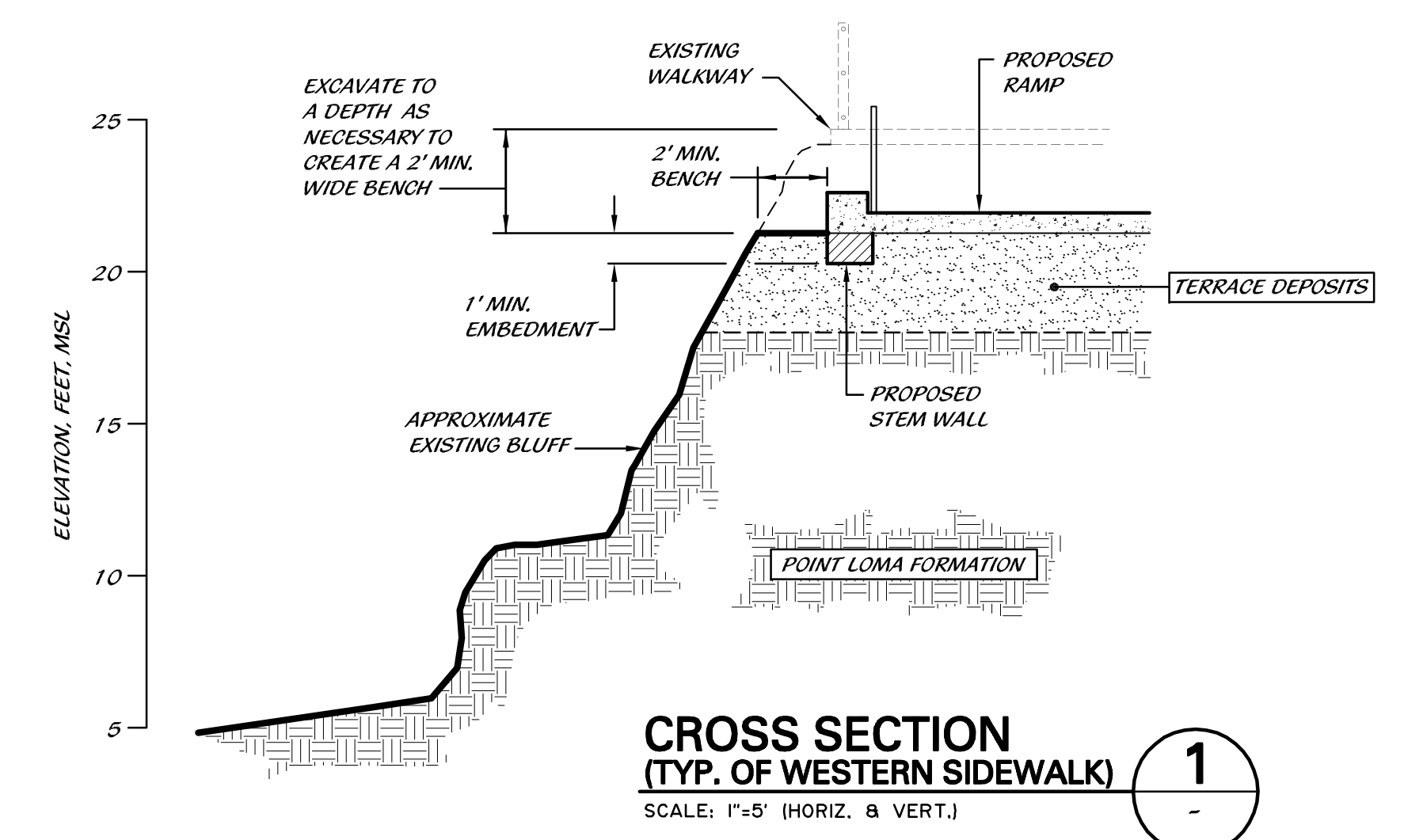
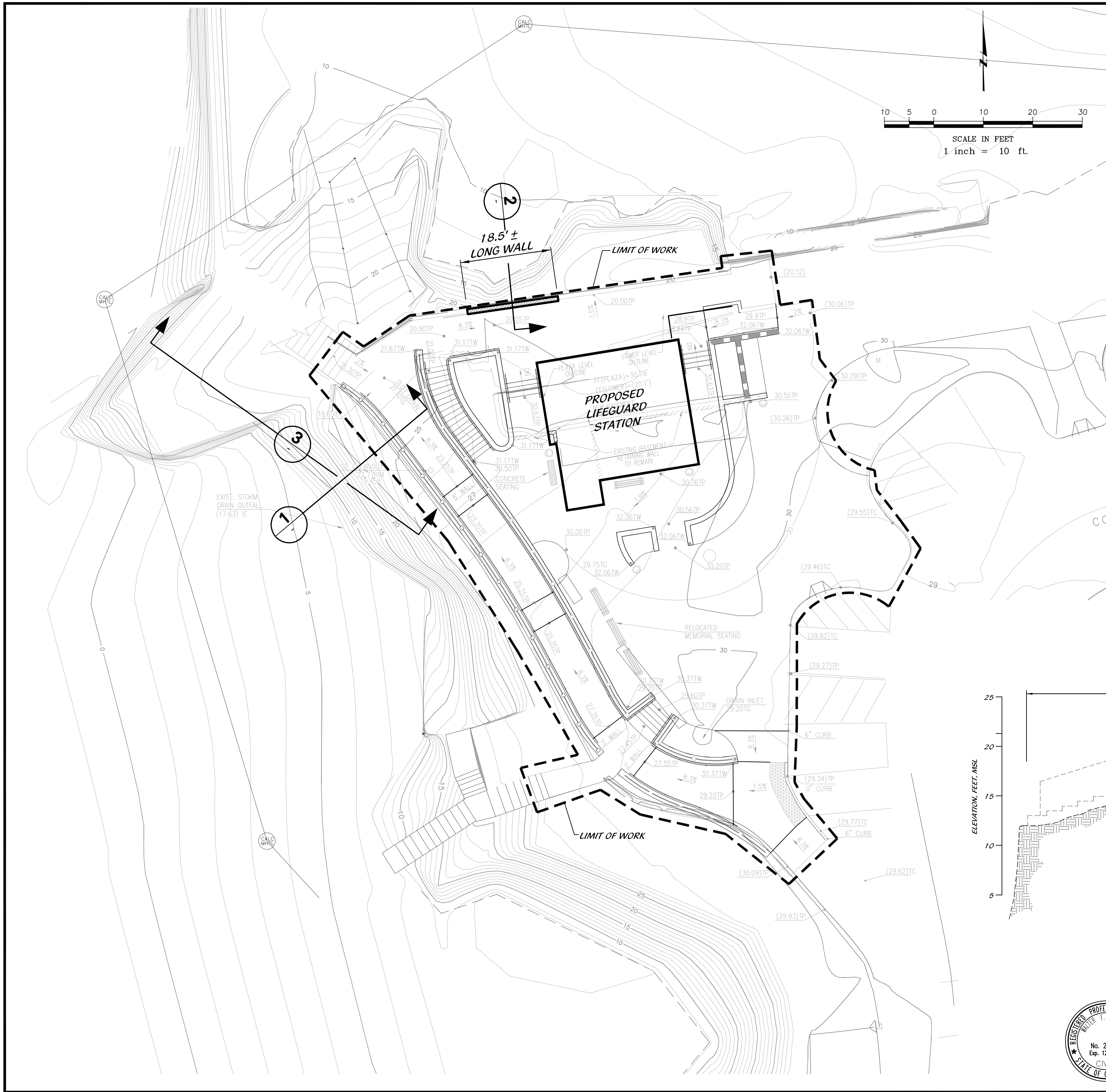
PLAN
 SCALE: 1" = 10'



BURKETT & WONG
 ENGINEERS & SURVEYORS
 3434 Fourth Ave., San Diego CA.
 92103-5704 * (619) 299-5550

PRELIMINARY RAMP PROFILE FOR:				
CHILDREN'S POOL LIFEGUARD STATION RAMP EXHIBIT				
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS				W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER		DATE		V.T.M. _____
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL				
				NAD83 COORDINATES
				LAMBERT COORDINATES
AS-BUILTS				
CONTRACTOR		DATE STARTED		
INSPECTOR		DATE COMPLETED		

-D



PRELIMINARY BLUFF PROTECTION WALLS FOR:

**CHILDREN'S POOL
LIFEGUARD STATION**

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS		W.O. NO. _____
FOR CITY ENGINEER		P.T.S. NO. _____
DESCRIPTION	BY	DATE
ORIGINAL		
AS-BUILTS		
CONTRACTOR	DATE STARTED	V.T.M. _____
INSPECTOR	DATE COMPLETED	
		NAD83 COORDINATES
		LAMBERT COORDINATES



TERRACOSTA CONSULTING GROUP, INC.
ENGINEERS & GEOLOGISTS
3890 MURPHY CANYON ROAD, SUITE 200
SAN DIEGO, CALIFORNIA 92123
(858) 573-6900

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION**
 LA JOLLA, CALIFORNIA
 LANDSCAPE CONCEPT PLAN

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 01/20/12

**LANDSCAPE
 CONCEPT
 PLAN**

DRAWN BY: F.B.
 CHECKED BY: G.R.

L-1.1

SHEET 4 OF 20

RJC#: 0103

LEGEND

APPROXIMATE LIMIT OF WORK	---
FINISH FLOOR	FF
DIRECTION OF FLOW WITH DESIGN SLOPE	2%
EXISTING CONTOUR	25
EXISTING ELEVATIONS	(20.06)
TOP OF PAVING	29.43 TP
TOP OF WALL	29.43 TW
TOP OF CURB	29.43 TC
PRECAST CONCRETE TRASH RECEPTACLES (4 TOTAL)	⊙
PRECAST CONCRETE SEATING (1 TOTAL)	▬
PEDESTRIAN LIGHTING (3 TOTAL)	⊕
EXISTING MEDITERRANEAN FAN PALMS TO BE REMOVED (3 TOTAL)	⊙
DESIGN STATEMENT	

The design intent is to provide numerous viewing opportunities of the ocean by providing large paved areas and seating to allow pedestrians to leisurely meander and rest throughout the plaza. A sense of scale is provided by the joint pattern within the plaza and textured surfaces at the ramp. The shape of the sweeping joint pattern was inspired by the natural forces against the coastal bluff.

The plaza will include amenities such as integral colored concrete paving, precast concrete benches, drinking fountain, trash receptacles and site lighting. All site furniture will be selected to withstand the harsh coastal environment.

All plant material will be characteristically low growing to be consistent with the surrounding plant material. Plantings within the plaza will receive permanent irrigation with low flowing heads and where required, new plantings along the bluff will be temporarily irrigated until the plant material becomes established.

- GENERAL NOTES**
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS. COORDINATE FINAL DESIGN WITH THE CHILDREN'S POOL WALKWAY BEAUTIFICATION LANDSCAPE PLAN DEVELOPED BY THE LA JOLLA PARKS AND BEACHES, INC. BEAUTIFICATION COMMITTEE.
 - MINIMUM TREE SEPARATION DISTANCE: IMPROVEMENT MIN. DISTANCE TO STREET TREE
 - TRAFFIC SIGNALS (STOP SIGN) -20 FEET
 UNDERGROUND UTILITY LINES -5 FEET (10' FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES -10 FEET
 DRIVEWAY (ENTRIES) -10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) -25 FEET
 - ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.041(a)].
 - IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CITY. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY THE CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - VIEW CORRIDOR: LANDSCAPING SHALL BE MAINTAINED SUCH THAT DURING GROWING STAGE AND AT MATURITY, IT WILL NOT ENCROACH INTO THE VIEW CORRIDOR OR OBSTRUCT PUBLIC VIEWS TO THE OCEAN.

DISTURBED AREAS PLANT MATERIAL LEGEND - TEMPORARY LOW VOLUME SPRAY IRRIGATION

Symbol	Botanical/Common Name	Percentage/Size
⊙	Coastal Bluff Shrubs w/ Spreading Form such as:	100% - 1 gal (Plant 18" O.C.)
⊙	Abronia maritima	Red Sand Verbena
⊙	Atriplex leucophylla	Beach Saltbrush
⊙	Haplopappus sp.	Yellow Squirrel Cover

EXISTING PLANT MATERIAL LEGEND - IRRIGATION TO REMAIN

Symbol	Botanical/Common Name	Percentage/Size
⊙	Existing Shrubs and Groundcover To Remain such as:	
⊙	Carissa macrocarpa	Natal Plum
⊙	Carpobrotus sp.	Ice Plant
⊙	Delosperma alba	Ice Plant
⊙	Pittosporum sp.	Tobira

GROSS FLOOR AREA

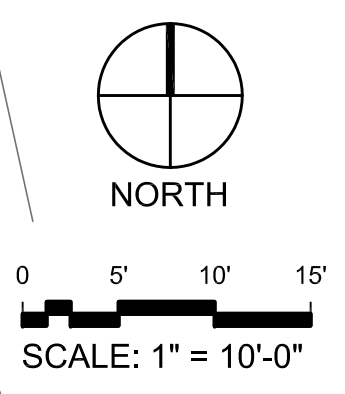
Existing Gross Floor Area - 1,307 S.F.
 Proposed Gross Floor Area - 1,899 S.F.
 Proposed Additional Gross Floor Area/ Existing Gross Floor Area = 45%

LANDSCAPE CALCULATIONS

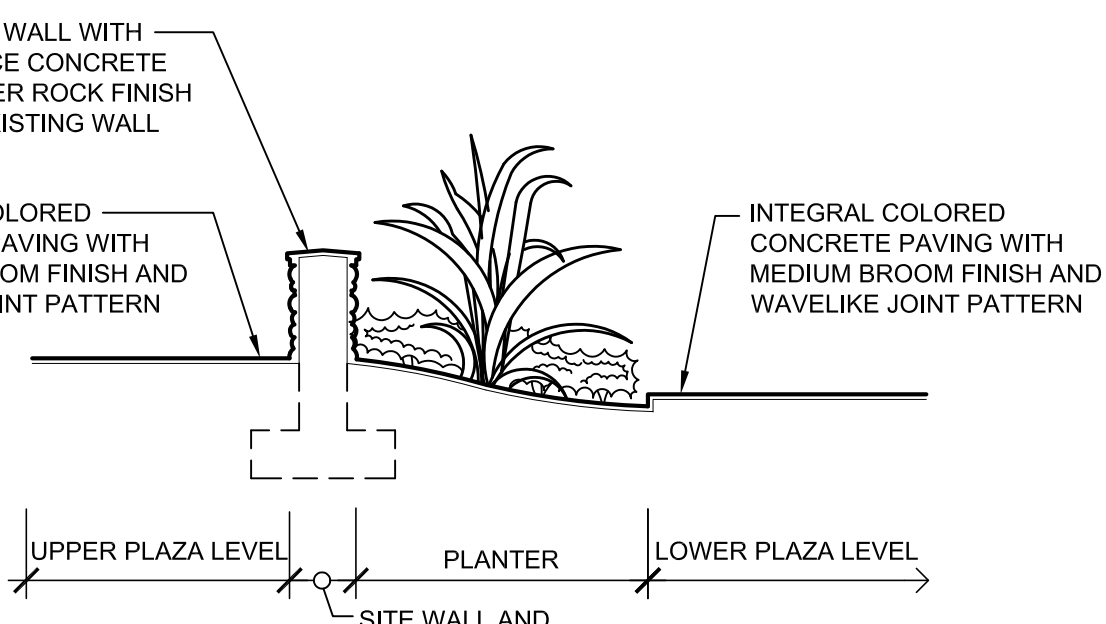
Street Yard and Street Tree Requirements: No planting yard area calculations or street tree requirements are being applied due to visibility obstruction issues with regard to safety for lifeguard operations, and because the current landscape character on the west side of Coast Boulevard precludes street and street yard trees due to visual obstructions to the ocean from adjacent properties.

WATER QUALITY NOTE

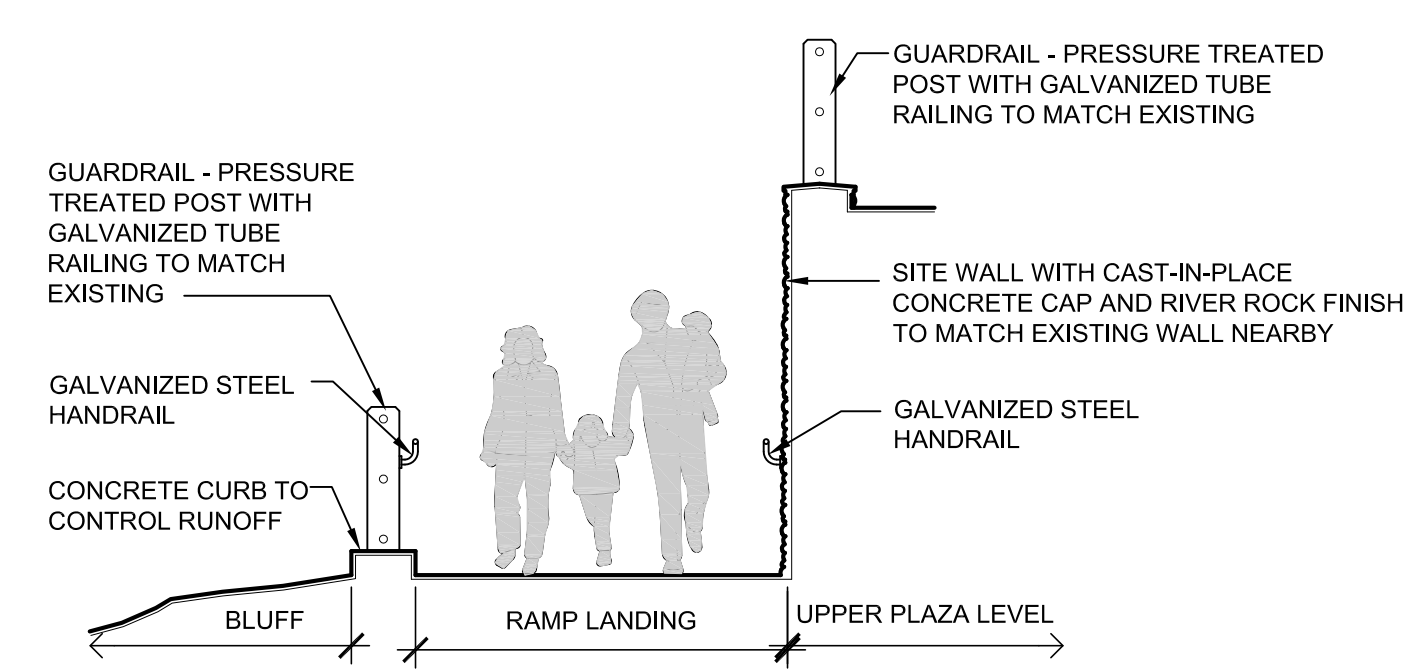
Runoff will be directed from impervious surfaces to landscape areas or catch basins before entering the storm drain system. Roof runoff will be diverted to catch basins. All catch basins on-site will have filter inserts that will treat run-off before entering the storm drain system.



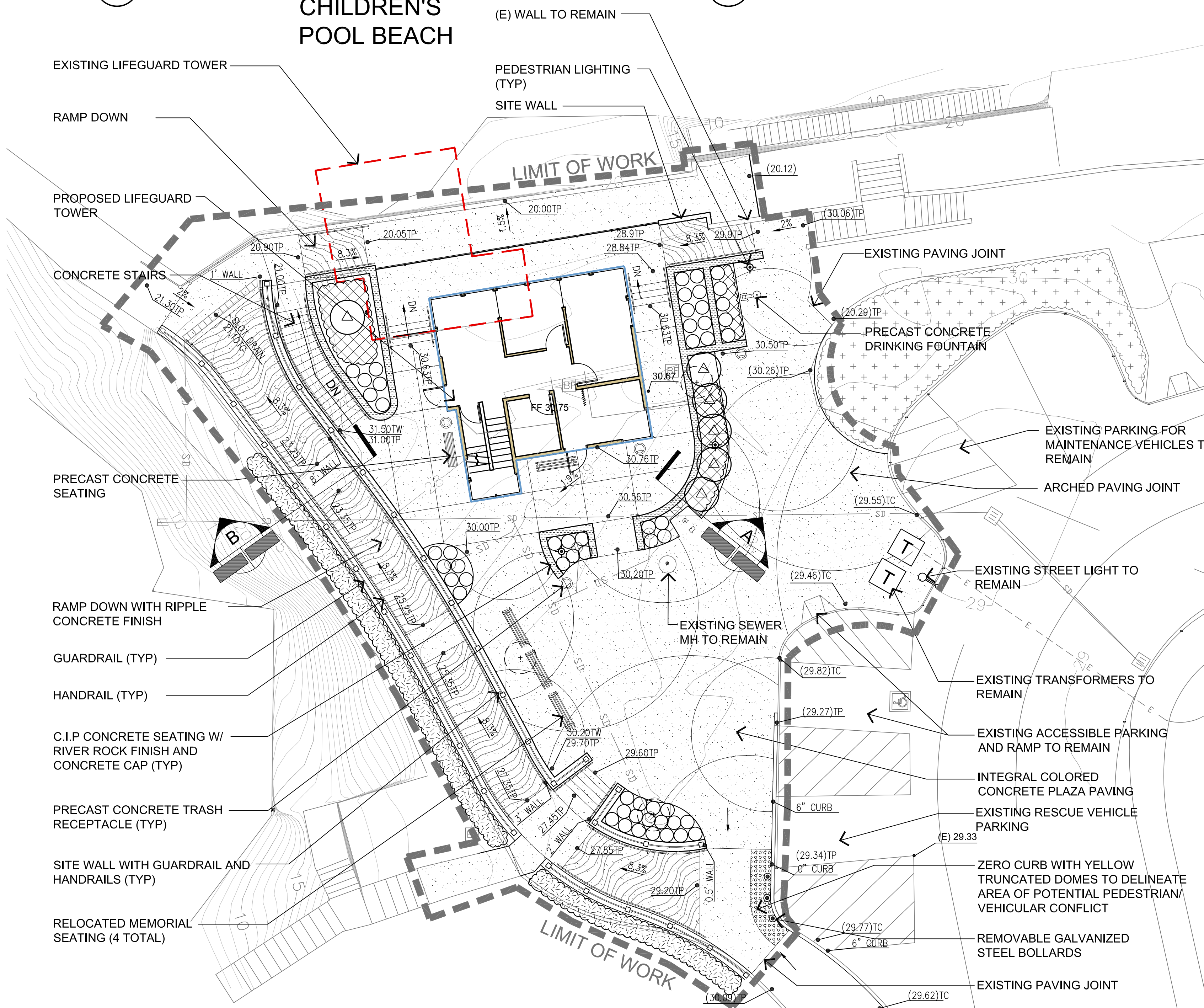
COAST BLVD



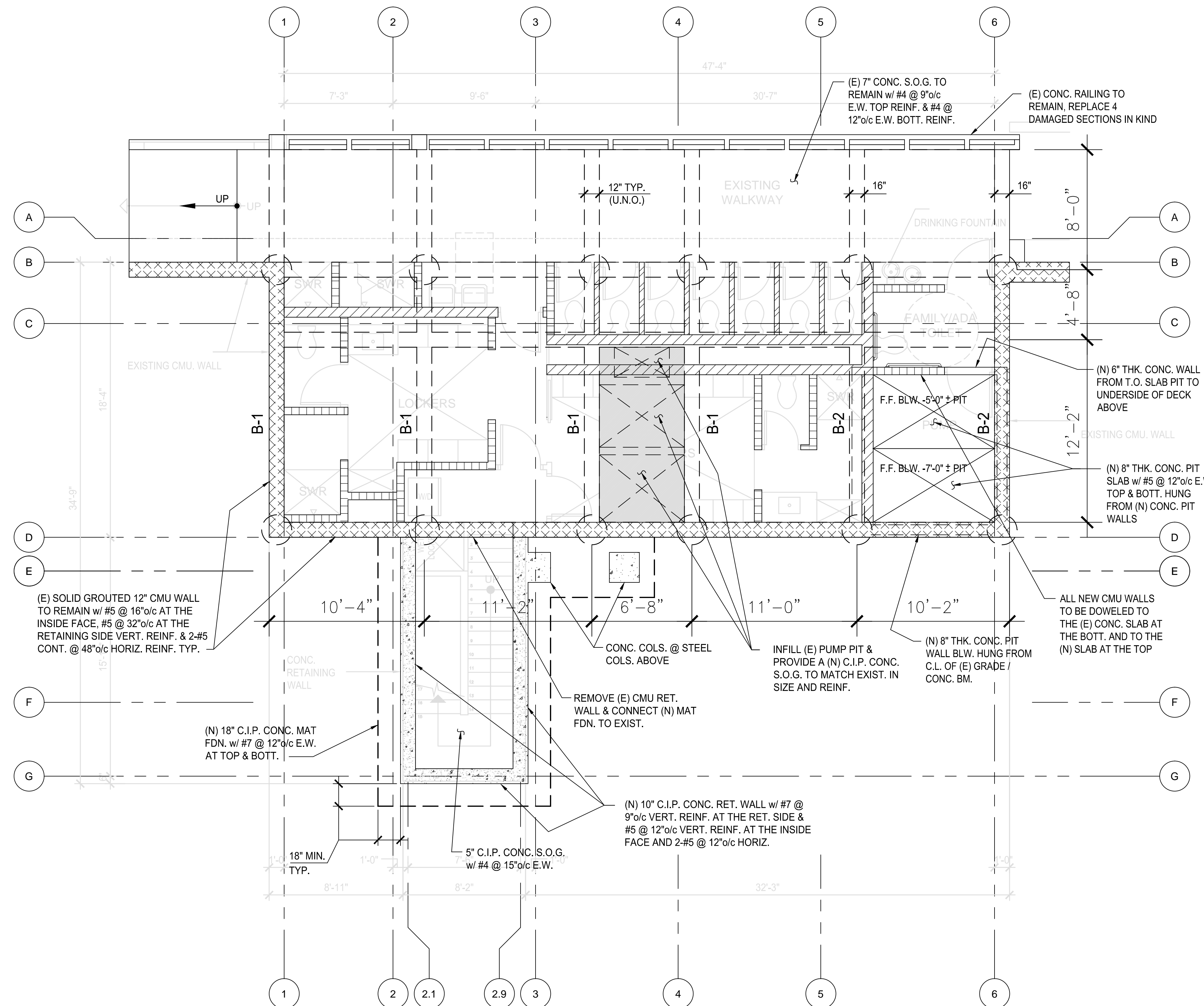
A UPPER AND LOWER PLAZA
 SCALE: 3/8" = 1'-0"



B RAMP TO BEACH
 SCALE: 3/8" = 1'-0"



1 LANDSCAPE CONCEPT PLAN
 L-1.1 SCALE: 1" = 10'-0"

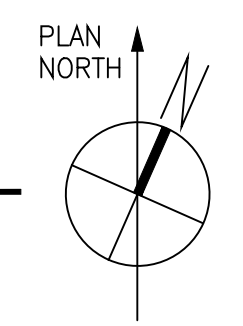


LEGENDS:

- DENOTES (E) 3'-0" Ø CONC. PIERS TO REMAIN w/ 8-#7 VERT. BARS AND #3 SPIRAL TIE REINF. w/ 3" PITCH
- DENOTES (E) 12"x18" CONC. BM. TO REMAIN w/ CONT. 2-#8 BOTT. REINF. & #3 STIRRUPS @ 12"o/c
- DENOTES (E) 16"x18" CONC. BM. TO REMAIN w/ CONT. 3-#8 TOP REINF. & 3-#10 BOTT. REINF. & #3 STIRRUPS @ 12"o/c
- DENOTES (N) SOLID GROUTED 8" CMU WALL w/ #5 @ 24" o/c EA. WAY
- DENOTES (N) SOLID GROUTED 6" CMU WALL w/ #4 @ 24" o/c EA. WAY
- DENOTES (N) SOLID GROUTED 4" CMU WALL w/ #3 @ 16" o/c VERT. & #3 # 24"o/c HORIZ.

NOTE:
 STRUCTURALL INFORMATION PROVIDED ON THIS DRAWING IS ONLY AS A GUIDE LINE TO ASSIST THE CONTRACTOR FOR BIDDING PURPOSES. FINAL CALCULATIONS AND DESIGN IS THE RESPONSIBILITY OF THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

1
 S-1 LOWER LEVEL - FOUNDATION PLAN (F.F. ELEV. = +20.5')
 SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 LOWER LEVEL - FOUNDATION PLAN

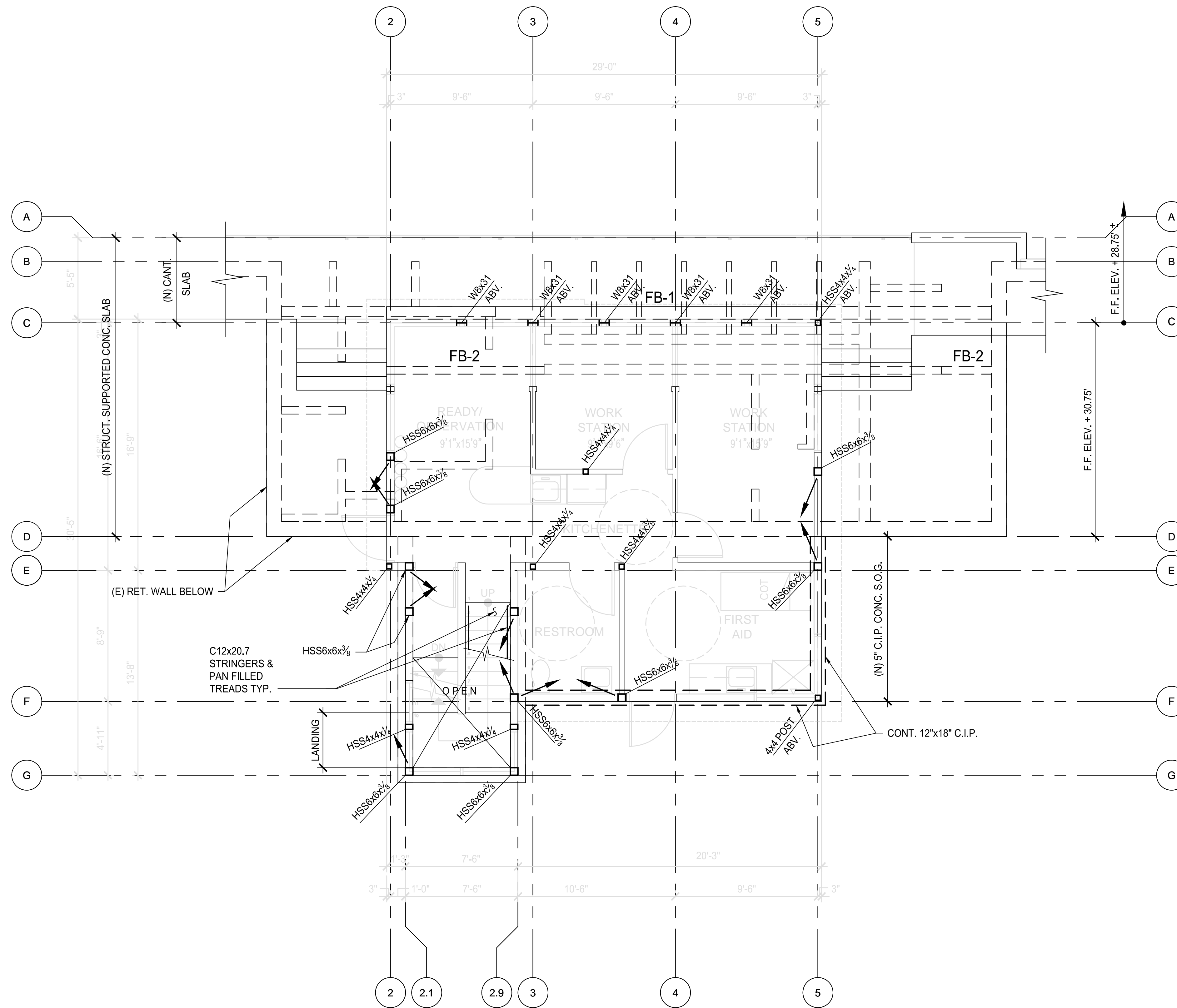
CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 7/22/11

LOWER LEVEL FOUNDATION PLAN

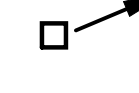
DRAWN BY: B.T.
 CHECKED BY: A.V.

S-1

SHEET X OF XX
 RJC#: 0103



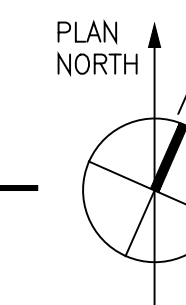
NOTES:

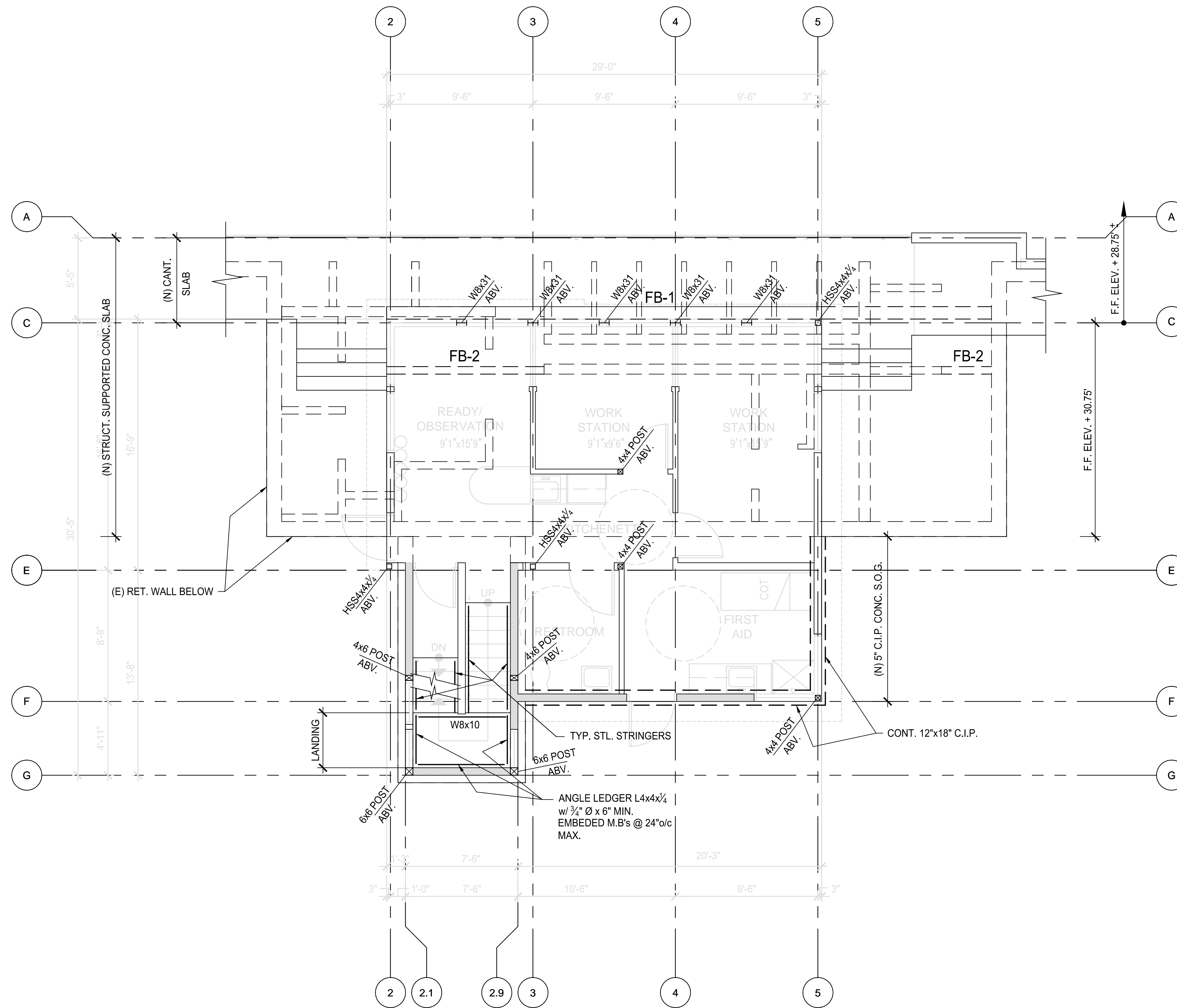
1. THE (N) SUPPORTED STRUCTURAL C.I.P. CONC. SLAB SHALL BE 7" THICK w/ #5 @ 9"o/c E.W. AT TOP & BOTT.
2. THE (N) C.I.P. CONC. S.O.G. SHALL BE 5" THICK w/ #4 @ 15"o/c E.W., OVER 2" SAND, OVER 15 MIL VAPOR BARRIER, OVER 2" SAND.
3. **FB-1** DENOTES CONT. 12"x30" C.I.P. CONC. BM. w/ CONT. 2-#7 BOTT. REINF. & 2-#6 TOP REINF. w/ #3 @ 12"o/c CLOSED STIRRUPS w/ 135° END HOOKS TYP.
4. **FB-2** DENOTES 12"x12" C.I.P. CONC. BM. w/ CONT. 2-#6 TOP & BOTT. REINF. & #3 @ 12"o/c CLOSED STIRRUPS w/ 135° END HOOKS TYP.
5. ALL THE STAIRS SHALL ME GALVANIZED 12x20.7 AND ALL THE THREADS w/ STAIR PANS AND CONC. TOPPING. LANDINGS SHALL BE w/ 3" CONC. REG. WT. CONC. TOPPING w/ #4 @ 15"o/c OVER 2" x 20 GA. STL. DECK
6.  INDICATE A BRACED FRAME w/ HSS6x6x3/8 BRACES

NOTE:

STRUCTURAL INFORMATION PROVIDED ON THIS DRAWING IS ONLY AS A GUIDE LINE TO ASSIST THE CONTRACTOR FOR BIDDING PURPOSES. FINAL CALCULATIONS AND DESIGN IS THE RESPONSIBILITY OF THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

1 PLAZA LEVEL FLOOR FRAMING PLAN (F.F. ELEV. = +30.75')
S-2 SCALE: 1/4" = 1'-0"





NOTES:

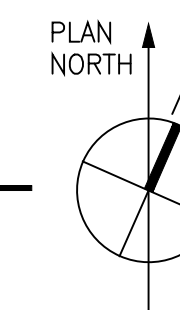
1. THE (N) SUPPORTED STRUCTURAL C.I.P. CONC. SLAB SHALL BE 7" THICK w/ #5 @ 9"o/c E.W. AT TOP & BOTT.
2. THE (N) C.I.P. CONC. S.O.G. SHALL BE 5" THICK w/ #4 @ 15"o/c E.W., OVER 2" SAND, OVER 15 MIL VAPOR BARRIER, OVER 2" SAND.
3. **FB-1** DENOTES CONT. 12"x30" C.I.P. CONC. BM. w/ CONT. 2-#7 BOTT. REINF. & 2-#6 TOP REINF. w/ #3 @ 12"o/c CLOSED STIRRUPS w/ 135° END HOOKS TYP.
4. **FB-2** DENOTES 12"x12" C.I.P. CONC. BM. w/ CONT. 2-#6 TOP & BOTT. REINF. & #3 @ 12"o/c CLOSED STIRRUPS w/ 135° END HOOKS TYP.
5. ALL THE STAIRS SHALL ME GALVANIZED 12x20.7 AND ALL THE THREADS w/ STAIR PANS AND CONC. TOPPING. LANDINGS SHALL BE w/ 3" CONC. REG. WT. CONC. TOPPING w/ #4 @ 15"o/c OVER 2" x 20 GA. STL. DECK
6. DENOTES STUD SHEAR WALL w/ PLYWD. 3/8" STRUCT. 1, EXPOSURE 1 AND EXT. GLUE w/ E.N. = 8d @ 4"o/c F.N. = 8d @ 12"o/c

NOTE:

STRUCTURAL INFORMATION PROVIDED ON THIS DRAWING IS ONLY AS A GUIDE LINE TO ASSIST THE CONTRACTOR FOR BIDDING PURPOSES. FINAL CALCULATIONS AND DESIGN IS THE RESPONSIBILITY OF THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

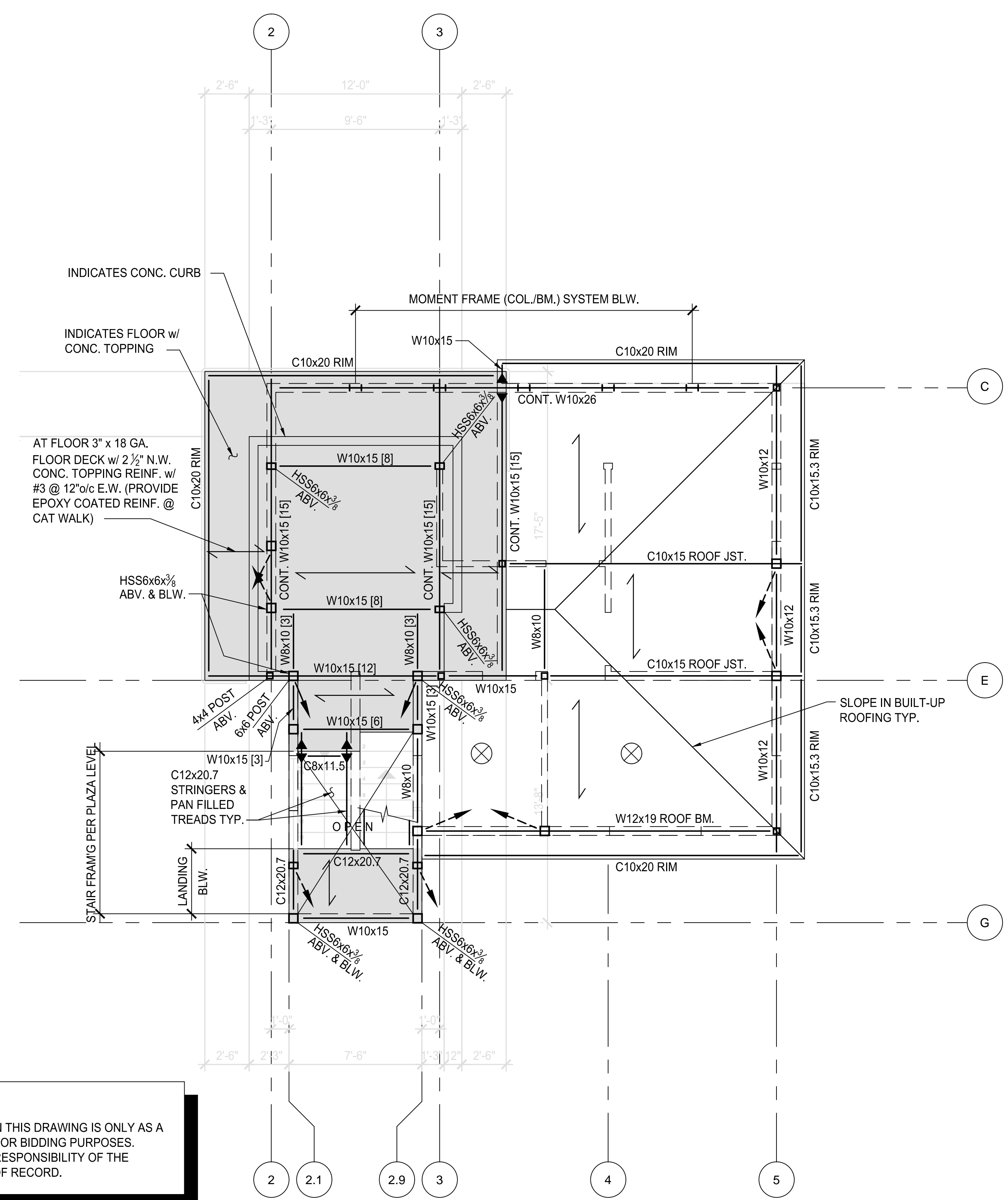
1
S-2 PLAZA LEVEL FLOOR FRAMING PLAN (F.F. ELEV. = +30.75')
SCALE: 1/4" = 1'-0"

WOOD ALTERNATE

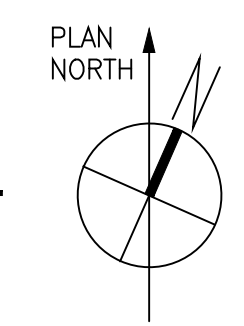


NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

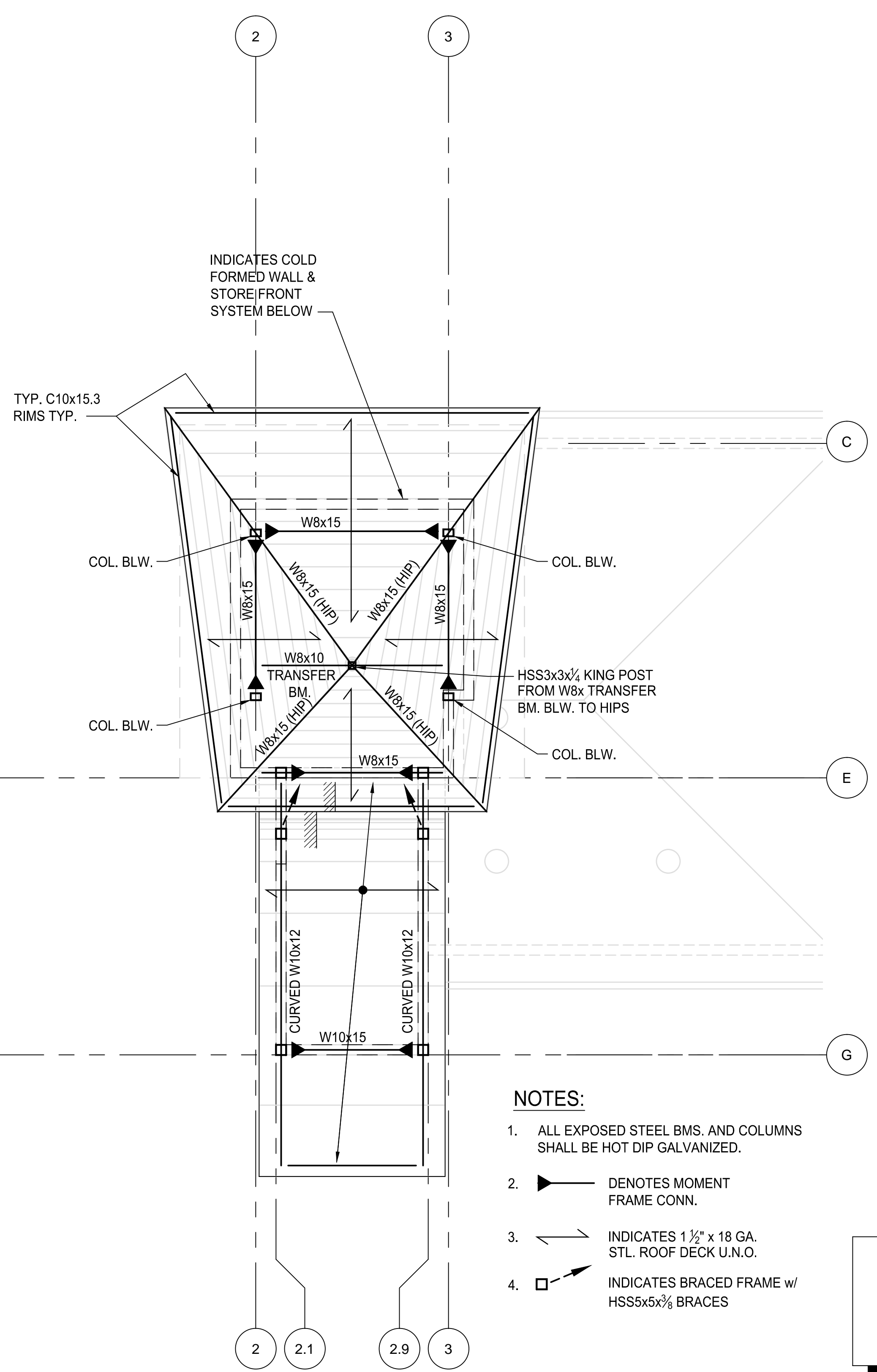


1 OBSERVATION LEVEL (F.F. ELEV. = +40.08') / LOW ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

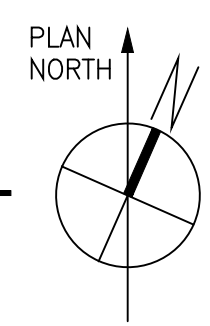


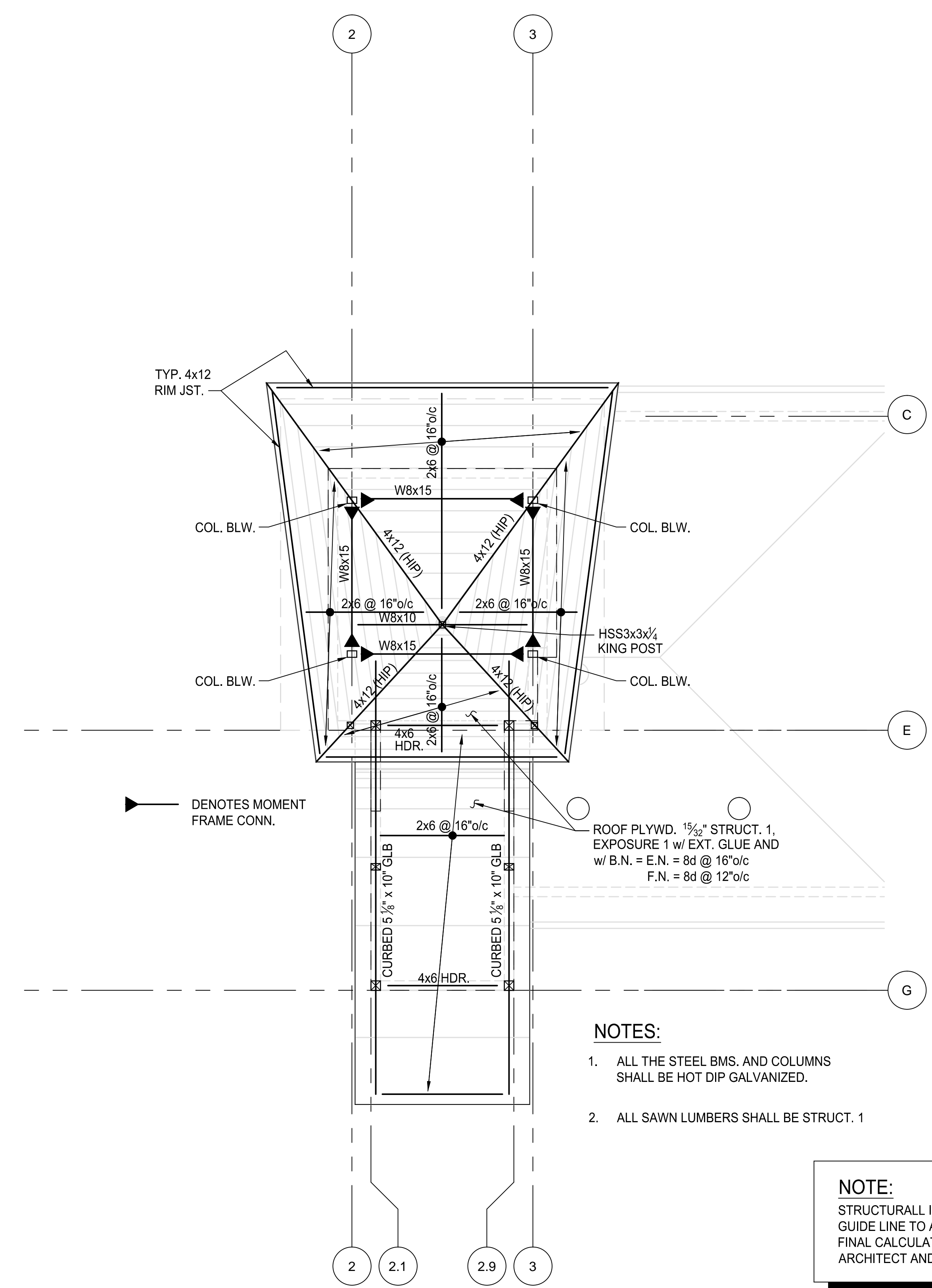
NOTE:
 STRUCTURAL INFORMATION PROVIDED ON THIS DRAWING IS ONLY AS A GUIDE LINE TO ASSIST THE CONTRACTOR FOR BIDDING PURPOSES. FINAL CALCULATIONS AND DESIGN IS THE RESPONSIBILITY OF THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

- NOTES:**
1. ALL EXPOSED STEEL BMS. AND COLUMNS SHALL BE HOT DIP GALVANIZED.
 2. DENOTES MOMENT FRAME CONN.
 3. INDICATES 1 1/2" x 18 GA. STL. ROOF DECK U.N.O.
 4. INDICATES BRACED FRAME w/ HSS5x5x3/8 BRACES



2 OBSERVATION DECK ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

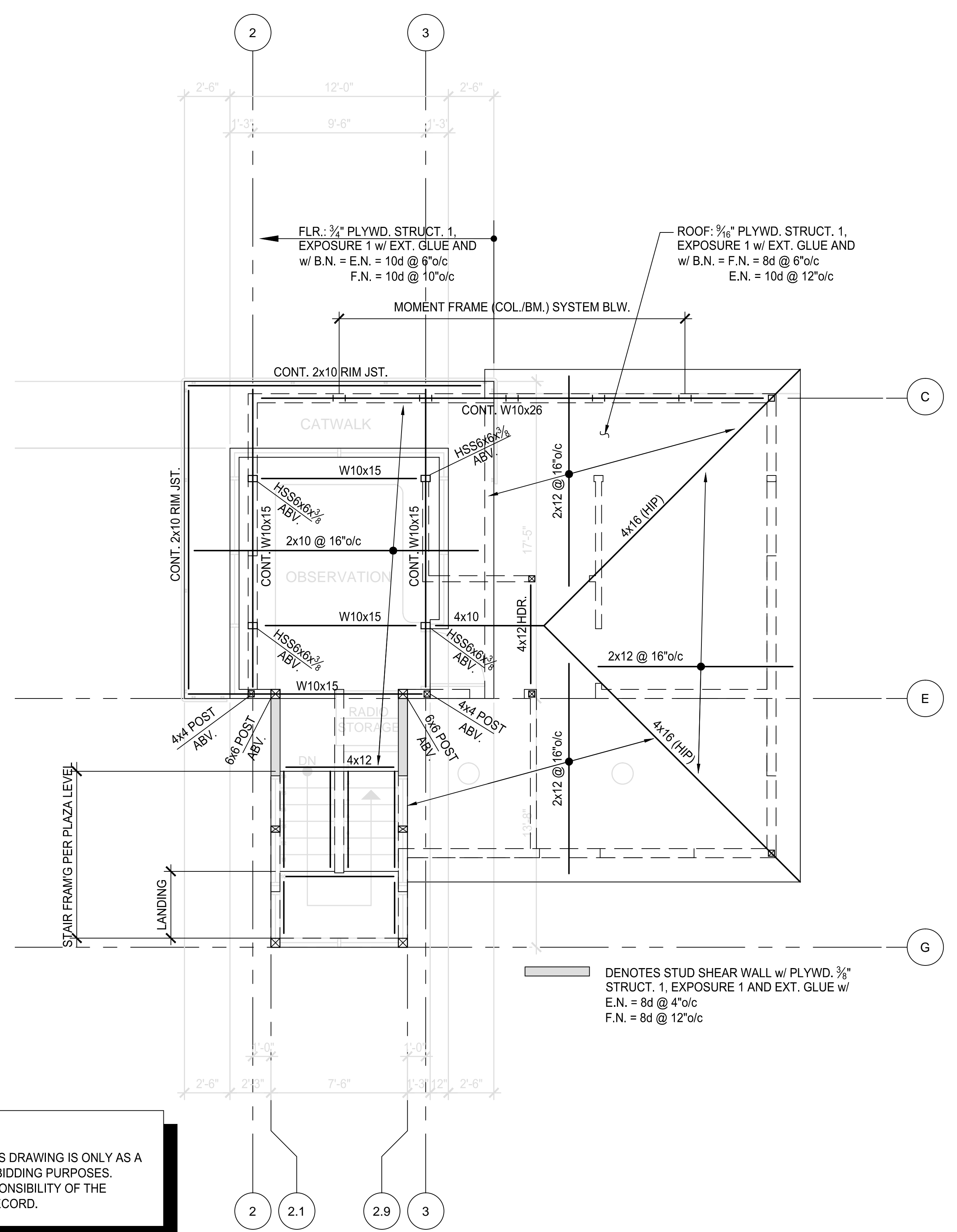
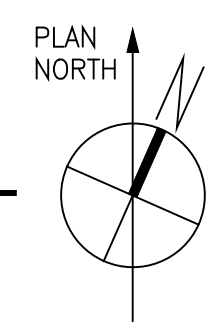




- NOTES:**
1. ALL THE STEEL BMS. AND COLUMNS SHALL BE HOT DIP GALVANIZED.
 2. ALL SAWN LUMBERS SHALL BE STRUCT. 1

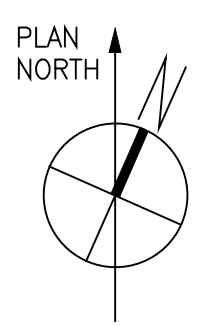
NOTE:
 STRUCTURALL INFORMATION PROVIDED ON THIS DRAWING IS ONLY AS A GUIDE LINE TO ASSIST THE CONTRACTOR FOR BIDDING PURPOSES. FINAL CALCULATIONS AND DESIGN IS THE RESPONSIBILITY OF THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.

2
 S-3 OBSERVATION DECK ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"
WOOD ALTERNATE



DENOTES STUD SHEAR WALL w/ PLYWD. 3/8"
 STRUCT. 1, EXPOSURE 1 AND EXT. GLUE w/
 E.N. = 8d @ 4"o/c
 F.N. = 8d @ 12"o/c

1
 S-3 OBSERVATION LEVEL (F.F. ELEV. = +40.08') / LOW ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"
WOOD ALTERNATE



NOT FOR CONSTRUCTION

APPENDIX J

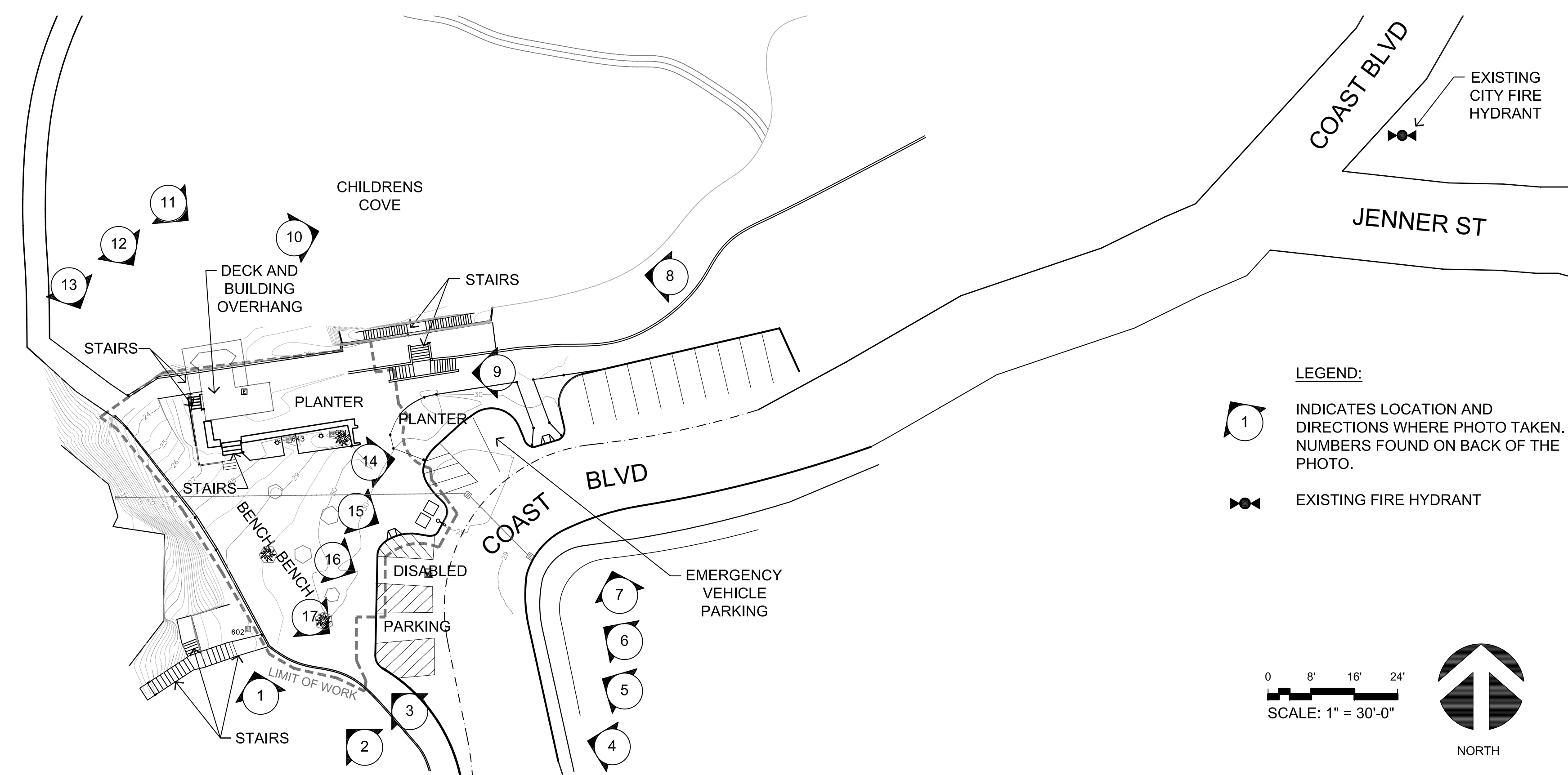
COASTAL DEVELOPMENT & SITE DEVELOPMENT PLANS

La Jolla Children's Pool Lifeguard Station

La Jolla, California

REVISIONS:

PHOTOGRAPHIC SURVEY KEY MAP



PROJECT DATA

SITE ADDRESS: 850 COAST BLVD. SAN DIEGO CA. 92037
APN: NO APN FOR THIS PARCEL 350-060-03 (ADJACENT PARCEL)
LEGAL DESCRIPTION: LOT #1, MAP 6028 SUBDIVISION: CASA DE MANANA
OCCUPANCY: B
DESCRIPTION OF USE: LIFEGUARD STATION
CONSTRUCTION TYPE: V-NR
ZONING: LJPD-5, COASTAL OVERLAY
SCOPE OF WORK: DEMOLITION OF EXISTING LIFEGUARD STATION. CONSTRUCTED IN PROVIDE NEW LIFEGUARD STATION W/ OBSERVATION TOWER, RECEPTION/ FIRST AID AREA, LOCKER, KITCHEN AND OFFICES. SITE MODIFICATION AS REQUIRED FOR NEW WORK AND ACCESS.
SITE AREA: 0.19 ACRES
AFFECTED GROSS: 8350 S.F. (LIMIT OF WORK)
BUILDING AREA: 1.877 S.F.
EXISTING STRUCTURE CONSTRUCTED: 1967

SHEET INDEX

SHT. # TITLE:
 T 1.1 TITLE SHEET: SHEET INDEX, VICINITY MAP, PROJECT DATA, PROJECT DIRECTORY & PHOTOGRAPHIC SURVEY KEY MAP

CIVIL
 C 1.0 EXISTING TOPOGRAPHY
 C 2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
 G 1.0 PRELIMINARY BLUFF PROTECTION WALLS

LANDSCAPE
 L 1.1 LANDSCAPE CONCEPT PLAN

ARCHITECTURAL
 A 1.1 SITE PLAN
 A 2.1 LOWER LEVEL FLOOR PLAN
 A 2.2 PLAZA & OBSERVATION LEVEL FLOOR PLANS
 A 2.3 ROOF PLAN
 A 4.1 EXTERIOR ELEVATIONS
 A 4.2 EXTERIOR ELEVATIONS
 A 5.1 BUILDING SECTIONS
 A5.2 BUILDING SECTIONS

PROJECT TEAM

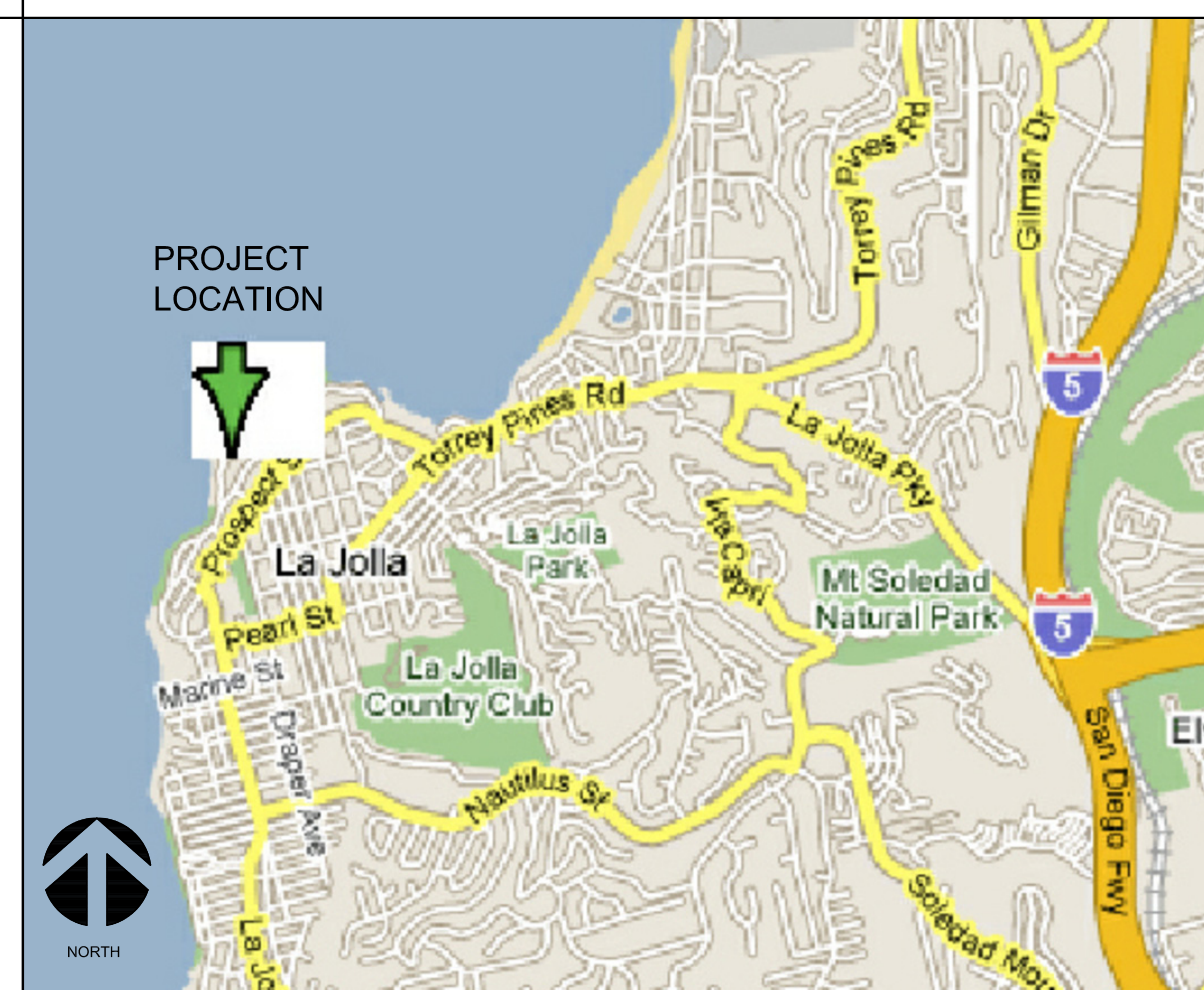
OWNER / CLIENT
 CITY OF SAN DIEGO
 PUBLIC BUILDINGS & PARKS DIVISION
 1010 SECOND AVE, SUITE 1200
 SAN DIEGO, CA 92101
 JIHAD SLEIMAN P.E.
 jsleiman@sandiego.gov
 PHONE: (619) 533-7532
 FAX: (619) 980-4136

CIVIL ENGINEER
 BURKETT & WONG
 3434 FOURTH AVENUE
 SAN DIEGO, CALIFORNIA 92103
 PHONE: (619) 299-5550
 FAX: (619) 299-9934

ARCHITECT
 RJC ARCHITECTS, INC.
 320 LAUREL STREET
 SAN DIEGO, CALIFORNIA 92101
 PHONE: (619) 239-9292
 FAX: (619) 239-9288

LANDSCAPE ARCHITECT
 RJC ARCHITECTS, INC.
 320 LAUREL STREET
 SAN DIEGO, CALIFORNIA 92101
 PHONE: (619) 239-9292
 FAX: (619) 239-9288

VICINITY MAP



LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 TITLE SHEET

COASTAL DEVELOPMENT AND SITE DEVELOPMENT PERMIT 06 / 22 / 11

TITLE SHEET

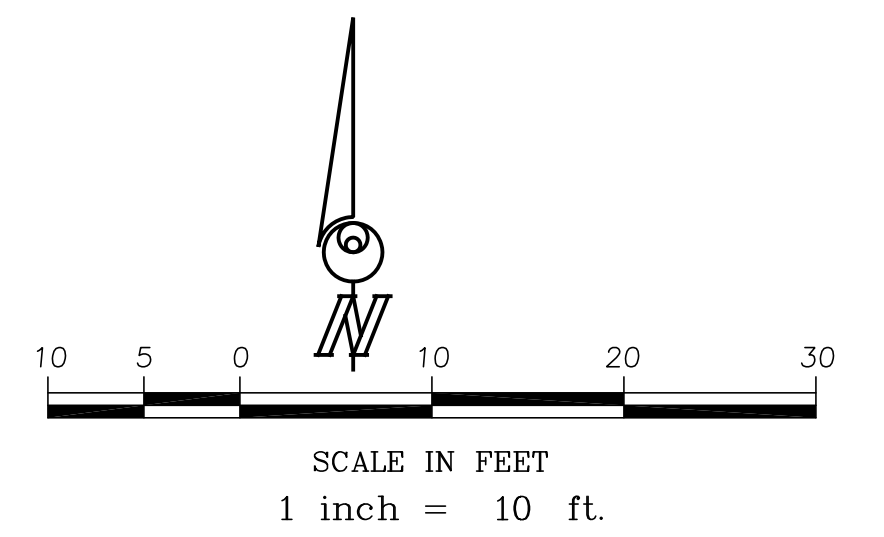
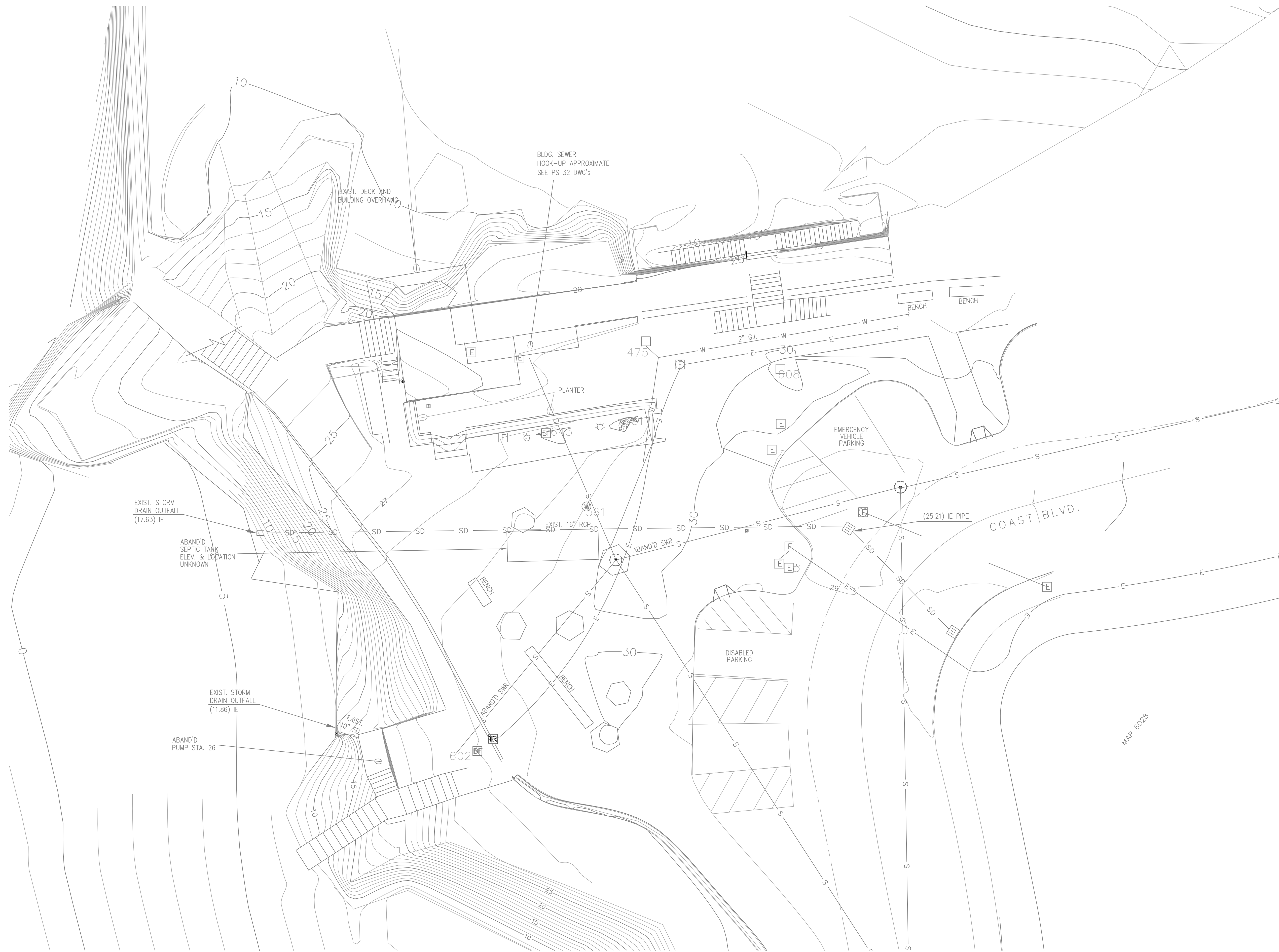
DRAWN BY: K.S.
 CHECKED BY: G.R.

T 1.1

SHEET 1 OF 13

RJC#: 0103

NOT FOR CONSTRUCTION



BURKETT & WONG
ENGINEERS & SURVEYORS
3434 Fourth Ave., San Diego CA.
92103-5704 * (619) 299-5550

EXISTING TOPOGRAPHY FOR:			
CHILDREN'S POOL LIFEGUARD STATION			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS			W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER			DATE
DESCRIPTION	BY	APPROVED	DATE FILMED
ORIGINAL			
			NAD83 COORDINATES
AS-BUILTS			LAMBERT COORDINATES
CONTRACTOR	DATE STARTED		-D
INSPECTOR	DATE COMPLETED		

LEGEND

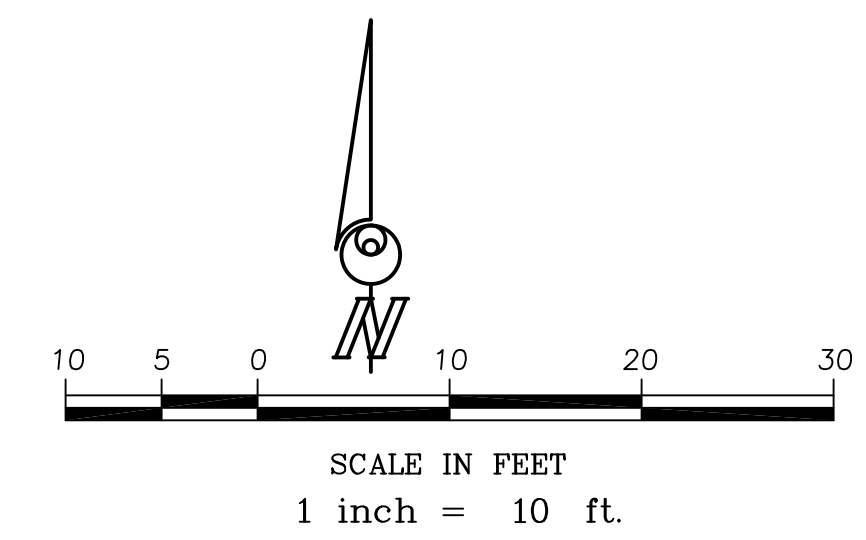
- NEW STORM DRAIN — SD —
- LANDSCAPED AREA [Pattern]
- NEW CONCRETE PAVEMENT [Pattern]
- NEW AREA DRAIN INLET (I)

EARTHWORK QUANTITIES

EARTHWORK QUANTITIES SHOWN ARE FOR BIDDING AND PERMIT PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, REMOVAL & RECOMPACTION, SETTLEMENT, ETC.. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO BIDDING.

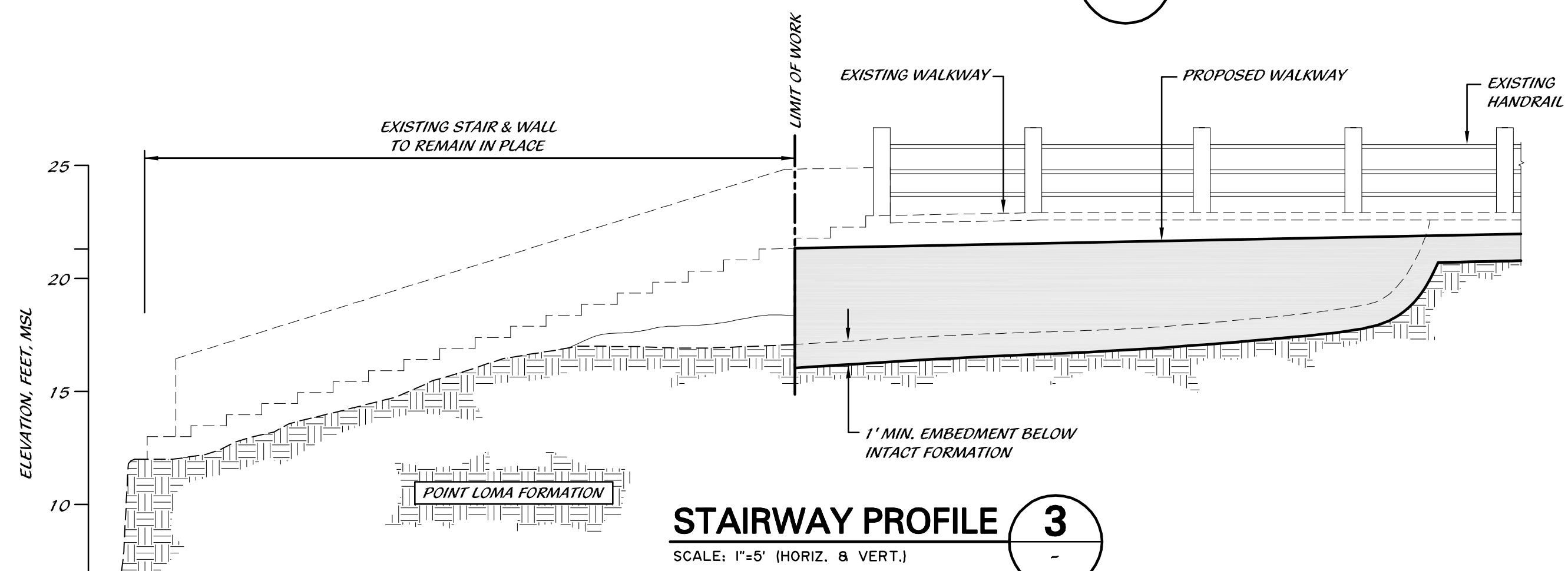
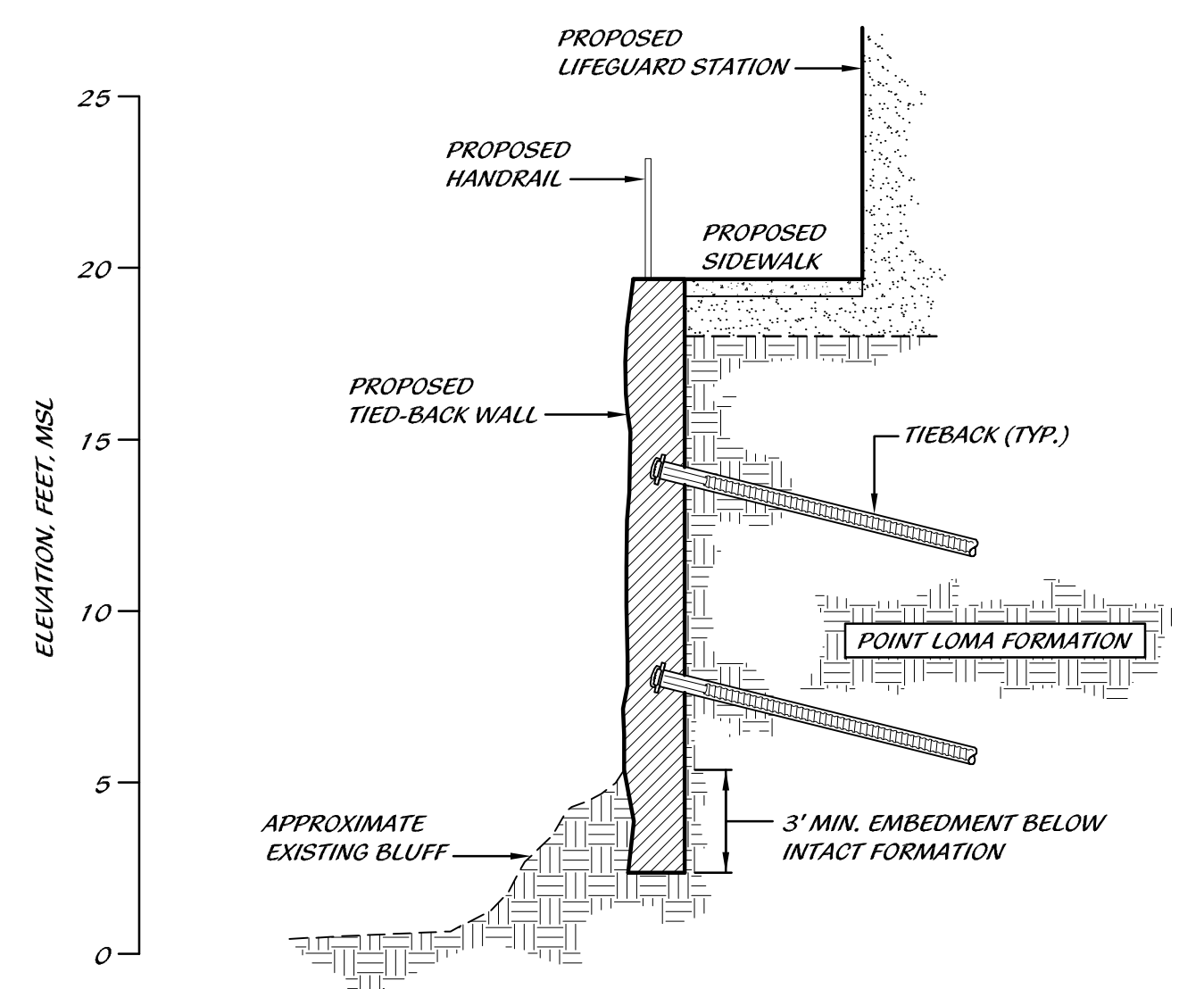
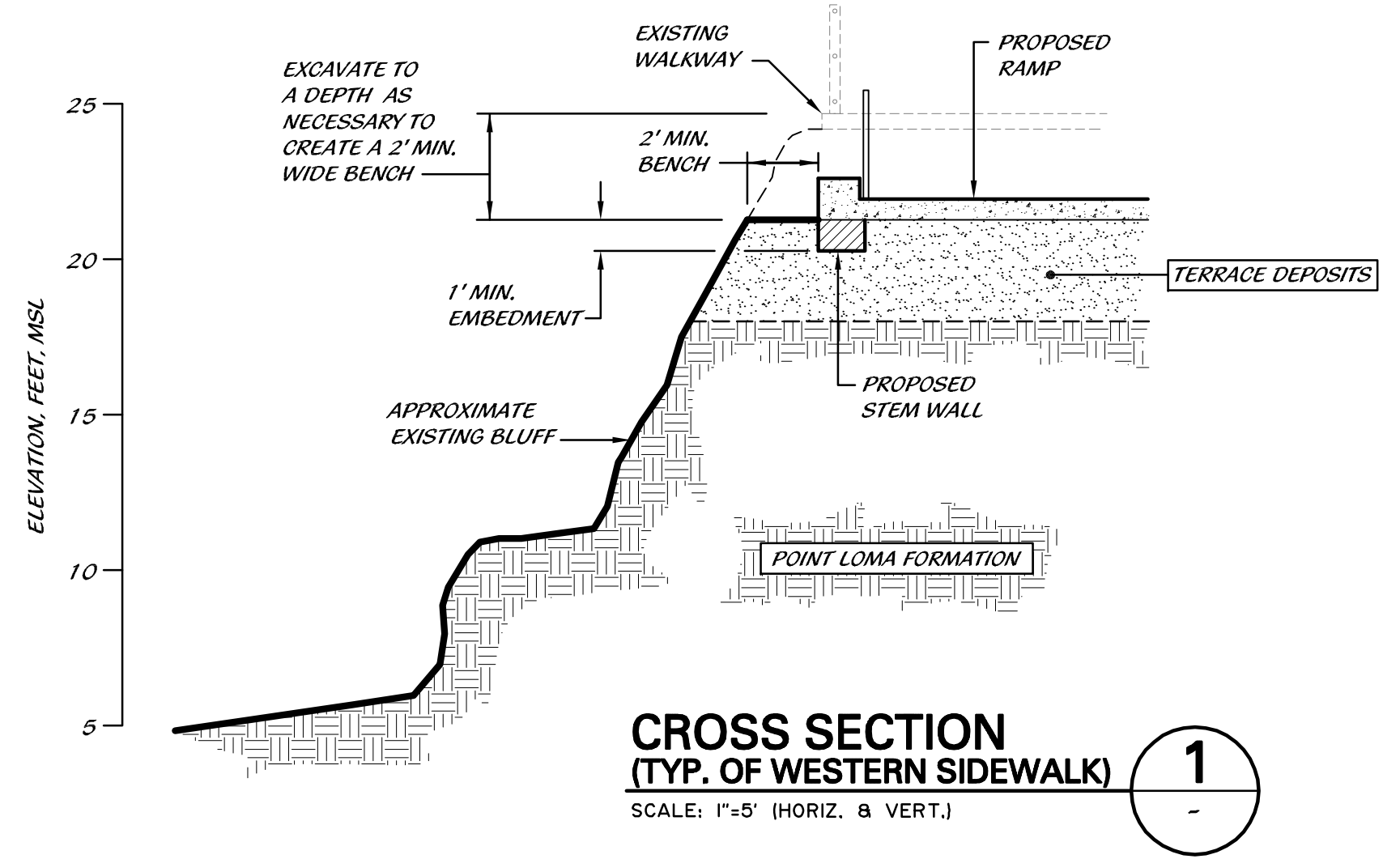
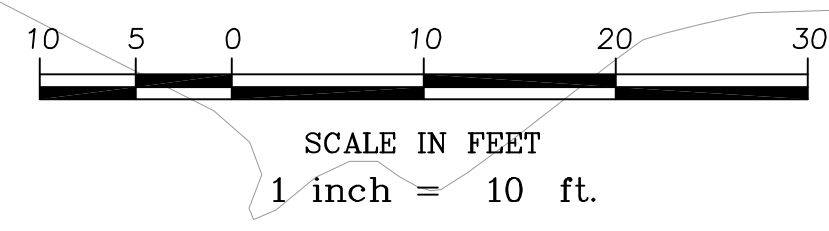
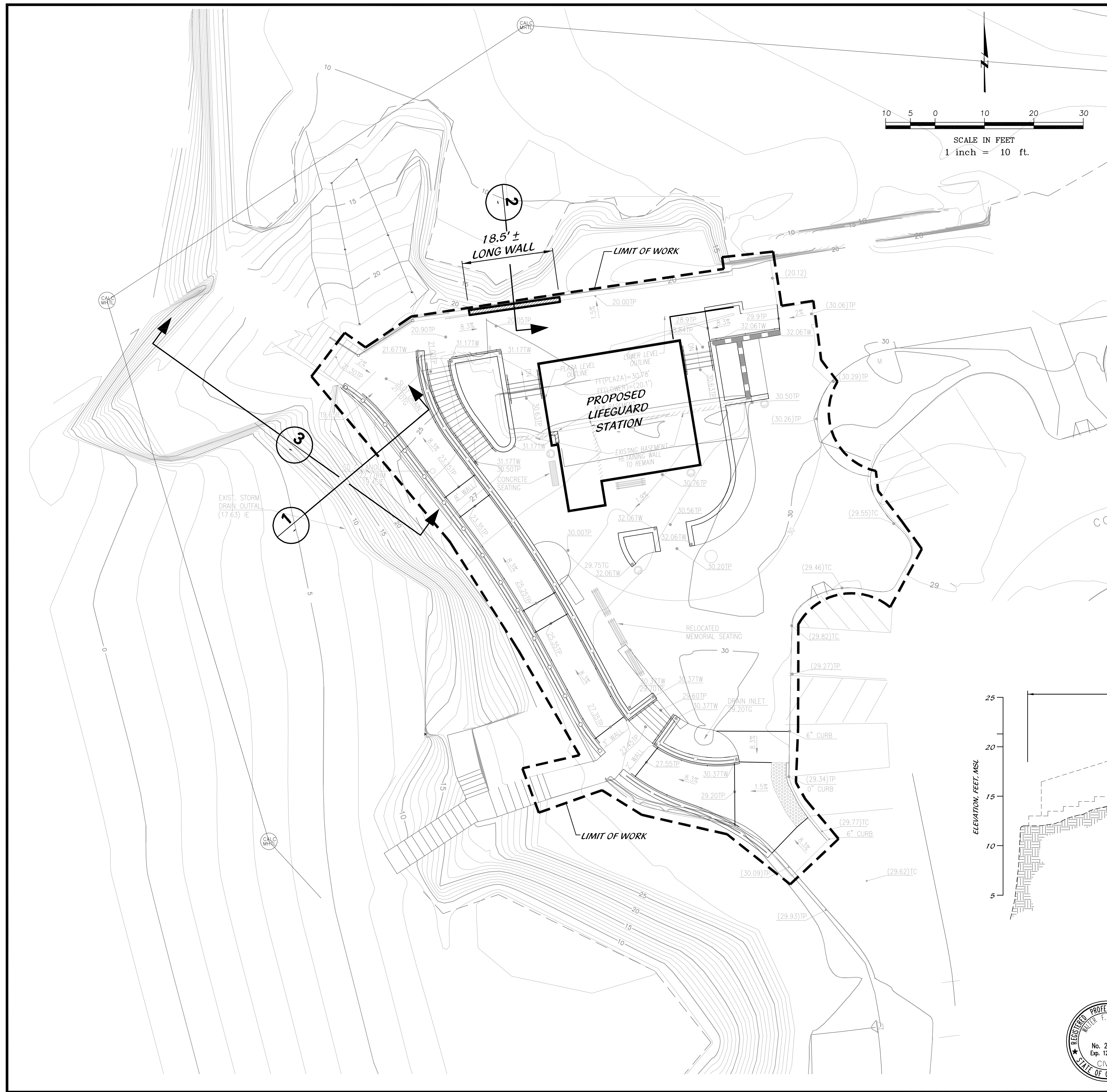
TOTAL DISTURBED AREA	0.17 AC	FILL QUANTITIES	100 CY
GRADED AREA	0.17 AC	MAX DEPTH OF FILL	3.5 FT
% OF TOTAL SITE	100%	MAX HEIGHT OF FILL SLOPE	3.5 FT
CUT QUANTITIES	200 CY	SLOPE RATIO	2:1
MAX DEPTH OF CUT	8.7 FT	EXPORT	100 CY
MAX HEIGHT OF CUT SLOPE	4 FT	RETAINING WALL LENGTH	240 FT
SLOPE RATIO	5:1	RETAINING WALL MAX HEIGHT	8 FT

AN AS-GRADED GEOTECHNICAL REPORT SHALL BE SUBMITTED TO BOOTH 32 ON THE THIRD FLOOR OF THE DEVELOPMENT SERVICES WITHIN 15 CALENDAR DAYS OF COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE FIELD INSPECTION DIVISION.



BURKETT & WONG
ENGINEERS
ENGINEERS & SURVEYORS
3434 Fourth Ave. San Diego CA.
92103-5704 * (619) 299-5550

PRELIMINARY GRADING AND DRAINAGE PLAN FOR:				
CHILDREN'S POOL LIFEGUARD STATION				
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS				W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER			DATE	
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL				
				NAD83 COORDINATES
				LAMBERT COORDINATES
AS-BUILTS		DATE STARTED _____		
CONTRACTOR _____		DATE COMPLETED _____		
INSPECTOR _____				



PRELIMINARY BLUFF PROTECTION WALLS FOR:

CHILDREN'S POOL LIFEGUARD STATION

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS		W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER	DATE	V.T.M. _____
DESCRIPTION	BY	APPROVED
ORIGINAL		DATE
		FILMED
		NAD83 COORDINATES
AS-BUILTS		LAMBERT COORDINATES
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	



TERRACOSTA CONSULTING GROUP, INC.
ENGINEERS & GEOLOGISTS
3890 MURPHY CANYON ROAD, SUITE 200
SAN DIEGO, CALIFORNIA 92123
(858) 573-6900

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION**
 LA JOLLA, CALIFORNIA
 LANDSCAPE CONCEPT PLAN

CONCEPTUAL PLANS
 BRIDGING DOCUMENTS
 07/22/11

**LANDSCAPE
 CONCEPT
 PLAN**

DRAWN BY: F.B.
 CHECKED BY: G.R.

L-1.1

SHEET 4 OF 18

RJC#: 0103

LEGEND

APPROXIMATE LIMIT OF WORK	---
FINISH FLOOR	FF
DIRECTION OF FLOW WITH DESIGN SLOPE	2%
EXISTING CONTOUR	25
EXISTING ELEVATIONS	(20.06)
TOP OF PAVING	29.43 TP
TOP OF WALL	29.43 TW
TOP OF CURB	29.43 TC
PRECAST CONCRETE TRASH RECEPTACLES (4 TOTAL)	⊙
PRECAST CONCRETE SEATING (1 TOTAL)	▬
PEDESTRIAN LIGHTING (3 TOTAL)	⊕
EXISTING MEDITERRANEAN FAN PALMS TO BE REMOVED (3 TOTAL)	⊙
DESIGN STATEMENT	

The design intent is to provide numerous viewing opportunities of the ocean by providing large paved areas and seating to allow pedestrians to leisurely meander and rest throughout the plaza. A sense of scale is provided by the joint pattern within the plaza and textured surfaces at the ramp. The shape of the sweeping joint pattern was inspired by the natural forces against the coastal bluff.

The plaza will include amenities such as integral colored concrete paving, precast concrete benches, drinking fountain, trash receptacles and site lighting. All site furniture will be selected to withstand the harsh coastal environment.

All plant material will be characteristically low growing to be consistent with the surrounding plant material. Plantings within the plaza will receive permanent irrigation with low flowing heads and where required, new plantings along the bluff will be temporarily irrigated until the plant material becomes established.

- GENERAL NOTES**
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS. COORDINATE FINAL DESIGN WITH THE CHILDREN'S POOL WALKWAY BEAUTIFICATION LANDSCAPE PLAN DEVELOPED BY THE LA JOLLA PARKS AND BEACHES, INC. BEAUTIFICATION COMMITTEE.
 - MINIMUM TREE SEPARATION DISTANCE: IMPROVEMENT MIN. DISTANCE TO STREET TREE
 - TRAFFIC SIGNALS (STOP SIGN) -20 FEET
 UNDERGROUND UTILITY LINES -5 FEET (10' FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES -10 FEET
 DRIVEWAY (ENTRIES) -10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) -25 FEET
 - ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL [142.041(a)].
 - IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CITY. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC R.O.W. SHALL BE MAINTAINED BY THE CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
 - VIEW CORRIDOR: LANDSCAPING SHALL BE MAINTAINED SUCH THAT DURING GROWING STAGE AND AT MATURITY, IT WILL NOT ENCROACH INTO THE VIEW CORRIDOR OR OBSTRUCT PUBLIC VIEWS TO THE OCEAN.

DISTURBED AREAS PLANT MATERIAL LEGEND - TEMPORARY LOW VOLUME SPRAY IRRIGATION

Symbol	Botanical/Common Name	Percentage/Size
Coastal Bluff Shrubs w/ Spreading Form such as:		100% - 1 gal (Plant 18" O.C.)
	Abronia maritima Atriplex leucophylla Haplopappus sp.	Red Sand Verbena Beach Saltbrush Yellow Squirrel Cover

GROSS FLOOR AREA

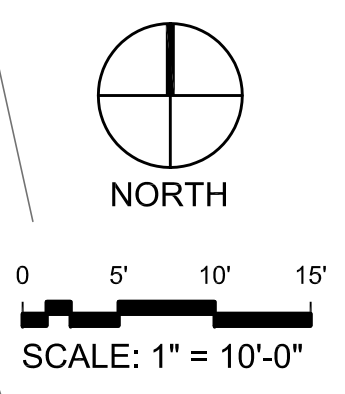
Existing Gross Floor Area - 1,307 S.F.
 Proposed Gross Floor Area - 1,899 S.F.
 Proposed Additional Gross Floor Area/
 Existing Gross Floor Area = 45%

LANDSCAPE CALCULATIONS

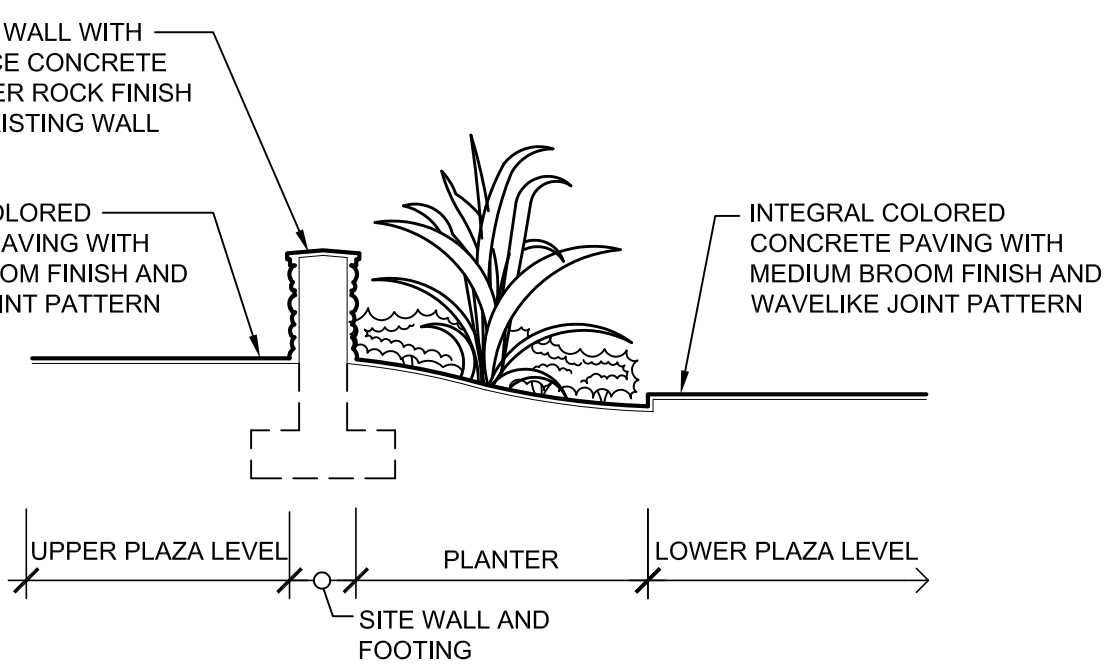
Street Yard and Street Tree Requirements:
 No planting yard area calculations or street tree requirements are being applied due to visibility obstruction issues with regard to safety for lifeguard operations, and because the current landscape character on the west side of Coast Boulevard precludes street and street yard trees due to visual obstructions to the ocean from adjacent properties.

WATER QUALITY NOTE

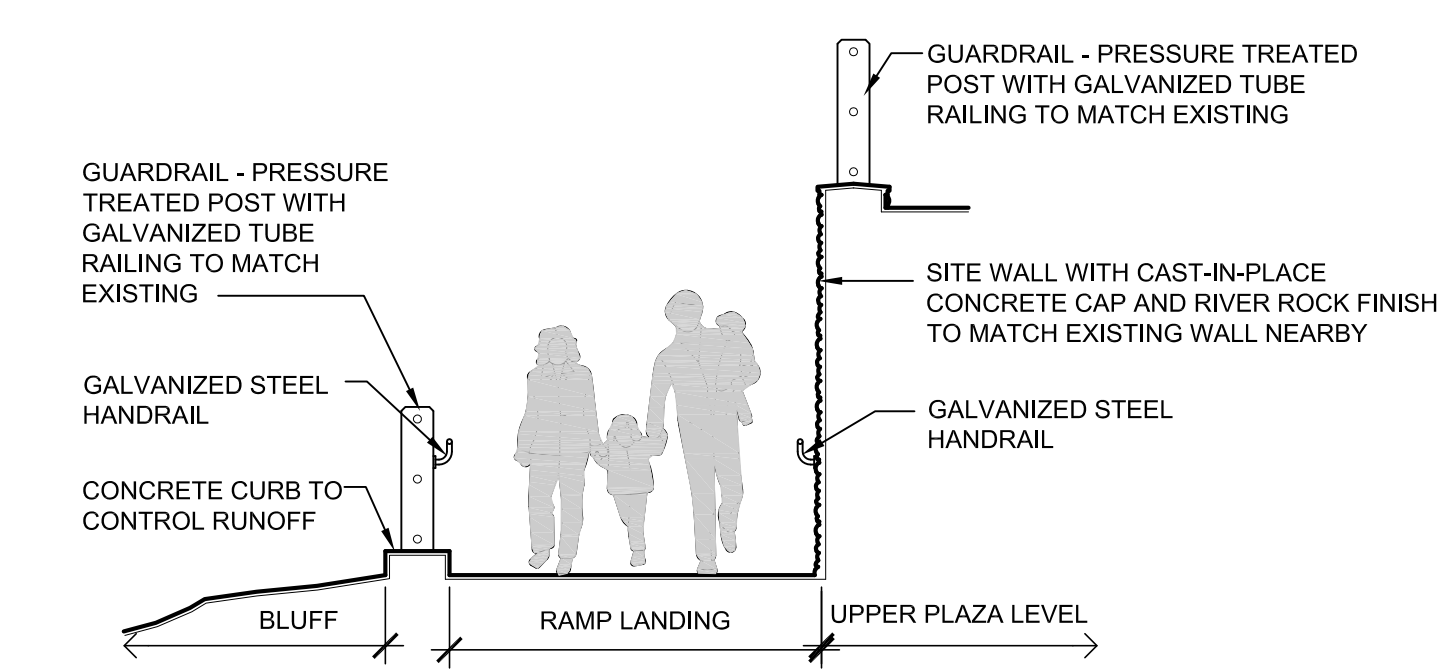
Runoff will be directed from impervious surfaces to landscape areas or catch basins before entering the storm drain system. Roof runoff will be diverted to catch basins. All catch basins on-site will have filter inserts that will treat run-off before entering the storm drain system.



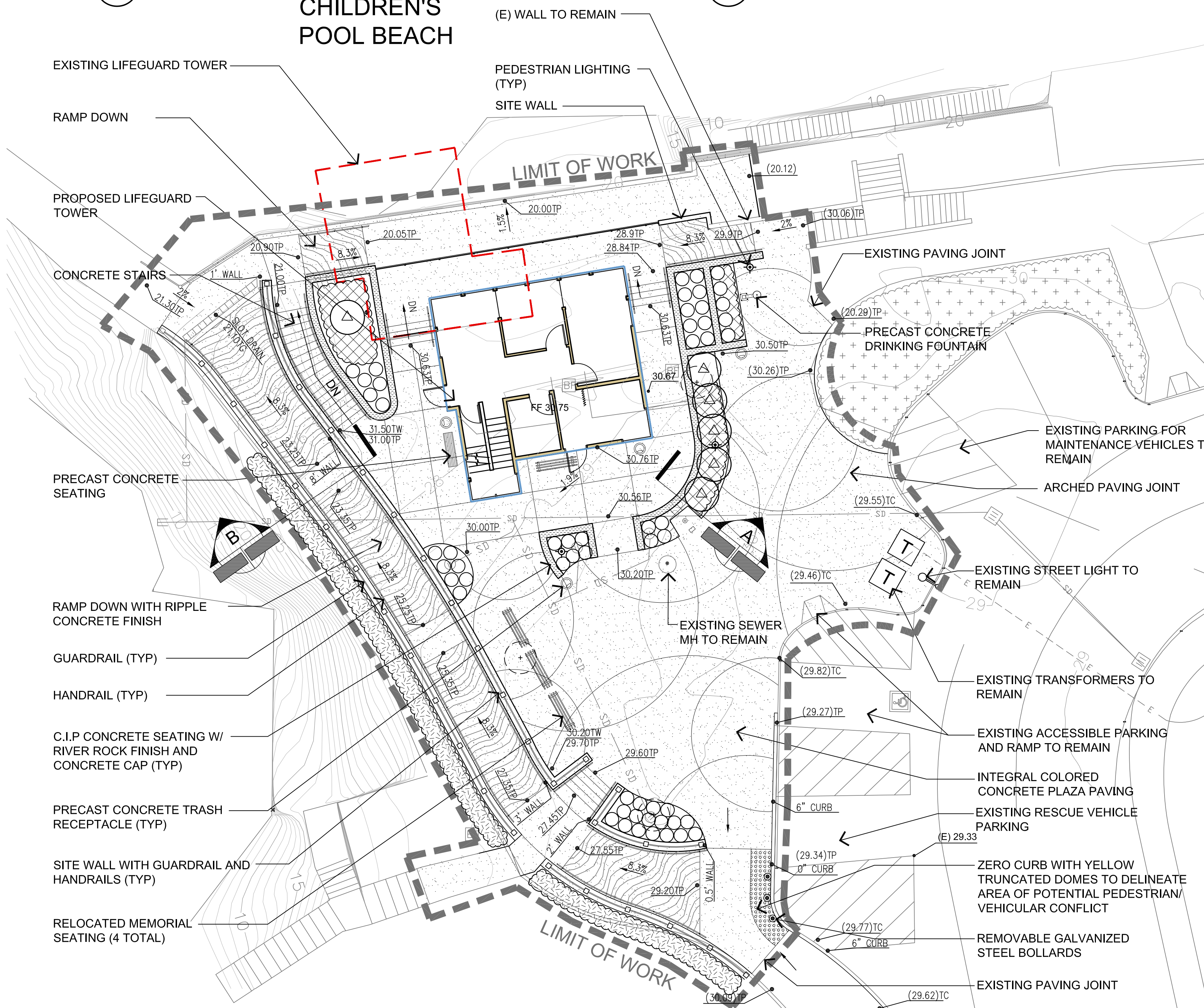
COAST BLVD



A UPPER AND LOWER PLAZA
 SCALE: 3/8" = 1'-0"



B RAMP TO BEACH
 SCALE: 3/8" = 1'-0"



CASA BEACH

1 LANDSCAPE CONCEPT PLAN
 L-1.1 SCALE: 1" = 10'-0"

NOT FOR CONSTRUCTION

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION**
 LA JOLLA, CALIFORNIA
 SITE PLAN

COASTAL DEVELOPMENT
 AND
 SITE DEVELOPMENT
 PERMIT
 06 / 22 / 11

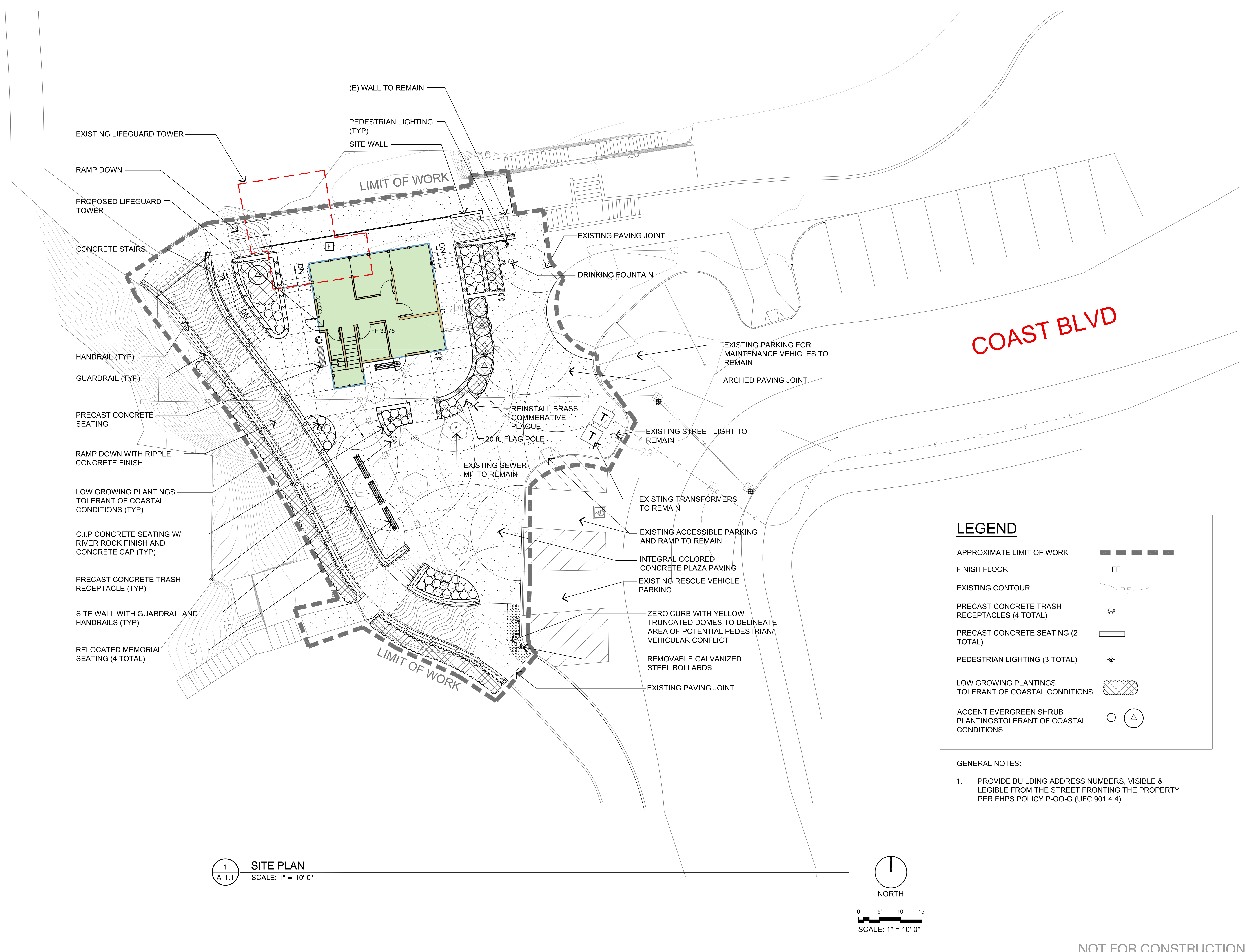
SITE PLAN

DRAWN BY: K.S.
 CHECKED BY: G.R.

A-1.1

SHEET 5 OF 13

RJC#: 0103

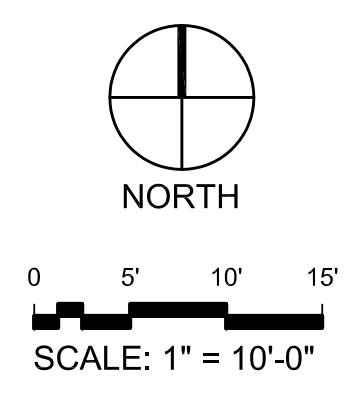


LEGEND

APPROXIMATE LIMIT OF WORK	---
FINISH FLOOR	FF
EXISTING CONTOUR	25
PRECAST CONCRETE TRASH RECEPTACLES (4 TOTAL)	⊙
PRECAST CONCRETE SEATING (2 TOTAL)	▬
PEDESTRIAN LIGHTING (3 TOTAL)	⊕
LOW GROWING PLANTINGS TOLERANT OF COASTAL CONDITIONS	⊞
ACCENT EVERGREEN SHRUB PLANTINGSTOLERANT OF COASTAL CONDITIONS	⊙ ⊕

- GENERAL NOTES:
1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-OO-G (UFC 901.4.4)

1
 A-1.1 **SITE PLAN**
 SCALE: 1" = 10'-0"



NOT FOR CONSTRUCTION

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 LOWER LEVEL FLOOR PLAN**

COASTAL DEVELOPMENT
 AND
 SITE DEVELOPMENT
 PERMIT
 06 / 22 / 11

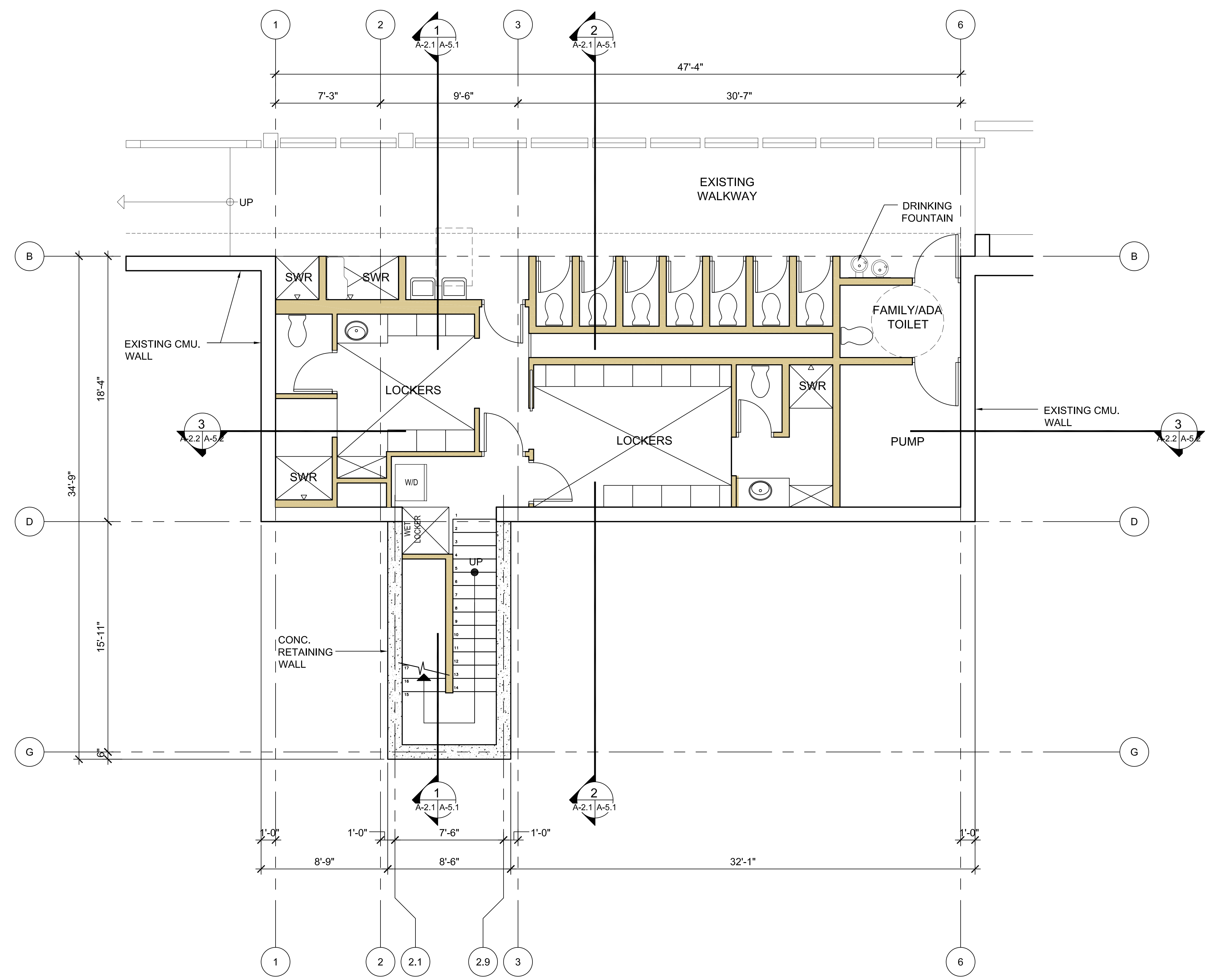
**LOWER
 LEVEL
 FLOOR PLAN**

DRAWN BY: K.S.
 CHECKED BY: G.R.

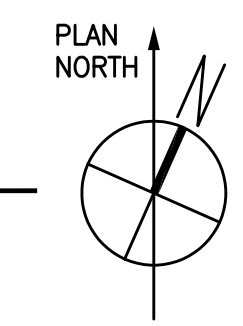
A-2.1

SHEET 6 OF 13

RJC#: 0103



1
 A-2.1 LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PUBLIC RESTROOM AND PUMP ROOM	377 S.F.
LIFEGUARD SHOWER/LOCKER ROOM	471 S.F.
STAIRS	80 S.F.
TOTAL**	928 S.F.

**AREAS TAKEN TO INSIDE FACE OF RETAINING WALLS

NOT FOR CONSTRUCTION

REVISIONS:

**LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA**
 PLAZA AND OBSERVATION FLOOR PLANS

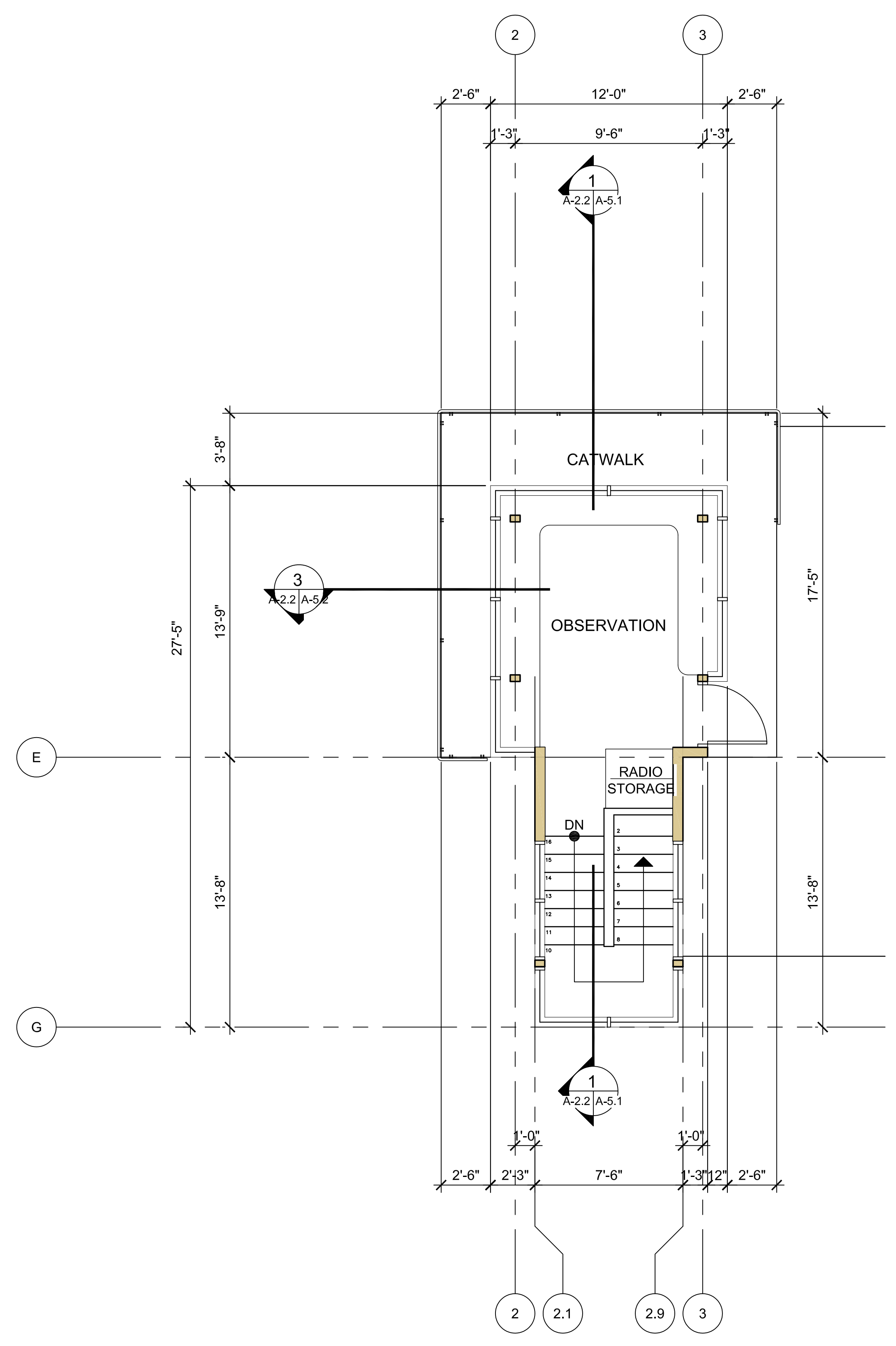
COASTAL DEVELOPMENT
 AND
 SITE DEVELOPMENT
 PERMIT
 06 / 22 / 11

**PLAZA &
 OBSERVATION
 LEVEL
 FLOOR PLANS**

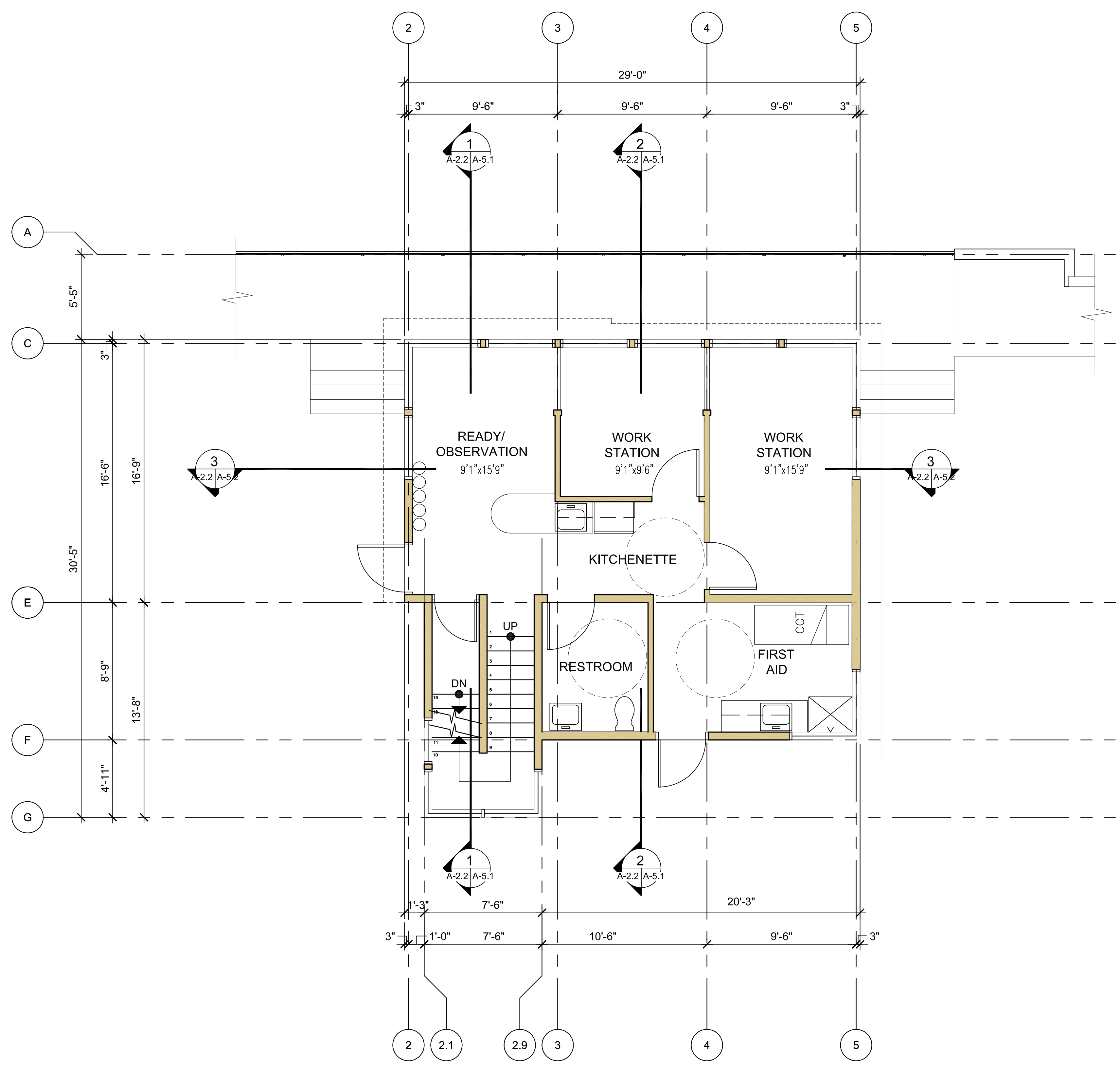
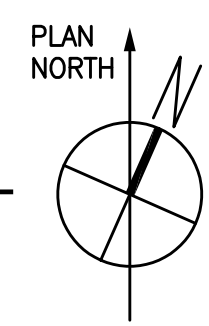
DRAWN BY: K.S.
 CHECKED BY: G.R.

A-2.2

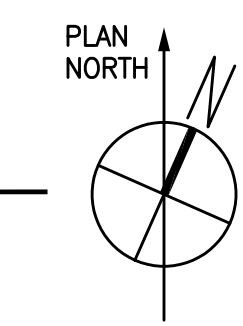
SHEET 7 OF 13
 RJC#: 0103



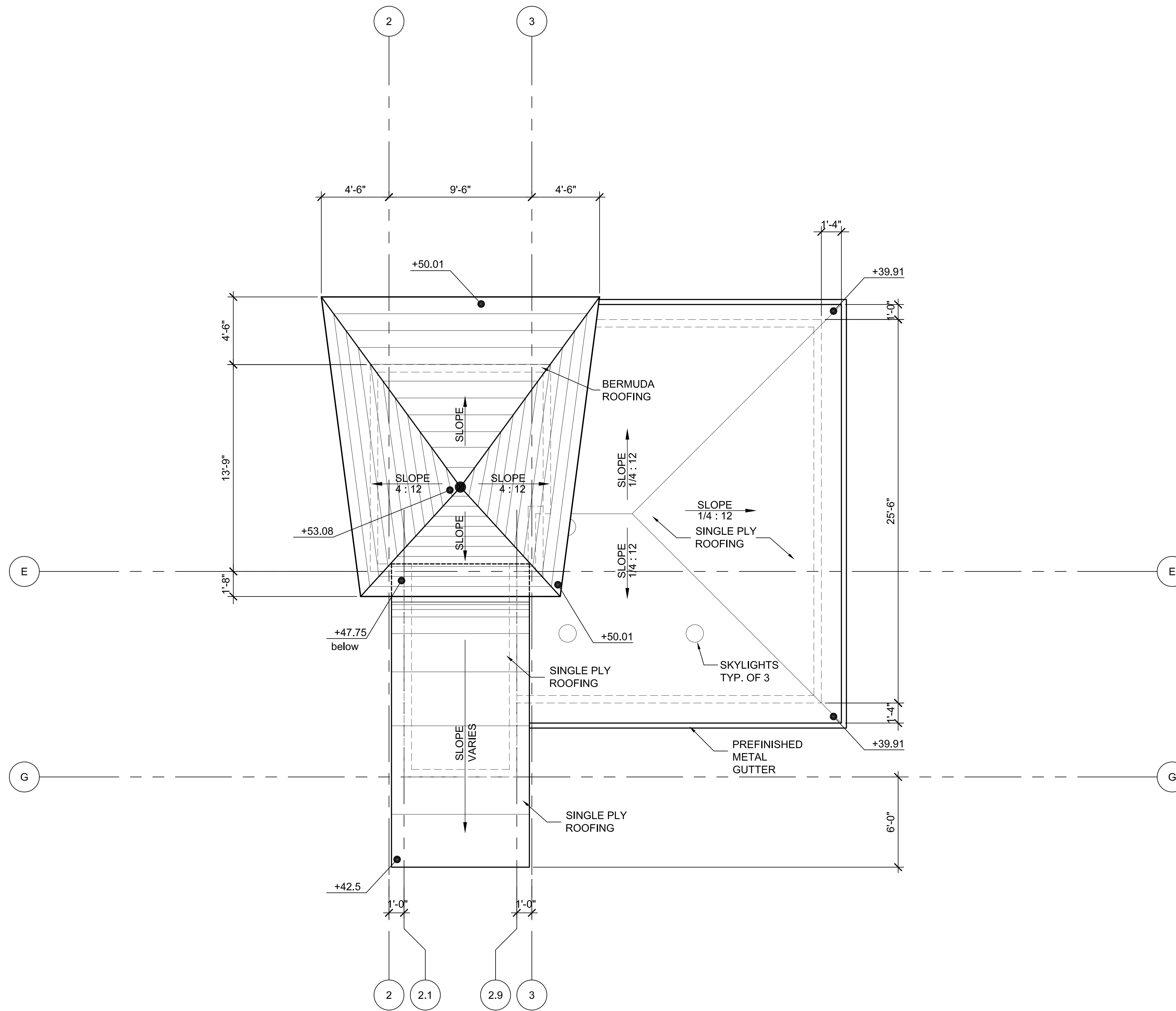
2 OBSERVATION LEVEL FLOOR PLAN 183 S.F.
 SCALE: 1/4" = 1'-0"



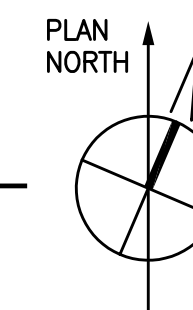
1 PLAZA LEVEL FLOOR PLAN 766 S.F.
 SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION



1 ROOF PLAN
A-2.3 SCALE: 1/4" = 1'-0"



REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 ROOF PLAN

COASTAL DEVELOPMENT
 AND
 SITE DEVELOPMENT
 PERMIT
 06 / 22 / 11

ROOF
 PLAN

DRAWN BY: K.S.
 CHECKED BY: G.R.

A-2.3

SHEET 8 OF 13

RJC#: 0103

NOT FOR CONSTRUCTION

REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 EXTERIOR ELEVATIONS

COASTAL DEVELOPMENT
 AND
 SITE DEVELOPMENT
 PERMIT
 06 / 22 / 11

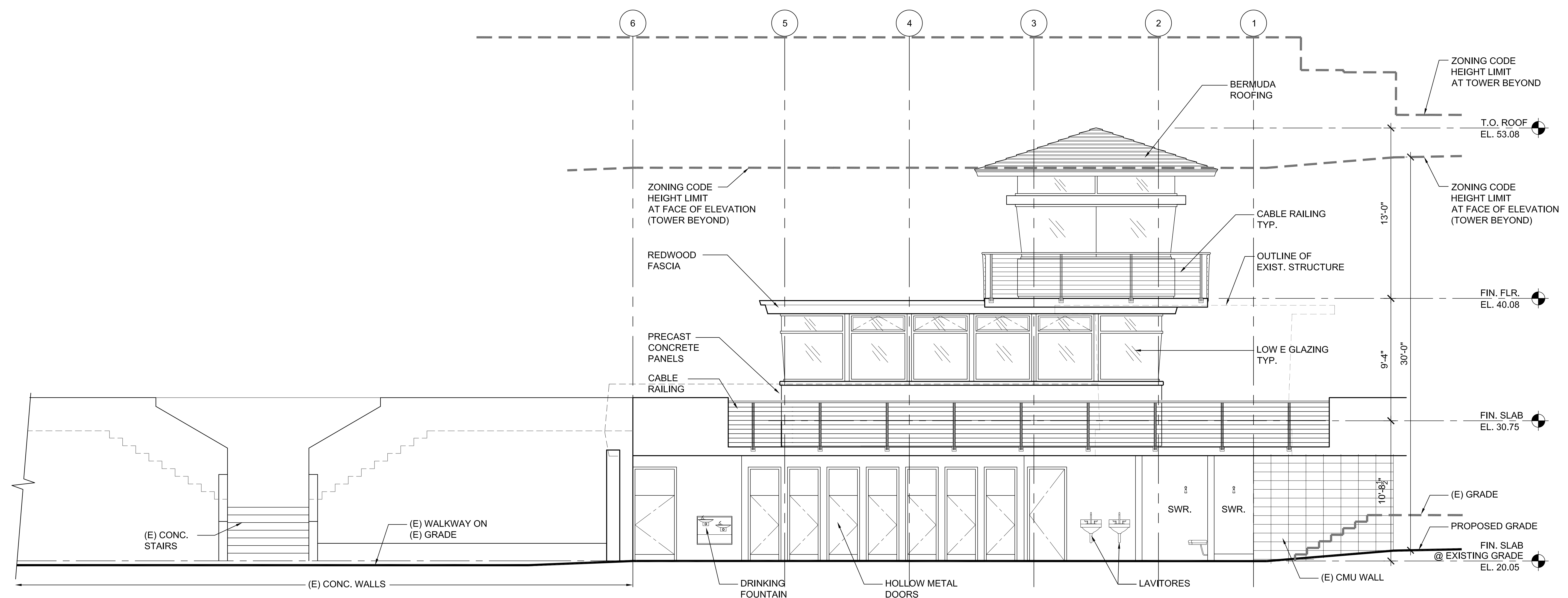
EXTERIOR
 ELEVATIONS

DRAWN BY: K.S.
 CHECKED BY: G.R.

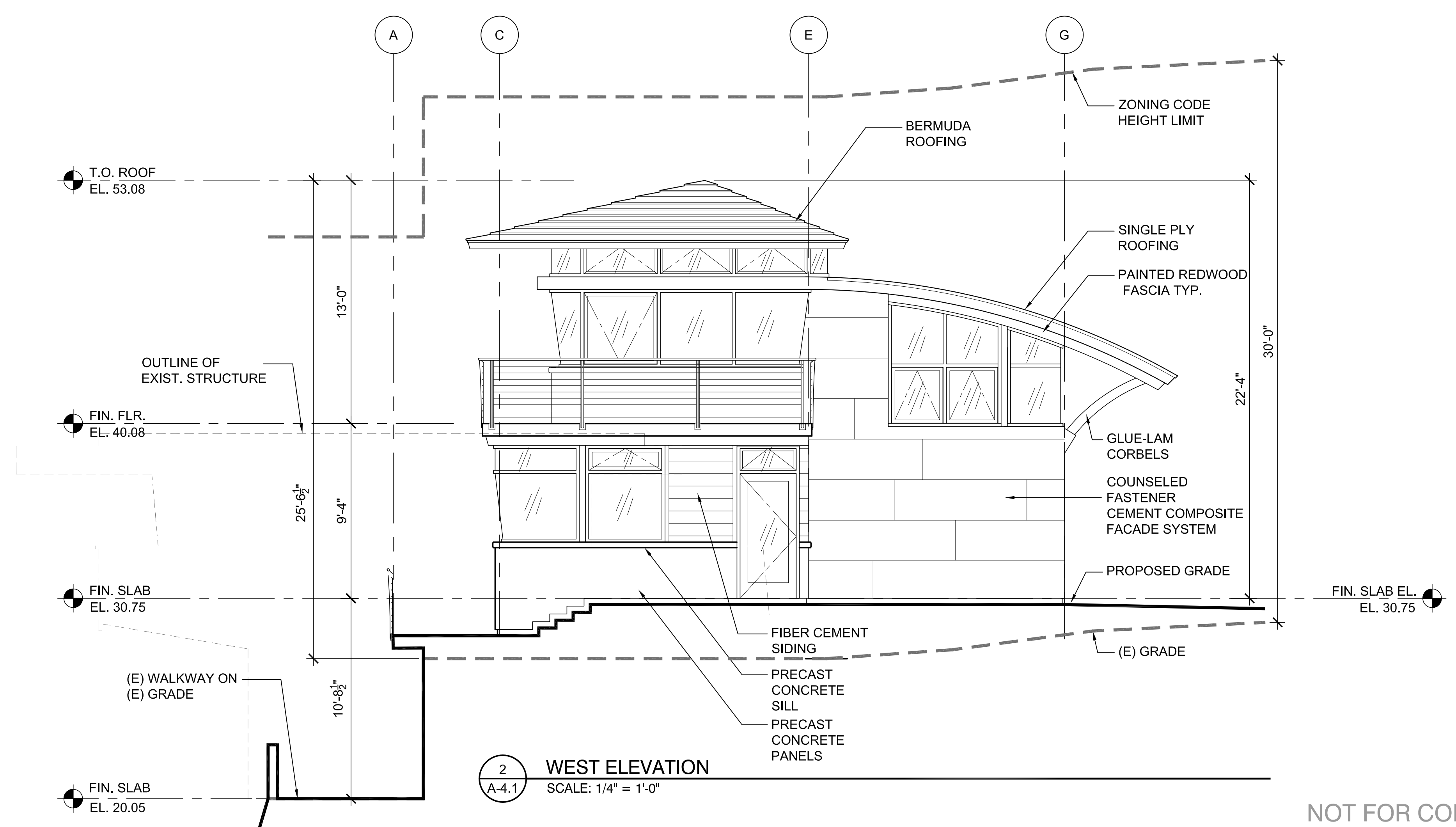
A-4.1

SHEET 9 OF 13

RJC#: 0103



1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

- NOTES:
1. OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.
 2. CONSTRUCTION DOCUMENTS SHALL DEMONSTRATE COMPLIANCE WITH MATERIAL AND COLOR STANDARDS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE THAT ARE CONTAINED IN SAN DIEGO MUNICIPAL CODE SECTION 159.0308.

NOT FOR CONSTRUCTION

REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 EXTERIOR ELEVATIONS

COASTAL DEVELOPMENT
 AND
 SITE DEVELOPMENT
 PERMIT
 06 / 22 / 11

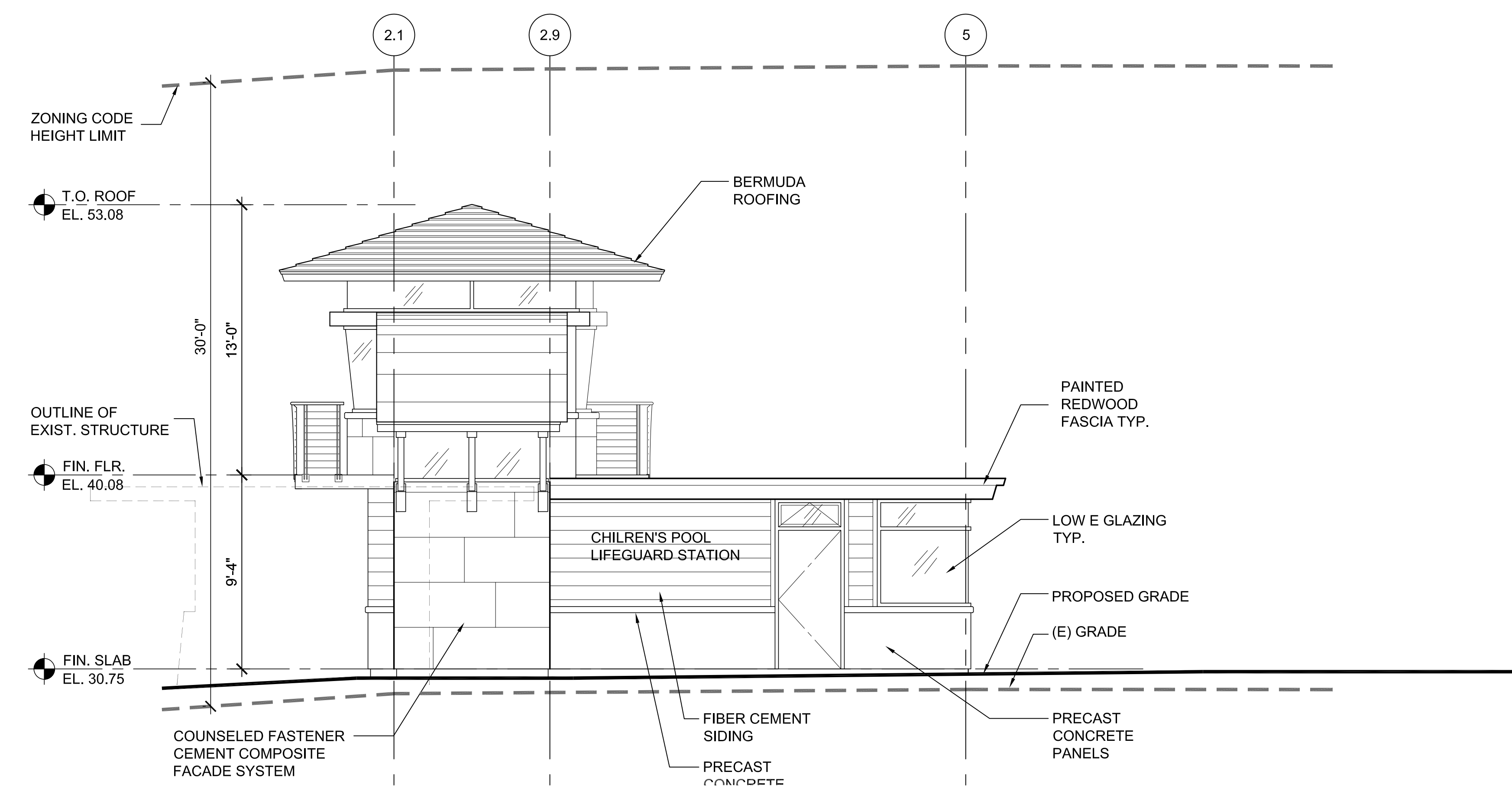
EXTERIOR
 ELEVATIONS

DRAWN BY: K.S.
 CHECKED BY: G.R.

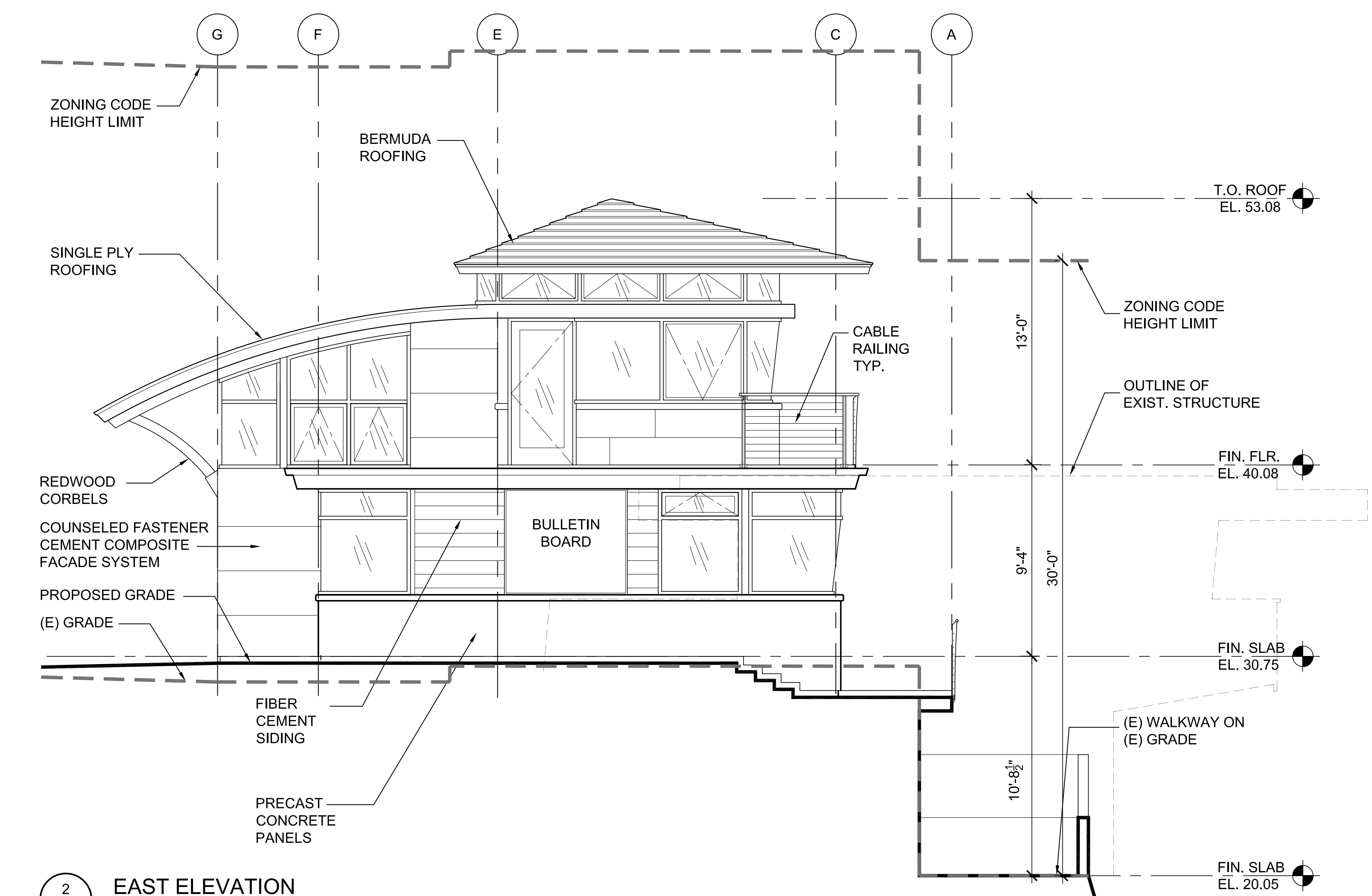
A-4.2

SHEET 10 OF 13

RJC#: 0103



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

- NOTES:
1. OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.
 2. CONSTRUCTION DOCUMENTS SHALL DEMONSTRATE COMPLIANCE WITH MATERIAL AND COLOR STANDARDS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE THAT ARE CONTAINED IN SAN DIEGO MUNICIPAL CODE SECTION 159.0308.

NOT FOR CONSTRUCTION

REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 BUILDING SECTIONS

COASTAL DEVELOPMENT
 AND
 SITE DEVELOPMENT
 PERMIT
 06 / 22 / 11

BUILDING
 SECTIONS

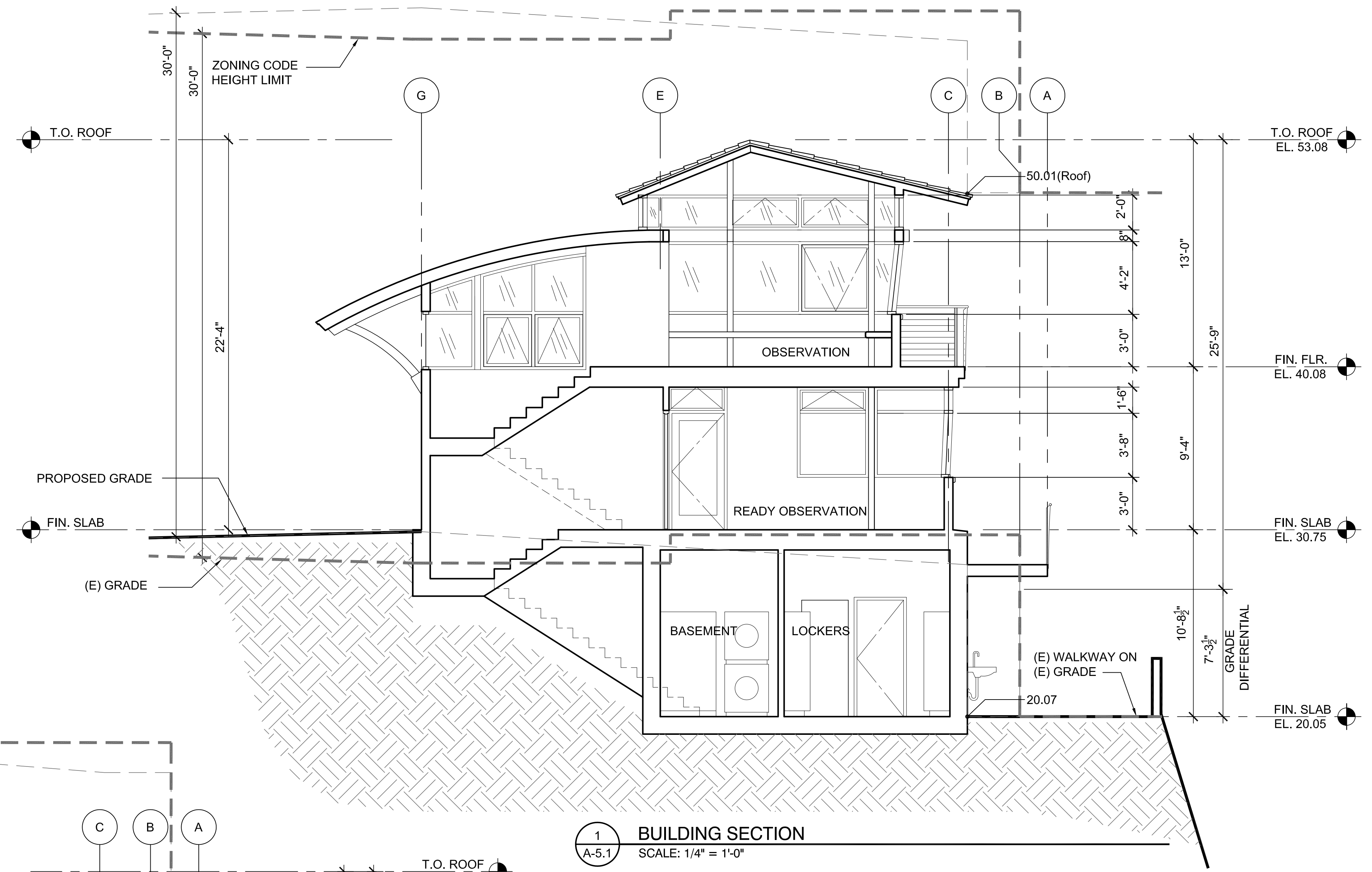
DRAWN BY: K.S.
 CHECKED BY: G.R.

A-5.1

SHEET 11 OF 13

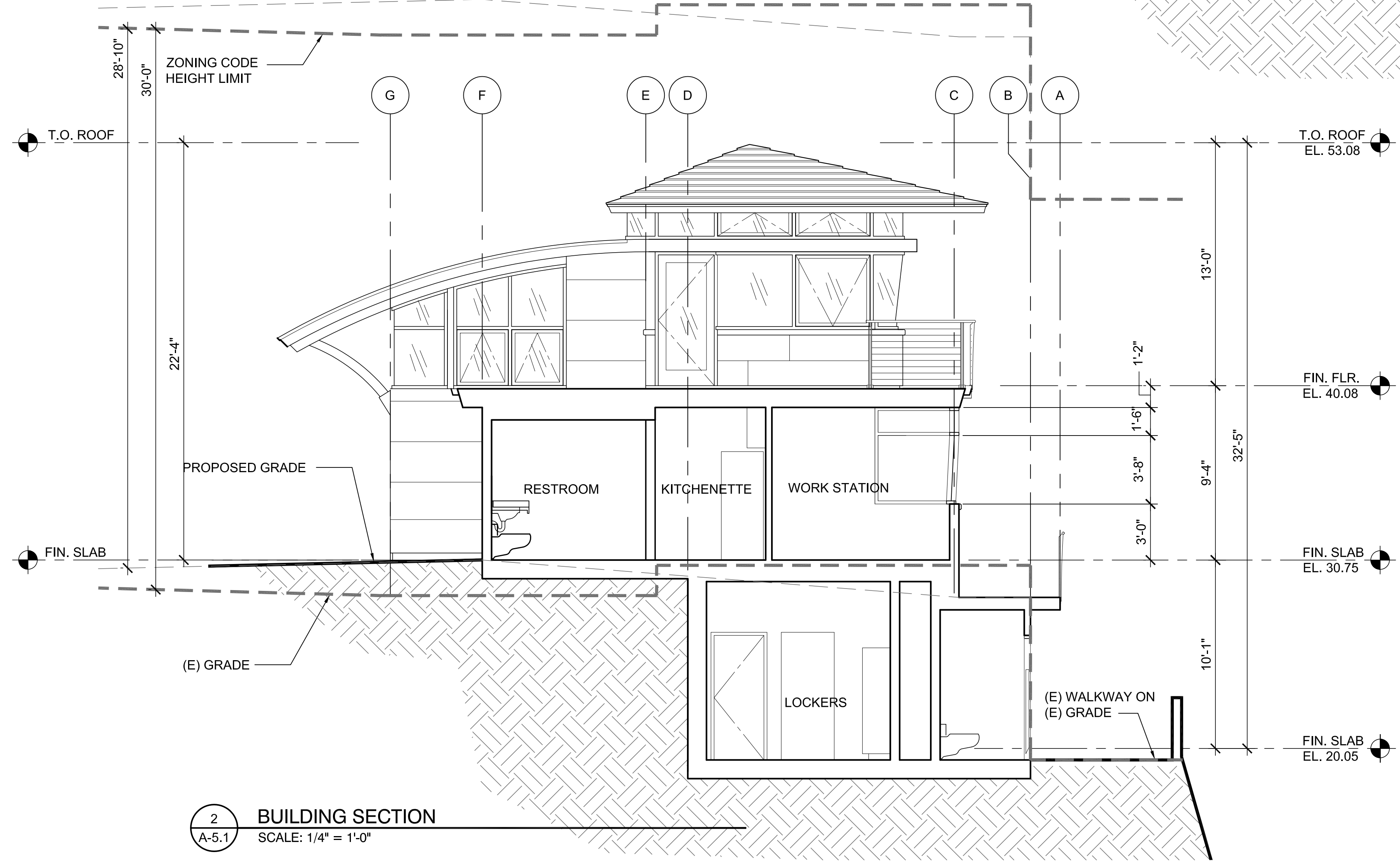
RJC#: 0103

NOT FOR CONSTRUCTION

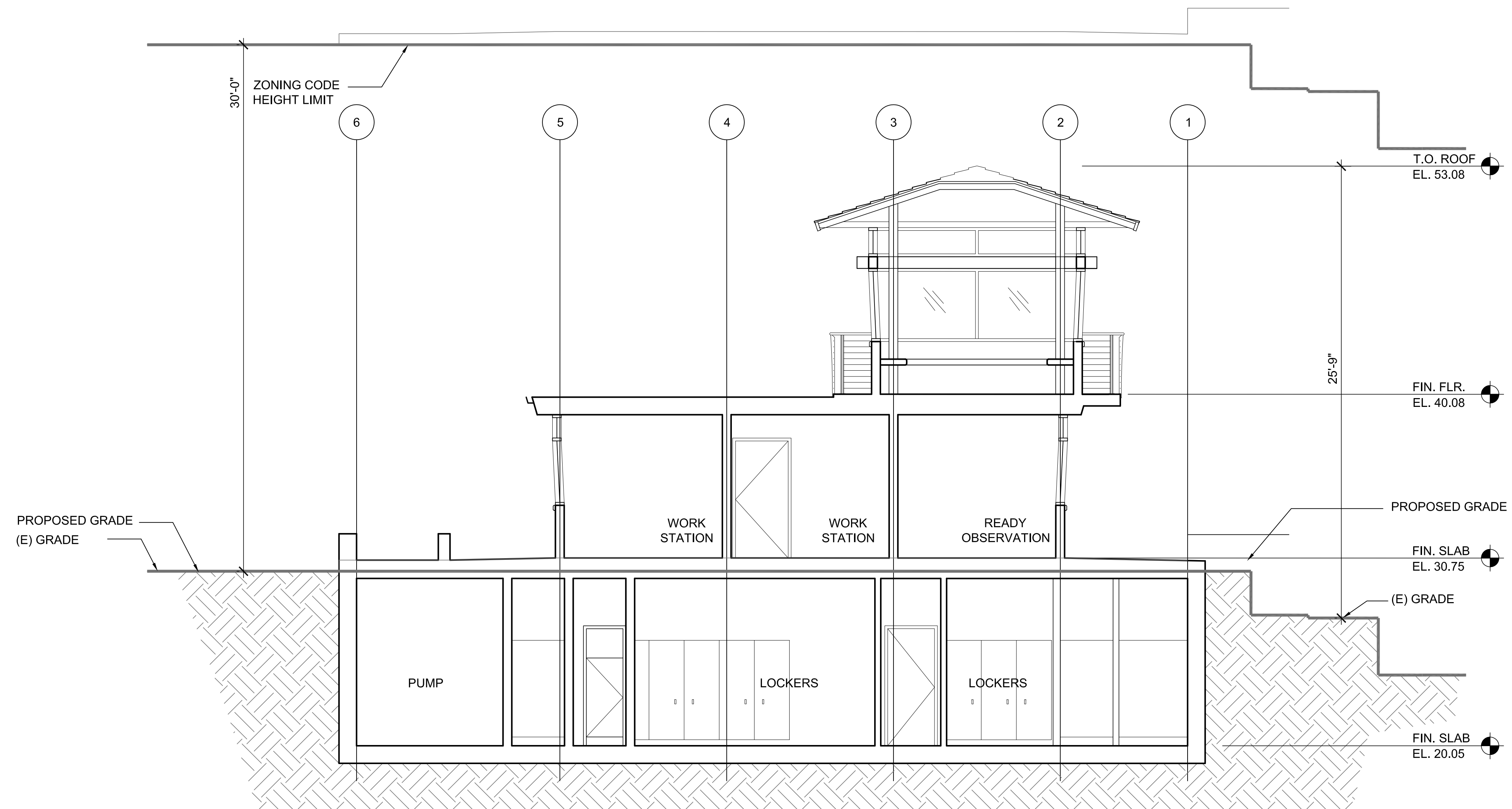


1
 A-5.1 BUILDING SECTION
 SCALE: 1/4" = 1'-0"

OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.



2
 A-5.1 BUILDING SECTION
 SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
 A-5.2 SCALE: 1/4" = 1'-0"

OVERALL STRUCTURE HEIGHT SHALL CONFORM WITH ALL ZONING HEIGHT REQUIREMENTS INCLUDING LA JOLLA PLANNED DISTRICT ORDINANCE AND PROPOSITION D COASTAL HEIGHT LIMITATION OVERLAY ZONE.

REVISIONS:

LA JOLLA CHILDREN'S POOL
 LIFEGUARD STATION
 LA JOLLA, CALIFORNIA
 BUILDING SECTIONS

COASTAL DEVELOPMENT
 AND
 SITE DEVELOPMENT
 PERMIT
 06 / 22 / 11

BUILDING
 SECTIONS

DRAWN BY: K.S.
 CHECKED BY: G.R.

A-5.2

SHEET 12 OF 13

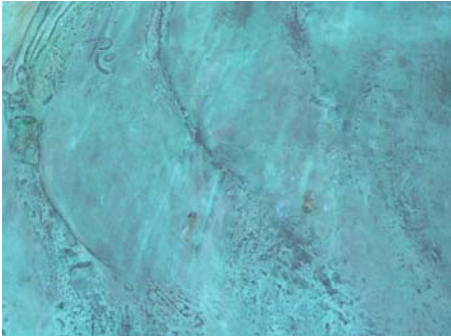
RJC#: 0103

NOT FOR CONSTRUCTION

APPENDIX K
COLORS AND MATERIALS BOARD



Bermuda Roof



Cement Composite
Facade System



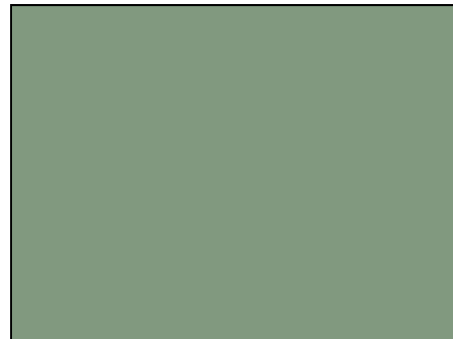
Fiber Cement Siding



Glazing



Pre-cast Concrete Panels



Painted Fascia

La Jolla Children's Pool Lifeguard Station Proposed Materials

APPENDIX L

ADJACENT PROJECT: CHILDREN'S POOL WALKWAY BEAUTIFICATION PROJECT

PLAZA

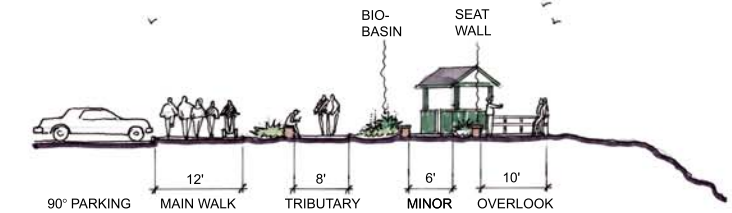
- COBBLE SEAT WALLS WITH CONCRETE CAPS
- NATIVE, NATURALIZING AND SUCCULENT PLANTINGS IN BIO-REMEDICATION BASIN PLANTING AREAS
- ENRICHED PAVING WITH SHELL ADDITIVE
- MEMORIAL BENCHES
- DESIGNATED VENDOR AREA

BELVEDERE

- WOOD FENCE AT OVERLOOK
- SAFETY PLANTING WITH POST & CHAIN AT EXISTING WALL
- COBBLE SEAT WALLS WITH CONCRETE CAPS
- NATIVE, NATURALIZING AND SUCCULENT PLANTS IN BIO-REMEDICATION BASIN PLANTING AREAS

PACIFIC OCEAN

CHILDREN'S POOL

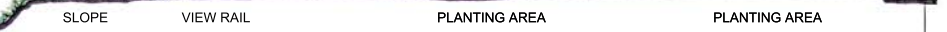


SECTION A-A



TURN OUT

- MINOR OVERLOOK TO PROVIDE RELIEF FOR PEDESTRIAN TRAFFIC CONGESTION
- WIDEN SIDEWALK AT CURRENT CONSTRUCTION POINT AND MOVE FENCE TOWARDS OCEAN
- DIRECT SIDEWALK RUN-OFF AWAY FROM SLOPE



ELEVATION 1

CHILDREN'S POOL WALKWAY BEAUTIFICATION LANDSCAPE CONCEPT PLAN

LA JOLLA PARKS AND BEACHES, INC. BEAUTIFICATION COMMITTEE



ORIGINAL - 9 DECEMBER 2011
REVISION - 12 DECEMBER 2011

ATTACHMENT B

PROPOSAL SUBMITTAL REQUIREMENTS AND SELECTION CRITERIA

PROPOSAL SUBMITTAL REQUIREMENTS AND SELECTION CRITERIA

PUBLIC WORKS DEPARTMENT

Proposals submitted in response to this RFP shall be in the following order and shall include:

1. Addenda to this RFP (PASS/FAIL)

Design-Builder shall confirm in its Technical Proposal the receipt of all addenda issued to this RFP. Failure to acknowledge all addenda issued, will result in the Proposal being considered non-responsive and ineligible for further consideration.

Design-Builders are not required to include copies of the actual addenda in its Proposal.

2. Exceptions to this RFP (PASS/FAIL)

If the Design-Builder takes exception(s) to any portion of the RFP and its attachments, the specific portion of the RFP or attachment to which exception is taken shall be identified and explained to the City in writing a minimum of 10 days prior to the date established for submittal of the Technical Proposal. Exceptions taken after the stipulated period to this RFP may be cause for rejection of the Proposal and discontinue the Design-Builders participation to this selection process. The City reserves the right to waive exception(s) as it deems in the best interests of the City.

3. Executive Summary (5 Points Max)

Include a one- to two-page overview of the entire Proposal describing the highlights of the Proposal. Failure to provide the executive summary will result in the RFP being considered non-responsive and ineligible for further consideration.

4. Project Team (5 Points Max)

Describe the proposed management plan for this project. Describe the strength of key proposed construction and technical personnel, Subcontractors, and Subconsultants, including, but not limited to the following disciplines:

- a. Civil
- b. Architectural
- c. Structural
- d. Mechanical
- e. Electrical
- g. Landscaping
- h. Biologist
- j. Geotechnical
- k. Corrosion

5. Technical Approach and Design Concept (25 Points Max)

Describe in detail the proposed design concept for this project. Include detailed descriptions, conceptual design drawings, schematics, a list of major equipment, and any other information deemed necessary to allow the City to make an informed evaluation of the Design-Builder's technical approach. The completeness and technical merit of the design concept will be evaluated. The following elements shall be included in this Technical Proposal:

- Demolition and removal of existing facilities
- Site Improvements including civil, landscape and hardscape.
- Building Improvements including architectural, structural, mechanical and electrical systems.
- Measures to reduce impact to the coastal bluff and surrounding beaches
- Measures to minimize or eliminate impacts to the seal population.
- Measures to minimize or eliminate impacts to the neighboring community.
- Measures to minimize or eliminate impacts to beach visitors and maintain beach access.

6. Construction Plan (25 Points Max)

a. Describe the proposed construction plan for this project, including the following, at a minimum:

- Construction approach and methods
- Plan for temporary lifeguard support facilities and beach access during construction
- Plan for phasing of construction activities if anticipated.
- General plan for functional testing and start-up.
- Proposed safety program
- Proposed emergency response plan
- Proposed construction schedule
- Traffic and pedestrian Control Management
- Community Impact

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

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

Subcontractor Documentation

The Design-Builder shall provide with its Technical Proposal a listing of at least 3 largest Subcontractors (constructors only) for the Project and all other Subcontractors (design professionals, etc.) that are known at the time it submits its Proposal, using the form(s) provided in the Price Proposal forms found in Attachment 'D' of this RFP. Subcontractors include design professionals, as well.

Any changes to the listing of the proposed Subcontractors that have occurred in the information, required data or documentation submitted in the SOQ shall be submitted

in accordance this section, and shall be included in an attachment, which shall be entitled “Subcontractor Documentation” using forms AA15 and AA30.

Work which requires Subcontractors that are not listed by Design-Builder at time of Award shall be let by Design-Builder in accordance with a competitive bidding process performed solely at Design-Builder’s expense. Design-Builder shall provide public notice of the availability of the Work to be subcontracted, obtain competitive bids, and provide a fixed date and time on which the subcontracted Work will be awarded. Subcontractors bidding on subcontracts pursuant to this provision shall be afforded the protection of all applicable laws, including Public Contract Code sections 4100 through 4114, inclusive.

The Design-Builder may select Subcontractors and Suppliers in one of 3 competitive ways i.e., lowest responsible bidder, best value for price and qualifications, or highest qualifications. Prior to construction NTP, the Design-Builder shall do the following:

- a. Submit the selection method used to the City in accordance with 2-5.3, “Submittals.”
- b. Pre-qualify Subcontractors and Suppliers, in a manner at least as stringent as the City’s pre-qualification standards.
- c. Review the Subcontractors and Suppliers ultimately chosen to verify that that they have not been debarred and are in good standing as a licensed contractor in California.
- d. Open all Subcontract bids and provide to the City one copy without reservation or redaction. All records relevant to the award and performance of Subcontractors and Suppliers shall be public and provided to the City upon request and without redaction.

The City may administer bidding itself for Subcontractors and Suppliers, or to direct the bidding procedures to be used by the Design-Builder.

The Design-Builder may use its corporate-generated subcontractor agreement to retain Subcontractors or Suppliers, provided the subcontractor agreement contains the terms required to be included in Subcontracts by this Contract.

The points will be awarded in only one of the possible outcomes as follows:

	OUTCOME	Maximum Possible Point
1	5% - 9% participation SLBE, ELBE, DVBE, or DBE	5
2	10%-14% participation SLBE, ELBE, DVBE or DBE	10
3	15%-19% participation SLBE, ELBE, DVBE or DBE	15
4	20%-24% participation SLBE, ELBE, DVBE or DBE	20
5	25% participation SLBE, ELBE, DVBE or DBE	25

In no case the points shall exceed 25.

8. Presentation and Interview (10 Points Max)
9. Reference Checks (5 Points Max)

Total Points: 100

Proposals that do not contain the aforementioned components will not be considered.

**ATTACHMENT C
CONTRACT FRONT END VOLUME 1**

City of San Diego

CONTRACTOR'S NAME: _____
ADDRESS: _____
TELEPHONE NO.: _____ FAX NO.: _____
CITY CONTACT: Jihad Sleiman, Address: 600 B Street, Suite 800, M.S. 908A, San Diego, CA 92101
Email: jsleiman@sandiego.gov, Phone No. 619-533-7532, Fax No. 619-533-5476

NB/CG/RIR

CONTRACT DOCUMENTS



FOR LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN-BUILD CONTRACT

VOLUME 1 OF 2

BID NO.: _____ K-12-5521-DB2-3-C
RFP NO.: _____ 5521DB2
SAP (WBS/IO/CC NO.): _____ S-00644
CLIENT DEPARTMENT: _____ 1912
COUNCIL DISTRICT: _____ 2
PROJECT TYPE: _____ BT

THIS CONTRACT IS SUBJECT TO THE FOLLOWING:

- THE CITY'S SUBCONTRACTING PARTICIPATION REQUIREMENTS FOR SLBE PROGRAM.

((((((((((((((((((((ATTENTION))))))))))))))))))

The 2010 edition of the City of San Diego Standard Specifications for Public Works Construction (“The WHITEBOOK”) now contains the following distinct Contract Documents:

- 1) **Equal Opportunity Contracting Program Requirements** - This Contract Document sets forth the standard requirements for the City’s equal opportunity contracting program. When additional requirements by the funding source e.g., federal or state agencies are physically included in the contract documents or by reference and there is a discrepancy, the funding source requirements shall govern unless specified otherwise in the Special Provisions.

- 2) **City Supplement** – The City Supplement shall be used in conjunction with the Standard Specifications for Public Works Construction (“The GREENBOOK”), 2009 Edition. The specifications contained in City Supplement take precedence over the specifications contained in The GREENBOOK, 2009 Edition.

Certain parts of the City Supplement have been highlighted in yellow for the convenience of the users only and shall not affect the interpretation of the Contract.

To obtain The GREENBOOK contact the publisher at: <http://www.bnibooks.com>

The WHITEBOOK is available only in electronic format under Engineering Documents and References at: <http://www.sandiego.gov/engineering-cip/>

TABLE OF CONTENTS

DESCRIPTION	PAGE NUMBER
1. REQUIRED DOCUMENTS SCHEDULE.....	271-273
2. SPECIAL NOTICE SLBE-ELBE.....	274-279
3. INVITATION TO BID(S).....	280
4. INSTRUCTION TO BIDDER(S).....	281-289
5. CONTRACT FORMS	
• Agreement/Contract	290-291
• Performance Bond and Labor and Materialmen’s Bond	292-293
6. CONTRACTOR CERTIFICATION	
• Drug-Free Workplace.....	294
• American with Disabilities Act (ADA) Compliance.....	295
• Contractor Standards - Pledge of Compliance	296
• Affidavit of Disposal	297
7. SUPPLEMENTARY SPECIAL PROVISIONS	298-326
8. APPENDICES:	
• APPENDIX A Materials Typically Accepted by Certificate of Compliance.....	327-328
• APPENDIX B Sample City Invoice	329-330
• APPENDIX C Hazardous Labels/Forms.....	331-335

REQUIRED DOCUMENTS SCHEDULE

This table is intended to serve as a convenient tool for listing forms and documents required at different times. It is neither exhaustive nor must be considered a Contract Document by itself. Therefore, the users must review the entire Contract Documents and become familiar with the required documentation and the submittal schedule associated with each document.

Bidder's attention is directed to the City's Municipal Code §22.0807(e), (3)-(5) for important information regarding required documentation.

The specified EOC forms are all available for download from the EOC Program's web site at:

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

ITEM	WHEN	BY	WHAT	FORMS ARE DUE WITH:	
				TECHNICAL PROPOSAL	PRICE PROPOSAL
1.	BID DUE DATE/TIME	ALL BIDDERS	Price Proposal Form		√
2.	BID DUE DATE/TIME	ALL BIDDERS	Non-collusion Affidavit to be Executed By Bidder and Submitted with Bid under 23 USC 112 and PCC 7106		√
3.	BID DUE DATE/TIME	ALL BIDDERS	Contractors Certification of Pending Actions		√
4.	BID DUE DATE/TIME	ALL BIDDERS	Equal Benefits Ordinance Certification of Compliance		√
5.	BID DUE DATE/TIME	ALL BIDDERS	Form AA05 – Design-Build List of Subcontractors		√
6.	BID DUE DATE/TIME	ALL BIDDERS	Form AA15 - Design-Build List of Subcontractors	√	
7.	BID DUE DATE/TIME	ALL BIDDERS	Form AA25 - Design-Build Named Equipment/Material Supplier List		√
8.	BID DUE DATE/TIME	ALL BIDDERS	Form AA30 - Design-Build Named Equipment/Material Supplier List	√	
9.	WITHIN 3 WORKING DAYS OF PUBLIC RANKING MEETING	ALL BIDDERS	Form AA60 – List of Work Made Available	√ (if submitted with the Proposal)	
10.	WITHIN 3 WORKING DAYS OF PUBLIC RANKING MEETING	ALL BIDDERS	SLBE-ELBE Good Faith Documentations	√ (If submitted with the Proposal)	
11.	WITHIN 3 WORKING DAYS OF PUBLIC RANKING MEETING	ALL BIDDERS	Proof of Valid DBE-MBE-WBE-DVBE Certification Status e.g., Certs.	√ (if submitted with the Proposal)	

REQUIRED DOCUMENTS SCHEDULE

ITEM	WHEN	BY	WHAT	FORMS ARE DUE WITH:	
				TECHNICAL PROPOSAL	PRICE PROPOSAL
12.	WITHIN 10 WORKING DAYS OF BID OPENING	APPARENT LOW BIDDER	Names of the principle individual owners of the Apparent Low Bidder - In the event the firm is employee owned or publicly held, then the fact should be stated and the names of the firm's principals and officers shall be provided.		
13.	WITHIN 10 WORKING DAYS OF BID OPENING	APPARENT LOW BIDDER	If the Contractor is a Joint Venture, the following information must be submitted: <ul style="list-style-type: none"> o Joint Venture Agreement o Joint Venture License 		
14.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contract Forms - Agreement		
15.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contract Forms – Performance Bonds and Labor and Materialmen's Bond		
16.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Certificates of Insurance and Endorsements		
17.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractor Certification - Drug-Free Workplace		
18.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractor Certification - American with Disabilities Act		
19.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Contractors Standards - Pledge of Compliance		
20.	WITHIN 10 WORKING DAYS AFTER RECEIPT BY BIDDER OF CONTRACT FORMS	APPARENT LOW BIDDER	Form BB05 – Work Force Report		

REQUIRED DOCUMENTS SCHEDULE

ITEM	WHEN	BY	WHAT	FORMS ARE DUE WITH:	
				TECHNICAL PROPOSAL	PRICE PROPOSAL
21.	BY 5th OF EACH MONTH	CONTRACTOR	CC20 - Monthly Employment Report		
22.	BY 5th OF EACH MONTH	CONTRACTOR	CC25 - Monthly Invoicing Report		
23.	PRIOR TO ACCEPTANCE	CONTRACTOR	CC10 - Contract Change Order (CCO)		
24.	PRIOR TO ACCEPTANCE	CONTRACTOR	CC15 - Final Summary Report		
25.	PRIOR TO ACCEPTANCE	CONTRACTOR	Affidavit of Disposal		

SPECIAL NOTICE
SMALL LOCAL BUSINESS ENTERPRISES (SLBE)
AND
EMERGING LOCAL BUSINESS ENTERPRISES (ELBE)
PROGRAM

1. **INTRODUCTION.** This contract is subject to the requirements of the SLBE Program as specified in the SLBE-ELBE section of the City’s EOCP Requirements included in The WHITEBOOK.
 - 1.1. The Bidders are required to review The WHITEBOOK and become familiar with the detailed specifications including the required documentation and the submittal schedule as related to SLBE-ELBE program.
2. **AMENDMENTS TO THE CITY’S GENERAL EOCP REQUIREMENTS.**
 - III. **Equal Employment Opportunity Outreach Program (A).** **DELETE** in its entirety and **SUBSTITUTE** with the following:
 - A. Competitive Bids. If a contract is competitively solicited, the Apparent Low Bidder shall submit a *Work Force Report (Form BB05)* or an Equal Employment Opportunity (EEO) Plan, within 10 Working Days after receipt by the Bidder of Contract forms to the City for approval as specified in the Notice of Intent to Award letter from the City.
3. **AMENDMENTS TO THE CITY’S EOCP SLBE-ELBE REQUIREMENTS.**
 - VIII. **Subcontracting Efforts Review and Evaluation (2b).** **DELETE** in its entirety and **SUBSTITUTE** with the following:
 - b) “Make information of forthcoming opportunities available to SLBE-ELBE firms and arrange time for contracts and establish delivery schedules, where requirements permit, in a way that encourages and facilitates participation by SLBE-ELBE firms in the competitive process. This includes posting solicitations for bids or proposals for a minimum of 10 Working Days before the Bid or Proposal due date.”
 - VIII. **Subcontracting Efforts Review and Evaluation (3) and (4).** **DELETE** in its entirety and **SUBSTITUTE** with the following:
 3. Good Faith Effort Documentation Requirements

If the stated SLBE-ELBE subcontractor participation percentages are not met, the Bidder shall submit, within 3 Working Days of the Public Ranking Meeting, information necessary to establish adequate good faith efforts were taken to meet the contract subcontractor participation percentages. The required documentation includes the following:

 - A. **ADVERTISEMENT REQUIREMENTS**

Advertisements for subcontract work must comply with the following requirements:

 1. Advertisements must be published at least 10 Working Days prior to bid opening. Provide the names and dates of each publication of where the advertisement was published.

Note: The advertisement is not required to be published every day for the 10 Working Days prior to bid opening.

2. There must be at least 2 advertisements published, 1 advertisement in a trade publication and 1 in a focus group publication. Additional advertising for SLBE-ELBE participation may be placed in newspapers, trade papers and on the Internet. For a listing of publications accepting advertisements, please visit the City's EOC home page at <http://www.sandiego.gov/eoc/>
 - 2.1 Newspaper advertisements must be in the Bids Wanted, Legal Notices section of the Classified Ads, Subcontracting Opportunities or Business Opportunities **NOT** the Employment Opportunities Section.
3. Advertisements must state which items or portions of work the Bidder is requesting subcontractor pricing.
 - 3.1 It is the Bidder's responsibility to demonstrate that enough work sufficient to meet the SLBE-ELBE subcontractor participation percentage was made available to SLBE-ELBE firms. The Bidder shall make as many items of Work available as possible to meet specified subcontracting participation percentage and at a minimum an amount of work equal to the specified subcontracting participation amount. If necessary to reach the specified subcontracting participation percentage, the Work shall include those items normally performed by the Bidder with its own forces or supplies and even items with a dollar value below 1/2 of 1% of the total Bid. Bidders shall utilize Form AA60 to demonstrate compliance with this requirement and submit the completed form with Good Faith Effort documentation.
4. Advertisements must state that Plans and Specifications are available at no cost to interested SLBE-ELBE firms and how to obtain them.
5. Advertisements must state that assistance is available from the Bidder for SLBE-ELBE Subcontractors in obtaining necessary equipment, supplies, or materials.
6. Advertisements must state that assistance is available from the Bidder for SLBE-ELBE firms in obtaining bonding, lines of credit, or insurance.
7. Bidders **MUST** provide proof of publication of each advertisement by providing the publication affidavit which must include a legible copy of the entire advertisement and the original ENTIRE page of the publication in which the advertisement appears.

B. SLBE-ELBE WRITTEN SOLICITATION REQUIREMENTS

Bidders must directly solicit SLBE-ELBE firms on the City's approved SLBE-ELBE list. Solicitations for Subcontractor or Supplier work must comply with the following requirements:

1. The solicitation must be dated and list the name of the SLBE-ELBE firm. Solicitations must be made to the SLBE-ELBE firms at least 10 Working Days prior to bid opening.
2. Solicitation must state which items or portions of work the Bidder is requesting subcontractor pricing.
 - 2.1 It is the Bidder's responsibility to demonstrate that enough work sufficient to meet the SLBE-ELBE subcontractor participation percentage was made available to SLBE-ELBE firms. The Bidder shall make as many items of Work available as possible to meet the specified subcontractor participation percentage and at a minimum an amount of work equal to the subcontractor participation amount. If necessary to reach the specified subcontracting participation percentage, the Work shall include those items normally performed by the Bidder with its own forces, supplies and even items with a dollar value below 1/2 of 1% of the total Bid. Bidders shall utilize Form AA60 to demonstrate compliance with this requirement and submit the completed form with Good Faith Effort documentation.
3. Solicitation must state that Plans and Specifications are available at no cost to interested SLBE-ELBE firms and how to obtain them.
4. Solicitations must state that assistance is available from the Bidder for SLBE-ELBE subcontractors in obtaining necessary equipment, supplies, or materials.
5. Solicitations must state that assistance is available from the Bidder for SLBE-ELBE firms in obtaining bonding, lines of credit, or insurance.
6. Bidder must solicit **ALL** SLBE-ELBE firms on the City's approved list, who have the NAICS code for the subcontract work sought by the Contractor.
7. Bidders must provide copies of **ALL** solicitations with one of the following forms of verification that the solicitations were sent:
 - a) If mailed: provide copies of the metered envelopes or certified mail receipts.
 - b) If faxed: provide copies of the fax transmittal confirmation sheet(s).

- c) If emailed: provide copies of the email delivery confirmation sheet(s).

No credit shall be given for error messages, busy, cancelled, undeliverable, etc.

C. SLBE-ELBE WRITTEN SOLICITATION FOLLOW-UP REQUIREMENTS

Bidders must follow-up with all SLBE – ELBE firms that were notified of the subcontracting opportunities to determine their level of interest and commitment to bid the Project. When following up with the SLBE – ELBE firms, the Bidder must do the following:

1. Follow up communications must start no less than 5 Working Days prior to bid opening.
2. Bidders must follow up with all SLBE-ELBE firms in writing. Bidders must provide copies of **ALL** written follow up notices with one of the following forms of verification that the follow up notices were sent:
 - a) If mailed: provide copies of the metered envelopes or certified mail receipts.
 - b) If faxed: provide copies of the fax transmittal confirmation sheet(s).
 - c) If emailed: provide copies of the email delivery confirmation sheet(s).

No credit shall be given for error messages, busy, cancelled, undeliverable, etc.

3. Bidders must make at least 3 follow-up telephone calls to each SLBE – ELBE firm at least 5 days prior to bid opening date. Bidders must submit a telephone log as identified below.
 - 3.1. Submit a telephone log, as proof of telephone call, with the following requirements: project name, name of person making the phone call, name of firm contacted, contact person's name, date of call, time of call, and details of conversation.

D. SUBCONTRACT AWARD SUMMARY

Bidders must act in good faith with interested SLBE-ELBE firms and may only reject bids for legitimate business reasons. The Bidder must submit the following documentation:

1. A **DETAILED** summary sheet which includes Bid item number, scope of work, Subcontractor or Supplier name, bid amount, certification type, Subcontractor or Supplier selection and reason for selection or non-selection of all the Subcontractor or Supplier that responded.
2. Copies of all Subcontractor or Suppliers bids received including bids for areas of work that were not included in the

outreach and quotes from both certified and non-certified Subcontractors or Suppliers. Subcontractor bid amounts **MUST** match the bid-listed dollar amounts on form AA05 and AA25 submitted with Bidders sealed bid and the summary sheet dollar amounts **MUST** also match these amounts. If the Bidder decides to self-perform a scope of work, the Bidder **MUST** submit a detailed quote to show that the Bidder's price is competitive to the price of the subcontractors that responded to outreach efforts. All dollar amounts and scopes of work on the Subcontractor or Supplier bid must not be altered by the prime Bidder. If a revision is necessary, a revised quote must be obtained and provided. All verbal quotes **MUST** be substantiated by corresponding written quote from the Subcontractor or Supplier.

E. OUTREACH ASSISTANCE REQUIREMENTS

Written notice of subcontractor opportunities must be forwarded to local organizations or groups to assist with outreach efforts. When contacting local organizations or groups, the Bidder **must do** the following:

1. Contact a minimum of 5 local organizations or groups to provide assistance in contacting, recruiting and using SLBE-ELBE firms by written notice. For a listing of organizations or groups offering assistance, please visit the City's EOC home page at <http://www.sandiego.gov/eoc/>
2. Written notice must indicate the date of the notice and name of the local organization or group. Written notices must be forwarded to the organizations or groups at least 10 Workings Days prior to bid opening.
3. Written notice must state which items or portions of work the Bidder is requesting subcontractor pricing.
 - 3.1 It is the Bidder's responsibility to demonstrate that enough work sufficient to meet the SLBE-ELBE subcontractor participation percentage was made available to SLBE-ELBE firms. The Bidder shall make as many items of Work available as possible to meet the subcontractor participation percentage, and at a minimum an amount of work equal to the subcontracting participation amount. If necessary to reach the subcontractor participation percentage, the work should include those items normally performed by the Bidder with its own forces, supplies and even items with a dollar value below 1/2 of 1% of the total bid. Bidders shall utilize Form AA60 to demonstrate compliance with this requirement and submit the completed form with Good Faith Effort documentation.

4. Written notice must state that Plans and Specifications are available at no cost to interested SLBE-ELBE firms and how to obtain them.
5. Written notice must state that assistance is available from the Bidder for SLBE-ELBE Subcontractors in obtaining necessary equipment, supplies, or materials.
6. Written notice must state that assistance is available from the Bidder for SLBE-ELBE firms in obtaining bonding, lines of credit, or insurance.
7. Bidders must provide copies of **ALL** notices with one of the following forms of verification that the notices were sent:
 - a) If mailed: provide copies of the metered envelopes or certified mail receipts.
 - b) If faxed: provide copies of the fax transmittal confirmation sheet(s).
 - c) If emailed: provide copies of the email delivery confirmation sheet(s)..

No credit shall be given for error messages, busy, cancelled, undeliverable, etc.

4. **SUBCONTRACTING PARTICIPATION PERCENTAGES.** The City has determined a **10% mandatory SLBE-ELBE** subcontracting participation. The City has also determined a **voluntary subcontractor participation of 10%**, equating to **20% in total subcontractor participation**, to enhance competition and maximize subcontracting opportunities. Percentages are based on the Contract Price, less Field Orders, Additive, Deductive and Allowance Bid items
5. **PRE-PROPOSAL MEETING.** A Pre-Proposal Meeting is scheduled for this contract as specified in the RFP. The purpose of this meeting is to inform prospective Bidders of the submittal requirements and provisions relative to the SLBE Program. Bidders are strongly encouraged to attend the Pre- Proposal Meeting to better understand the Good Faith Effort requirements of this contract.
6. **MANDATORY CONDITIONS.** Bid will be declared **non-responsive** if the Bidder fails the following mandatory conditions.
 - 6.1. Bidder's inclusion of SLBE-ELBE certified subcontractors at the overall mandatory participation percentage identified in this document; OR
 - 6.2. Bidder's submission of Good Faith Effort documentation demonstrating the Bidder made a good faith effort to outreach to and include SLBE-ELBE Subcontractors required in this document within 3 Working Days of the Public Ranking meeting if the overall mandatory participation percentage is not met..
7. **BID DISCOUNT.** This contract **is not** subject to the Bid Discount program as described in The WHITEBOOK, SLBE-ELBE Program Requirements, Section IV(2).
8. **RESOURCES.** The current list of certified SLBE-ELBE firms can be found on the EOC Department website.

CITY OF SAN DIEGO, CALIFORNIA

INVITATION TO BIDS

1. **DESCRIPTION OF WORK:** The Work involves furnishing all labor, materials, equipment, services, design, construction and other incidental works and appurtenances for the design and construction of the Project as described in the RFP.
 - La Jolla Children’s Pool Lifeguard Station, Design-Build Bridging Documents included as attachment to the RFP.
2. **CONTRACT TIME:** The Contract Time for completion of the Work shall be **220 Working Days**.
3. **CITY PROJECT MANAGER CONTACT INFORMATION:**

See the cover of the Contract Documents.
4. **WAGE RATES:** Prevailing wages are not applicable to this project unless specified otherwise on the cover page of these specifications and when included in these specifications. See Funding Agency Provisions that follow this Invitation to Bid for more information.
5. **INSURANCE REQUIREMENTS:** Upon receipt of the City’s Notice of Intent to Award letter, the Contractor will be asked to submit all certificates of insurance and endorsements to the City.

Refer to sections 7-3, “LIABILITY INSURANCE”, and 7-4, “WORKERS’ COMPENSATION INSURANCE” of the Supplementary Special Provisions (SSP) for the insurance requirements which must be met.

You must ensure all required insurance certificates and endorsements are submitted accurately and on time. Failure to provide the requisite insurance documents by the date stated in the City’s Notice of Intent to Award will result in delay of contract award and may result in annulment of the contract award or other more severe sanctions as provided in the City’s Municipal Code §22.0807(e),(3)-(5).

Tony Heinrichs
Director
Public Works Department

INSTRUCTIONS TO BIDDERS

- 1. PREQUALIFICATION OF CONTRACTORS:** The contractor(s) who intend to submit Bid or Proposal in response to this invitation to bid, or RFP's for GRC or As-Needed Design-Build Task Orders valued over \$50,000, must be pre-qualified for the total amount proposed, inclusive of all alternate bid items or the specified Task Order limits prior to the date of Bid submittal.

For Design-Build As-Needed contracts, if the total active work issued would limit the RFP for a new Task Order authorization to only 1 eligible firm of the short-listed firms, thus creating a non-competitive situation, that Task Order authorization(s) will be held until enough active work is deemed by the City to be completed and closed, thereby creating available eligibility for competition, or the City at its sole discretion can advertize a new open RFP for the needed project requirement.

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, will be deemed **non-responsive** and ineligible for award or a Task Order authorization. Complete information and prequalification questionnaires are available at:

<http://www.sandiego.gov/engineering-cip/services/consultcontract/prequal.shtml>

The completed questionnaire, financial statement, and bond letter or a copy of the contractor's SLBE-ELBE certification and bond letter, must be submitted no later than 2 weeks prior to the bid opening to the Public Works Department- Engineering & Capital Projects, Prequalification Program, 1010 Second Avenue, Suite 1200, San Diego, CA 92101. For additional information or the answer to questions about the prequalification program, please contact David Stucky at 619-533-3474 or dstucky@sandiego.gov.

- 2. CONTRACTOR REGISTRATION:** Prospective bidder(s) as well as existing contractors and suppliers are required to register with the City's EOCP. Refer to 2-17, "CONTRACTOR REGISTRATION" for details.
- 3. CITY'S RESPONSES AND ADDENDA:** The City at its option, may respond to any or all questions submitted in writing, via letter, or FAX in the form of an addendum. No oral comment shall be of any force or effect with respect to this solicitation. The changes to the Contract Documents through addendum are made effective as though originally issued with the Bid. The Bidders shall acknowledge the receipt of Addenda on the form provided for this purpose in the Bid.
- 4. CITY'S RIGHTS RESERVED:** The City reserves the right to cancel the Invitation to Bids at any time, and further reserves the right to reject submitted Bids, without giving any reason for such action, at its sole discretion and without liability. Costs incurred by the Bidder(s) as a result of preparing Bids under the Invitation to Bid shall be the sole responsibility of each bidder. The Invitation to Bid creates or imposes no obligation upon the City to enter a contract.
- 5. CONTRACT PRICING FORMAT:** This solicitation is for a Lump Sum contract with Unit Price provisions as set forth in the Bid Proposal Form(s), Volume 2 unless specified otherwise such as as-needed contracts e.g., GRC in the Contract Documents.

6. **SUBMITTAL OF “OR EQUAL” ITEMS:** See 4-1.6, “Trade Names or Equals.”
7. **AWARD PROCESS:** The Award of this contract is contingent upon the Contractor’s compliance with all conditions precedent to Award, including the submittal of acceptable insurance and surety bonds pursuant to San Diego Municipal Code § 22.3007. If the responsible Bid does not exceed the City's engineering estimate, the City will, in most cases, prepare contract documents for execution within 3 weeks of the date of the Bid opening and award the Contract within 5 Working Days of receipt of properly executed Contract, bond, and insurance documents.

This contract is deemed to be awarded, and effective, only upon the signing of the Contract by the Mayor or designee of the City.

8. **SUBCONTRACT LIMITATIONS:** The Bidder’s attention is directed to Standard Specifications for Public Works Construction, Section 2-3, “SUBCONTRACTS” which requires the Contractor to perform not less than the amount therein stipulated with its own forces. Failure to comply with these requirements may render the Bid **non-responsive** and ineligible for award.
9. **AVAILABILITY OF PLANS AND SPECIFICATIONS:** Contract Documents may be obtained by visiting the City’s website: <http://www.sandiego.gov/engineering-cip/services/consultcontract/advertising.shtml>. Plans and Specifications for this contract are also available for review in the office of the City Clerk or Public Works Contracting Group.
10. **QUESTIONS:** Questions about the meaning or intent of the Contract Documents as related to the scope of Work and of technical nature shall be directed to the Project Manager prior to Bid opening. Interpretations or clarifications considered necessary by the Project Manager in response to such questions will be issued by Addenda, which will be uploaded to eBidboard (or mailed or delivered to all parties recorded by the City as having received the Contract Documents for Minor Construction contracts).

The Director (or designee), Public Works Department is the officer responsible for opening, examining, and declaring of competitive Bids submitted to the City for the acquisition, construction and completion of any public improvement except when otherwise set forth in these documents. Questions in these areas of responsibility (e.g., i.e. Pre-qualification, SCOPE information, bidding activities, bonds and insurance, etc. as related to this contract shall be addressed to the Contract Administration, Public Works Contracting Group, 1200 Third Avenue, Suite 200, San Diego, California, 92101, Telephone No. (619) 236-6000.

Questions received less than 14 days prior to the date for opening of Bids may not be answered. Only questions answered by formal written addenda will be binding. Oral and other interpretations or clarifications will be without legal effect. It is the Bidder's responsibility to become informed of any addenda that have been issued and to include all such information in its Bid.

11. **ELIGIBLE BIDDERS:** No person, firm, or corporation shall be allowed to make, file, or be interested in more than 1 Bid for the same work unless alternate Bids are called for. A person, firm or corporation who has submitted a sub-proposal to a Bidder, or who has quoted prices on materials to a Bidder, is not hereby disqualified from submitting a sub-proposal or quoting prices to other Bidders or from submitting a Bid in its own behalf.

12. 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.

13. PROPOSAL FORMS: Bid shall be made only upon the Bidding Documents i.e., Proposal form attached to and forming a part of the specifications. The signature of each person signing shall be in longhand.

The entire specifications for the bid package do not need to be submitted with the bid. Bidder shall complete and submit, only, all pages in the "Bidding Document" Section (see Volume 2) as their Bid per the schedule given under "Required Documents Schedule," (see Volume 1). Bidder is requested to retain for their reference other portions of the Contract Documents that are not required to be submitted with the Bid.

The City may require any Bidder to furnish a statement of experience, financial responsibility, technical ability, equipment, and references.

Bids and certain other specified forms and documents shall be enclosed in a sealed envelope and shall bear the title of the work and name of the Bidder and the appropriate State Contractors License designation which the Bidder holds.

Bids may be withdrawn by the Bidder prior to, but not after, the time fixed for opening of Bids.

14. BIDDERS' GUARANTEE OF GOOD FAITH (BID SECURITY):

With the exception of the contracts valued \$5,000 or less, GRC and Design-Build contracts, and contracts subject to the Small and Local Business Program of \$250,000 or less e.g., ELBE contracts, each Bidder shall accompany its Bid with either a cashier's check upon some responsible bank, or a check upon such bank properly certified or an approved corporate surety bond payable to the City of San Diego, for an amount of not less than 10% of the aggregate sum of the Bid, which check or bond, and the monies represented thereby shall be held by the City as a guarantee that the Bidder, if awarded the contract, will in good faith enter into such contract and furnish the required final bonds.

The Bidder agrees that in case of Bidder's refusal or failure to execute this contract and give required final bonds, the money represented by a cashier's or certified check shall remain the property of the City, and if the Bidder shall fail to execute this contract, the Surety agrees that it will pay to the City damages which the City may suffer by reason of such failure, not exceeding the sum of 10% of the amount of the Bid.

A Bid received without the specified bid security will be rejected as being **non-responsive**.

15. AWARD OF CONTRACT OR REJECTION OF BIDS:

This contract may be awarded to the lowest responsible and reliable Bidder (for Design-Build contracts refer to the RFP for the selection and award information). Bidders shall complete the entire Bid schedule (e.g., schedule of prices). Incomplete price schedules will be rejected as being **non-responsive**.

The City reserves the right to reject any or all Bids, and to waive any informality or technicality in Bids received and any requirements of these specifications as to bidding procedure.

Bidders will not be released on account of their errors of judgment. Bidders may be released only upon receipt by the City from the Bidder within 3 Working Days, excluding Saturdays, Sundays, and state holidays, after the opening of Bids, of written notice which includes proof of honest, credible, clerical error of material nature, free from fraud or fraudulent intent, and of evidence that reasonable care was observed in the preparation of the Bid.

A non-selected Bidder may protest award of the Contract to the selected Bidder by submitting a written "Notice of Intent to Protest" including supporting documentation which shall be received by Public Works Contracting Group no later than 10 days after the City's announcement of the selected Bidder or no later than 10 days from the date that the City issues notice of designation of a Bidder as non-responsible in accordance with San Diego Municipal Code Chapter 2, § 22.3029, "Protests of Contract Award."

The City of San Diego will not discriminate with regard to race, religious creed, color, national origin, ancestry, physical handicap, marital status, sex or age, in the award of contracts.

Each Bid package properly executed as required by these specifications shall constitute a firm offer, which may be accepted by the City within the time specified in the Invitation to Bids.

The City reserves the right to evaluate all Bids and determine the lowest Bidder (or winner for Design-Build contracts) on the basis of any proposed alternates, additive items or options, at its discretion.

- 16. BID RESULTS:** The Bid opening by the City shall constitute the public announcement of the Apparent Low Bidder (or Apparent Winner in case of Design-Build contracts). In the event that the Apparent Low Bidder (or Apparent Winner in case of Design-Build contracts) is subsequently deemed non-responsive or non-responsible, a public announcement will be posted in the City's web page, with the name of the newly designated Apparent Low Bidder (or Apparent Winner in case of Design-Build contracts).

To obtain Bid results, either attend Bid opening, review the results on the City's web site, or provide a self-addressed, stamped envelope, referencing Bid number, and Bid tabulation will be mailed to you upon verification of extensions. Due to time constraints, Bid results cannot be given out over the telephone.

- 17. THE CONTRACT:** The Bidder to whom award is made shall execute a written contract with the City of San Diego and furnish good and approved bonds and insurance certificates specified by the City within 10 Working Days after receipt by Bidder of a form of contract for execution unless an extension of time is granted to the Bidder in writing.

If the Bidder takes longer than 10 Working Days to fulfill these requirements, then the additional time taken shall be added to the Bid guarantee. The Contract shall be made in the form adopted by the City, which includes the provision that no claim or suit whatsoever shall be made or brought by Contractor against any officer, agent, or employee of the City for or on account of anything done or omitted to be done in connection with this contract, nor shall any such officer, agent, or employee be liable hereunder.

If the Bidder to whom the award is made fails to enter into the contract as herein provided, the award may be annulled and the Bidder's Guarantee of Good Faith will be subject to forfeiture. An award may be made to the next lowest responsible and reliable Bidder who shall fulfill every stipulation embraced herein as if it were the party to whom the first award was made.

For contracts that are not Design-Build, pursuant to the San Diego City Charter section 94, the City may only award a public works contract to the lowest responsible and reliable Bidder. The City will require the Apparent Low Bidder to (i) submit information to determine the Bidder's responsibility and reliability, (ii) execute the Contract in form provided by the City, and (iii) furnish good and approved bonds and insurance certificates specified by the City within 10 Working Days, unless otherwise approved by the City, in writing after the Bidder receives notification from the City, designating the Bidder as the Apparent Low Bidder and formally requesting the above mentioned items.

The award of the Contract is contingent upon the satisfactory completion of the above mentioned items and becomes effective upon the signing of the Contract by the Mayor or designee. If the Apparent Low Bidder does not execute the Contract or submit required documents and information, the City may award the Contract to the next lowest responsible and reliable Bidder who shall fulfill every condition precedent to award. A corporation designated as the Apparent Low Bidder shall furnish evidence of its corporate existence and evidence that the officer signing the Contract and bond for the corporation is duly authorized to do so.

18. EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE OF WORK: The Bidder shall examine carefully the Project Site, the Plans and Specifications, the GRC Unit Price Books if applicable, other materials as described in the Special Provisions, Section 2-7, and the proposal forms (e.g., Bidding Documents) therefore. The submission of a Bid or GRC Task Order Proposal shall be conclusive evidence that the Bidder 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, and as to the requirements of the Bidding Documents Proposal, Plans, and Specifications.

19. DRUG-FREE WORKPLACE:

a) General:

City projects are subject to City of San Diego Resolution No. R-277952 adopted on May 20, 1991. Bidders shall become aware of the provisions of Council Policy 100-17 which was established by Resolution No. R-277952. The policy applies equally to the Contractor and Subcontractors. The elements of the policy are outlined below.

b) Definitions:

"Drug-free workplace" means a site for the performance of work done in connection with a contract let by City of San Diego for the construction, maintenance, or repair of any facility or public work by an entity at which employees of the entity are prohibited from engaging in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance in accordance with the requirements of this section.

"Employee" means the employee of a contractor directly engaged in the performance of work pursuant to a contract as described in Section 3, "City Contractor Requirements."

"Controlled substance" means a controlled substance in schedules I through V of Section 202 of the Controlled Substances Act (21 U.S.C. Sec. 812).

"Contractor" means the department, division, or other unit of a person or organization responsible to the contractor for the performance of a portion of the work under the contract.

c) City Contractor Requirements:

Every person or organization awarded a contract or grant by the City of San Diego for the provision of services shall certify to the City that it will provide a drug-free workplace by doing all following:

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the person's organization's workplace and specifying the actions that will be taken against employees for violations of the prohibition.
- b. Establishing a drug-free awareness program to inform employees about all of the following:
 - i. The dangers of drug abuse in the workplace.
 - ii. The person's or organization's policy of maintaining a drug-free workplace.
 - iii. Any available drug counseling, rehabilitation, and employee assistance programs.
 - iv. The penalties that may be imposed upon employees for drug abuse violations.
- c. Posting the statement required by subdivision (1) in a prominent place at contractor's main office. For projects large enough to necessitate a construction trailer at the job site, the required signage would also be posted at the Site.

The Contractor shall include in each subcontract agreement language which indicates the Subcontractor's agreement to abide by the provisions of subdivisions a) through c) above. The Contractors and Subcontractors shall be individually responsible for their own drug-free workplace programs.

Note: The requirements of a drug-free awareness program can be satisfied by periodic tailgate sessions covering the various aspects of drug-abuse education. Although an in-house employee assistance program is not required, contractors should be able to provide a listing of drug rehabilitation and counseling programs available in the community at large.

Questions about the City's Drug-free Workplace Policy shall be referred to the Contract Specialist, Public Works Contracting Group.

20. AMERICANS WITH DISABILITIES ACT:

- a) General: City projects are subject to City of San Diego Resolution No. R-282153 adopted on June 14, 1993. The Bidders shall become aware of the provisions of Council Policy 100-04 which was established by Resolution No. R-282153. The policy applies equally to the Contractor and all Subcontractors. The elements of the policy are outlined below.

b) Definitions:

"Qualified individual with a disability" means an individual with a disability who satisfies the requisite skill, experience, education and other job-related requirements of the employment position such individual holds or desires, and who, with or without reasonable accommodation, can perform the essential functions of such position.

"Employee" means the employee of the Contractor directly engaged in the performance of Work.

c) The City Requirements: Every person or organization entering into a contractual agreement with or receiving a grant from the City of San Diego shall certify to the City of San Diego that it will comply with the ADA by adhering to all of the provisions of the ADA listed below.

- i. The Contractor shall not discriminate against qualified persons with disabilities in any aspects of employment, including recruitment, hiring, promotions, conditions and privileges of employment, training, compensation, benefits, discipline, layoffs, and termination of employment.
- ii. No qualified individual with a disability may be excluded on the basis of disability, from participation in, or be denied the benefits of services, programs, or activities by the Contractor or Subcontractors providing services for the City.
- iii. The Contractor shall post a statement addressing the requirements of the ADA in a prominent place at the worksite. The Contractor shall include in each subcontract agreement, language which indicates the Subcontractor's agreement to abide by the provisions of subdivisions (a) through (c) inclusive of Section 3. The Contractor and Subcontractors shall be individually responsible for their own ADA employment programs. Questions about the City's ADA Policy should be referred to the Contract Administrator.

21. CONTRACTOR STANDARDS – PLEDGE OF COMPLIANCE: This contract is subject to City of San Diego Municipal Code §22.3224 as amended 11/24/08 by ordinance O-19808. Bidders shall become aware that the requirements apply to Contractors and Subcontractors for contracts greater than \$50,000 in value.

Upon award, amendment, renewal, or extension of this contract, the Contractors shall complete a Pledge of Compliance attesting under penalty of perjury that they complied with the requirements of this section.

The Contractors shall ensure that their Subcontractors whose subcontracts are greater than \$50,000 in value complete a Pledge of Compliance attesting under penalty of perjury that they complied with the requirements of this section. Subcontractors may access the Pledge of Compliance at:

http://www.sandiego.gov/purchasing/pdf/contractor_standards_questionnaire.pdf.

The Contractors shall include in each subcontract agreement, language which requires Subcontractors to abide by the provisions of City of San Diego Municipal Code §22.3224. A sample provision is as follows:

“Compliance with San Diego Municipal Code §22.3224: Subcontractor acknowledges that it is familiar with the requirements of San Diego Municipal Code §22.3224 (“Contractor Standards”), and agrees to comply with requirements of that section. The Subcontractor further agrees to complete the Pledge of Compliance, incorporated herein by reference.”

- 22. NOTICE OF LABOR COMPLIANCE PROGRAM APPROVAL:** The City of San Diego received initial approval as a Labor Compliance Program on August 11, 2003. The Labor Compliance Program Manual is available at:

<http://www.sandiego.gov/eoc/laborcompliance/#manual>.

The limited exemption from prevailing wages pursuant to Labor Code §1771.5(a) does not apply to contracts under jurisdiction of the Labor Compliance Program. Inquiries, questions, or assistance about the Labor Compliance Program should be directed to: Equal Opportunity Contracting Program, 1200 Third Ave., Suite 200 MS56P, San Diego, CA 92101, Tel. 619-236-6000.

- 23. PAYROLL RECORDS:** The Contractor's attention is directed to the City of San Diego Labor Compliance Program, Section IV, pages 4-7, and the State of California Labor Code §§ 1771.5(b) and 1776 (Stats. 1978, Ch. 1249). These require, in part, that the Contractor and Subcontractors maintain and furnish to the City, at a designated time, a certified copy of each weekly payroll containing a statement of compliance signed under penalty of perjury.

The Contractor and Subcontractors shall submit weekly certified payrolls online via Prism® i.e., the City’s web-based labor compliance program. Instructions on how to use the system will be provided to the Contractor after the award.

The Contractor shall be responsible for the compliance with these provisions by Subcontractors. The City shall withhold contract payments when payroll records are delinquent or inadequate, or when it is established after investigation that underpayment has occurred.

- 24. APPRENTICES ON PUBLIC WORKS:** The Contractor shall abide by the requirements of §§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.

- 25. EQUAL BENEFITS:** This contract is subject to the City’s Equal Benefits Ordinance (EBO), Chapter 2, Article 2, Division 43 of the San Diego Municipal Code (SDMC).

In accordance with the EBO, Bidders shall certify they will provide and maintain equal benefits as defined in SDMC §22.4302 for the duration of the Contract (SDMC §22.4304(f)). Failure to maintain equal benefits is a material breach of the Contract (SDMC §22.4304(e)). The Contractor shall notify employees of their equal benefits policy at the time of hire and during open enrollment periods and shall post a copy of the following statement in an area frequented by employees:

“During the performance of a contract with the City of San Diego, this employer will provide equal benefits to its employees with spouses and its employees with domestic partners.”

The Contractor shall give the City access to documents and records sufficient for the City to verify the contractors are providing equal benefits and otherwise complying with EBO requirements.

Full text of the EBO and the Rules Implementing the Equal Benefits Ordinance are posted on the City's website at www.sandiego.gov/purchasing/ or can be requested from the Equal Benefits Program at (619) 533-3948.

26. LIMITED COMPETITION: Contracts designated with a Bid number beginning with "L" may only be bid by the Contractors on the approved SLBE-ELBE Construction Contractors List. For information regarding the SLBE-ELBE Construction Program and registration visit the City's web site: <http://www.sandiego.gov>.

27. PRE-AWARD ACTIVITIES:

Pre-award Submittals - The Apparent Low Bidder (or winner in case of Design-Build contracts) shall provide the information required within the time specified in "Required Documents," of this bid package. Failure to provide the information within the time specified may result in the Bid being rejected as **non-responsive**.

If the Bid is rejected as non-responsive, the Apparent Low Bidder (or winner in case of Design-Build contracts) shall forfeit the Bid Security required under Invitation to Bids, of this bid package. The decision that the Apparent Low Bidder (or winner in case of Design-Build contracts) is non-responsive for failure to provide the information required within the time specified shall be at the sole discretion of the City.

CONTRACT FORMS AGREEMENT

DESIGN-BUILD AGREEMENT

This Design-Build agreement [Contract] is made and entered into this 17th day of December, 20 12, by and between The City of San Diego [City], a municipal corporation, and **Stronghold Engineering, Inc.** [Design-Builder], for the purpose of designing and constructing the **LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN - BUILD CONTRACT** in the amount of Two Million Seven Hundred Seven Thousand One Hundred Twenty-Seven Dollars and 00/100 (\$2,707,127.00). City and Design-Builder are referred to herein as the "Parties."

RECITALS

- A. City desires to construct the Project located in the City of San Diego, California.
- B. City desires to contract with a single entity for design and construction of the Project, as set forth in this agreement.
- C. The City has issued a Request for Proposals [RFP] for **K-12-5521-DB2-3-C** pursuant to which the City solicited Proposals from design-build teams to design, rehabilitate, and build the Project.
- D. In accordance with City's RFP, Design-Builder submitted a Proposal for the Project and is prepared to enter into this agreement.
- E. The City has selected the Design-Builder to perform, either directly or pursuant to Subcontracts, hereinafter defined, the design, engineering, and construction services set forth in this agreement and the Contract Documents, hereinafter defined.
- F. The Design-Builder is ready, willing, and able to perform the services required in accordance with the terms and conditions of this agreement.
- G. Execution of this agreement by the Design-Builder is a representation that the Design-Builder has visited the Site, become familiar with the local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

In consideration of the above recitals and the mutual covenants and conditions set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby set forth their mutual covenants and understandings as follows.

AGREEMENT

- 1. Recitals and Exhibits. The above referenced recitals are true and correct and are incorporated into this agreement by this reference. All exhibits referenced in this agreement section are incorporated into the Contract by this reference.

2. 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.

3. Contract Documents. This Contract incorporates the 2012 Edition of the Standard Specifications for Public Works Construction [Greenbook], including supplemental amendments set forth in the 2012 edition of the San Diego Specifications for Public Works Construction [Whitebook]. The Contract Documents shall include the items mentioned in section 2-5.2 of the Whitebook and shall follow that order of precedence.

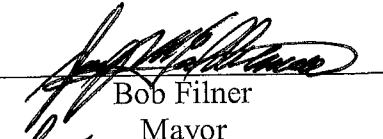
IN WITNESS WHEREOF, this agreement is signed by the City of San Diego, acting by and through its Mayor or designee, pursuant to **Resolution No. R - 307622** authorizing such execution.

THE CITY OF SAN DIEGO

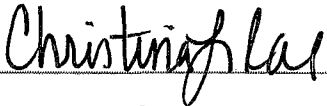
APPROVED AS TO FORM AND LEGALITY

Jan I. Goldsmith, City Attorney

By: _____


 Bob Filner
 Mayor

By: _____



Print Name: _____

Christina L. Rac
 Deputy City Attorney

Date: _____

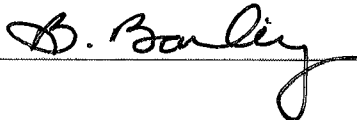
12-17-12

Date: _____

12/17/12

CONTRACTOR

By: _____



Print Name: _____

Beverly A. Bailey

Title: _____

President/CEO

Date: _____

September 26, 2012

City of San Diego License No.: B2004014014

State Contractor's License No.: 787490

Contract Forms
 Attachment C

La Jolla Children's Pool Lifeguard Station Design - Build Contract

BIDDING DOCUMENTS

PRICE PROPOSAL FORMS

The Bidder agrees to the design and construction of **LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN - BUILD CONTRACT**, for the city of San Diego, in accordance with these contract documents for the prices listed below. The Bidder guarantees the Contract Price for a period of 120 days (90 days for federally funded contracts and contracts valued at \$500,000 or less) from the date of Bid opening to Award of the Contract. The duration of the Contract Price guarantee shall be extended by the number of days required for the City to obtain all items necessary to fulfill all conditions precedent e.g., bond and insurance.

Item No.	NAICS CODE*	Description	Quantity	D**	Unit	Unit Price	Amount
1	236220	Bonds (Payment and Performance)	1		LS	 	\$ 30,000.00
2	541330	Engineering and Design Services	1	D	LS	 	\$ 350,000.00
3	236220	Field Construction	1		LS	 	\$2,258,115.00
4	541330	Storm Water Pollution Prevention	1		LS	 	\$ 35,512.00
5	238990	Disposal of Class I Regulated Waste Material	1		TONS	\$	\$ 9,000.00
6	238990	Disposal of Class II Regulated Waste Material	1		TONS	\$	\$ 6,500.00
7	236220	City Contingency	1		AL	 	\$ 15,000.00
8	236220	Furniture , Fixtures and Equipments	1		LS	 	\$ 0.00
9	236220	Building Permits including water & sewer Capacities and connection Fees	1		AL	 	XXXXXXX \$ 3,000.00
TOTAL FOR PROPOSAL (ITEMS NO 1 THROUGH 9 INCLUSIVE)							\$ 2,707,127.00

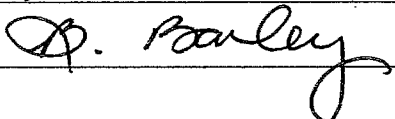
* Design Element (For City Use)

Total Price For Design-Build Proposal, (items 1 through 9, inclusive) amount written in words:

Two Million Seven Hundred Seven Thousand One Hundred Twenty Seven and No/100 Dollars.

Design-Builder: Stronghold Engineering, Inc.

Title: Beverly Bailey, President & CEO

Signature: 

**CONTRACT FORMS (continued)
PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND**

FAITHFUL PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND:

Stronghold Engineering Incorporated _____, a corporation, as principal, and _____
Liberty Mutual 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 Two Million Seven Hundred Seven Thousand
One Hundred Twenty-Seven Dollars and 00/100 (\$2,707,127.00) for the faithful performance of
the annexed contract, and in the sum of Two Million Seven Hundred Seven Thousand One
Hundred Twenty-Seven Dollars and 00/100 (\$2,707,127.00) for the benefit of laborers and
materialmen designated below.

Conditions:

If the Principal shall faithfully perform the annexed contract La Jolla Children's Pool
Lifeguard Station Design - Build Contract, Bid Number K-12-5521-DB2-3-C, 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 Chapter 3 of Division 5
of Title I of the Government Code of the State of California or under the provisions of Section 3082
et seq. 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.

CONTRACT FORMS (continued)
PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND

The Surety shall pay reasonable attorney's fees should suit be brought to enforce the provisions of this bond.

Dated September 25, 2012

Approved as to Form and Legality

Stronghold Engineering Incorporated

Principal

By B. Bailey

Beverly A. Bailey, President/CEO

Printed Name of Person Signing for Principal

Jan I. Goldsmith, City Attorney

By Christina Rae
Deputy City Attorney 12/17/12

Liberty Mutual Insurance Company

Surety

By Gerrit E. Brouwer

Attorney-in-fact

Gerrit E. Brouwer

Approved:

By: Bob Filner
Mayor

330 N. Brand Blvd., Suite 950

Local Address of Surety

Glendale, CA 91203

Local Address (City, State) of Surety

818.956.4208

Local Telephone No. of Surety

Premium \$ 28,632.00

Bond No. 024042871

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 5543333

American Fire and Casualty Company
The Ohio Casualty Insurance Company
West American Insurance Company
Liberty Mutual Insurance Company
Peerless Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That American Fire & Casualty Company and The Ohio Casualty Insurance Company are corporations duly organized under the laws of the State of Ohio, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, that Peerless Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Gerrit F. Brouwer; James P. Schabarum II; Janis Theodore; Jeffrey W. Cavignac

all of the city of San Diego, state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 31st day of August, 2012.



American Fire and Casualty Company
The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
Peerless Insurance Company
West American Insurance Company

By: *Gregory W. Davenport*
Gregory W. Davenport, Assistant Secretary

STATE OF WASHINGTON ss
COUNTY OF KING

On this 31st day of August, 2012, before me personally appeared Gregory W. Davenport, who acknowledged himself to be the Assistant Secretary of American Fire and Casualty Company, Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, Peerless Insurance Company and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Seattle, Washington, on the day and year first above written.



By: *KD Riley*
KD Riley, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, West American Insurance Company and Peerless Insurance Company, which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS - Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts - SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Gregory W. Davenport, Assistant Secretary to appoint such attorney-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, David M. Carey, the undersigned, Assistant Secretary, of American Fire and Casualty Company, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, West American Insurance Company and Peerless Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 25th day of Sept., 2012.



By: *David M. Carey*
David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, bank deposit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

County of San Diego

On September 25, 2012 before me, J.E. Theodore, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

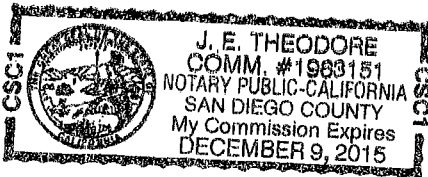
personally appeared Gerrit E. Brouwer
Name(s) of Signer(s)

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 J.E. Theodore
Signature of Notary Public



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: _____

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: _____

CONTRACTOR CERTIFICATION

DRUG-FREE WORKPLACE

PROJECT TITLE: La Jolla Children's Pool Lifeguard Station Design - Build Contract

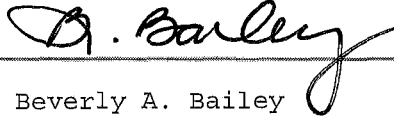
I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-17 regarding Drug-Free Workplace as outlined in INSTRUCTION TO BIDDERS, "Drug-Free Workplace", of the project specifications, and that;

Stronghold Engineering, Inc.

(Name under which business is conducted)

has in place a drug-free workplace program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the subcontractor's agreement to abide by the provisions of subdivisions a) through c) of the policy as outlined.

Signed



Printed Name Beverly A. Bailey

President / CEO

Title

CONTRACTOR CERTIFICATION

AMERICAN WITH DISABILITIES ACT (ADA) COMPLIANCE CERTIFICATION

PROJECT TITLE: La Jolla Children's Pool Lifeguard Station Design - Build Contract

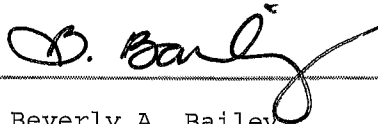
I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-4 regarding the American With Disabilities Act (ADA) outlined in the INSTRUCTION TO BIDDERS, "American With Disabilities Act", of the project specifications, and that;

Stronghold Engineering, Inc.

(Name under which business is conducted)

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.

Signed _____



Printed Name Beverly A. Bailey

Title President/CEO

CONTRACTOR CERTIFICATION

CONTRACTOR STANDARDS – PLEDGE OF COMPLIANCE

PROJECT TITLE: La Jolla Children's Pool Lifeguard Station Design - Build Contract

I declare under penalty of perjury that I am authorized to make this certification on behalf of

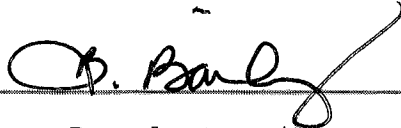
Stronghold Engineering, Inc.

, as Contractor, that I am familiar with the requirements of City of San Diego Municipal Code § 22.3224 regarding Contractor Standards as outlined in INSTRUCTION TO BIDDERS ("Contractor Standards"), of the project specifications, and that Contractor has complied with those requirements.

I further certify that each of the Contractor's subcontractors whose subcontracts are greater than \$50,000 in value has completed a Pledge of Compliance attesting under penalty of perjury of having complied with City of San Diego Municipal Code § 22.3224.

Dated this 28th Day of August, 2012

Signed



Printed Name Beverly A. Bailey

Title President / CEO

AFFIDAVIT OF DISPOSAL

WHEREAS, on the _____ DAY OF _____, 2____, the undersigned entered into and executed a contract with the City of San Diego, a municipal corporation, for:

La Jolla Children's Pool Lifeguard Station Design - Build Contract
(Name of Project)

as particularly described in said contract and identified as Bid No. **K-12-5521-DB2-3-C**; SAP No. (WBS/CC/IO) **S-00644**; and **WHEREAS**, the specification of said contract requires the Contractor to affirm that "all brush, trash, debris, and surplus materials resulting from this project have been disposed of in a legal manner"; and **WHEREAS**, said contract has been completed and all surplus materials disposed of:

NOW, THEREFORE, in consideration of the final payment by the City of San Diego to said Contractor under the terms of said contract, the undersigned Contractor, does hereby affirm that all surplus materials as described in said contract have been disposed of at the following location(s)

and that they have been disposed of according to all applicable laws and regulations.

Dated this _____ DAY OF _____, 2_____.

by _____ Contractor

ATTEST:

State of _____
County of _____

On this _____ DAY OF _____, 2____, before the undersigned, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared _____ known to me to be the _____ Contractor named in the foregoing Release, and whose name is subscribed thereto, and acknowledged to me that said Contractor executed the said Release.

Notary Public in and for said County and State

SUPPLEMENTARY SPECIAL PROVISIONS (SSP)

THESE SUPPLEMENTARY SPECIAL PROVISIONS CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE GREENBOOK) CURRENTLY ADOPTED BY THE CITY, INCLUDING ITS CURRENT SUPPLEMENT AMENDMENTS (CITY SUPPLEMENTS INCLUDED IN THE WHITEBOOK), EXCEPT FOR THE FOLLOWING:

STYLE OF SPECIFICATIONS

The City is gradually standardizing the style and language of the standard specifications for the public works construction. The new style and language follows the Federal guidelines for “Plain Language” to the extent possible.

The use of this new style does not change the meaning of a specification not yet using this style. Where used in the Contract Documents, statement or command type phrases (i.e., active voice and imperative mood) refer to and are directed at the Bidder or Contractor as applicable. The specifications are written to the Bidder before award and the Contractor after. Before award, interpret sentences written in the imperative mood as starting with "The Bidder must" and interpret "you" as "the Bidder" and "your" as "the Bidder's." After award, interpret sentences written in the imperative mood as starting with "The Contractor must" and interpret "you" as "the Contractor" and "your" as "the Contractor's." Similarly, interpret "we" and “us” as "the City" and "our" as "the City's.”

PART 1 – GENERAL PROVISIONS

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

1-2 TERMS AND DEFINITIONS.

Agency – ADD the following:

Regulatory activities handled by the City of San Diego Developmental Services, Fire and Planning Departments, or any other City Department are not subject to the responsibilities of the City under this contract.

Certificate of Compliance – To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

Certificate of Compliance – A written document signed and submitted by a supplier or manufacturer that certifies that the material or assembled material supplied to the Work site complies with the requirements of the Contract Documents.

Contract Documents – To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

The Agreement, Addendum, Invitation to Bid, Instructions to Bidders, special notice page, funding agency provisions, Bid and documentation accompanying the Bid and any post-bid documentation submitted prior to the Notice of Award when attached as an exhibit to the Contract, Bonds, permits from jurisdictional regulatory agencies, Supplementary Special Provisions (SSP), City’s EOCP Requirements, City Supplement, Plans, Standard Plans, Construction Documents, Reference

Specifications listed in the Invitation to Bid or the RFP for Design-Build contracts, Request for Qualifications (RFQ), Statement of Qualifications (SOQ), Request for Proposals (RFP), modifications issued after the execution of the Contract e.g., Change Orders, Construction Manager At Risk's Guaranteed Maximum Price including written qualifications, assumptions and conditions thereto and Pre-construction Services Agreement.

ADD: Limited Notice To Proceed – A written notice given from the City to the Contractor that authorizes the Contractor to start a limited amount of work that is not Construction Work, such as finalizing subcontract agreements, ordering materials, mobilization, furnishing a field office, and any other preliminary work done prior to performing Construction Work.

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

The Normal Working Hours shall be 7:30 AM to 5:30 PM. Popping season will be observed at this project.

Notice of Completion (NOC) – ADD the following:

See California Civil Code section 3093.

Samples - Physical examples which illustrate materials, equipment or workmanship and establish standards by which the Work will be evaluated.

SECTION 2 - SCOPE AND CONTROL OF WORK

2-1.2.2 Joint Venture Contractors. To the City Supplement, last paragraph, DELETE in its entirety and SUBSTITUTE with the following:

The Joint Venture shall designate an on-site representative and an alternate in writing. The on-site representative and the alternate shall have the full authority to bind all Joint Venture partners.

The Joint Venture shall provide a copy of the Joint Venture agreement and the Joint Venture license to the City within 10 Working Days after receipt by the Bidder of Contract forms.

2-3.1.2 Subcontractor List. ADD the following:

For Extra Work, the Contractor shall submit Form CC10, "CONTRACT CHANGE ORDER (CCO)" with each CCO proposal. Form CC10 is available for download from the EOCP site at: <http://www.sandiego.gov/eoc/pdf/cc10.pdf>

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

The Contractor shall perform, with its own organization, Contract work amounting to at least 50 percent of the base bid alone or base bid and any additive or deductive alternate(s) that together when added or deducted form the basis of determining the Apparent Low Bidder as specified. The self performance percentage requirement will be waived for contracts when a "B" License is required or allowed.

2-3.3 Status of Subcontractors. ADD the following:

With every request for payment, the Contractor shall submit to the Engineer a breakdown showing monthly and cumulative amounts of the Work performed under Change Order by the Contractor and the Subcontractors. The reporting format shall be approved by the Engineer.

2-3.4 Subcontract Requirements. To the City Supplement, ADD the following paragraph:

The Contractor shall ensure that all of its Subcontractors are licensed at the time of the execution of their subcontract agreements. In the event a Subcontractor is not properly licensed, the Contractor shall cease payment to Subcontractor for all work performed when the Subcontractor was improperly licensed. Any payment made by the Contractor to a Subcontractor for work performed when the Subcontractor was unlicensed shall be returned to the City.

Where the Contract Documents require that a particular product be installed or applied by an applicator approved by the manufacturer, it is the Contractor's responsibility to ensure the Subcontractor or Supplier employed for such work is approved by the manufacturer.

2-5.2 Precedence of Contract Documents. To the Cit Supplement, DELETE in its entirety and SUBSTITUTE with the following:

2-5.2 Precedence of Contract Documents. If there is a conflict between any of the Contract Documents, the document highest in the order of precedence shall control. The order of precedence, from highest to lowest, shall be as follows:

- 1) Permits (i.e., issued by jurisdictional regulatory agencies)
- 2) Change Orders and Supplemental Agreements; whichever occurs last
- 3) Contract and Agreement
- 4) Addenda
- 5) Bid (e.g., price Proposal for Design-Build contracts)
- 6) Request for Proposal (RFP)
- 7) Invitation to Bid
- 8) Instruction to Bidders
- 9) Request for Qualifications (RFQ)
- 10) Special Provisions (i.e., City's EOC Requirements, City Supplement, and Supplementary Special Provisions (SSP))
- 11) Plans
- 12) Construction Documents (for Design-Build contracts)
- 13) Standard Drawings
- 14) Reference Specifications (e.g., GREENBOOK)
- 15) Technical Proposal (for Design-Build contracts)
- 16) Statement of Qualifications (SOQ)

When additional requirements by the funding sources are physically or by reference incorporated in the Contract Documents, the funding source's requirements shall govern **unless specified otherwise**.

Figured dimensions shall take precedence over scaled dimensions. Detailed drawings shall take precedence over general drawings.

2-5.3.1 General. DELETE in its entirety and SUBSTITUTE with the following:

When required by the Contract Documents or when requested by the Engineer, the Contractor shall provide the submittals as specified in 2-5.3.2, 2-5.3.3, and 2-5.3.4 to the Engineer. Materials shall neither be furnished nor fabricated, nor shall any work for which submittals are required be performed before the required submittals have been reviewed and accepted by the Engineer. The payment for the submittals shall be included in the various Bid items. Neither review nor acceptance of submittals by the Engineer shall relieve the Contractor from responsibility for errors, omissions, or deviations from the Contract Documents, unless such deviations were specifically called to the attention of the Engineer in the letter of transmittal. The Contractor shall be responsible for the correctness of the submittals.

The Contractor shall allow a minimum of 20 working days for review of submittals unless otherwise specified in the Special Provisions. Each submittal shall be accompanied by a letter of transmittal.

2-5.4.1 General. ADD the following:

Source Identification e.g., RFI numbers and Change Order numbers as required to identify the source of the change to the Contract Documents shall be noted.

2-5.4.2 Asset Specific Red-lines (d). ADD the following:

- Dimensional changes to the drawings.
- Revisions to details shown on drawings.
- Depths of foundations below first floor.
- Locations and depths of underground utilities.
- Revisions to routing of piping and conduits.
- Revisions to electrical circuitry.
- Actual equipment locations.
- Duct size and routing.
- Locations of concealed internal utilities.
- Changes made by Change Order.
- Details not on original Plans.

ADD the following:

- h) Slurry Seal and Asphalt Overlay Red-Lines: The Contractor shall clearly record on the City provided forms in MS Excel format the actual dates and quantity of each Bid item applied to each street segment and comments regarding each segment. The Contractor shall record reasons if no work is performed.

2-5.5 As-built Drawings. ADD the following:

As-built Drawings shall be the responsibility of the Contractor.

2-6 WORK TO BE DONE. ADD the following:

In accordance with the provisions of California Law, the Contractor shall possess or require the Subcontractor(s) to possess valid appropriate license(s) for the Work being performed.

2-7 SUBSURFACE DATA. ADD the following:

In preparation of the Contract Documents, the designer has relied upon the following reports of explorations and tests of subsurface conditions at the Work Site:

1. Report of Geotechnical Evaluation dated January 11, 2011, 2009 by Terra Costa Consulting Group, Inc.

The report listed above is available for review by contacting the City Project Manager or visiting:

<ftp://ftp.sannet.gov/OUT/ECP/2-7%20SUBSURFACE%20DATA/>

2-9.1 Permanent Survey Markers. DELETE in its entirety and SUBSTITUTE with the following:

The Contractor shall notify the Engineer or the owner on a Private Contract, at least 7 days before starting the Work to allow for the preservation of survey markers, survey monuments, lot stakes (tagged), and benchmarks. The Engineer or the owner on a Private Contract, will, at its cost, file a Corner Record Form referencing survey monuments subject to disturbance in the Office of the County Surveyor prior to the start of construction and also prior to the completion of construction for the replacement of survey monuments. The Contractor shall not disturb or permanently cover survey markers, survey monuments, lot stakes (tagged), or benchmarks without the consent of the Engineer or the owner on a Private Contract. The Contractor shall bear the expense of uncovering and replacing any that may be disturbed without permission. Replacement shall be done only under the direction of the Engineer by a Registered Land Surveyor or a Registered Civil Engineer authorized to practice land surveying within the State of California. When a change is made in the finished elevation of the pavement of any roadway in which a permanent survey monument is located, the Contractor shall adjust the monument cover to the new grade within 7 days of finished paving unless otherwise specified in the Special Provisions.

2-9.2 Survey Services. DELETE in its entirety and SUBSTITUTE the following:

The Contractor shall be responsible for all surveying services or as may be specified in these special provisions.

The payment for survey services shall be included in the various Bid items unless a Bid item for Survey Service has been provided.

2-10 AUTHORITY OF BOARD AND ENGINEER. ADD the following:

Regulating agencies of the City, such as Developmental Services, Fire and Planning Departments, enforce Legal Requirements and standards. These enforcement activities are not subject to the responsibilities of the Engineer under this Agreement.

2-11 INSPECTION. ADD the following:

The City may utilize field inspectors to assist the Engineer during construction in observing performance of the Contractor. The inspector is for the purpose of assisting the Engineer and shall not be confused with an inspector with a City regulatory agency or with a Special Inspector.

Code compliance testing (including all Geotechnical requirements) and inspections required by codes or ordinances, or by a plan approval authority, shall be the responsibility of and shall be paid by the Contractor, unless otherwise provided in the Contract Documents.

The Contractor's quality control testing and inspections shall be the sole responsibility of the Contractor and paid by the Contractor included in the Bid price.

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

Other adjacent City project is scheduled for construction for the same time period in the vicinity. See Appendix as part of the Contract Documents for approximate location. The Work shall be coordinated with the adjacent project(s) as listed below:

1. Sidewalk Enhancement Project, La Jolla Parks and Beaches Committee,
Project Manager: Patrick Aher and Jim Nery

2-16 TECHNICAL STUDIES AND DATA. To the City Supplement, ADD the following:

In preparation of the Contract Documents, the designer has relied upon the following studies, data, reports of explorations, and tests:

1. Biological Report dated March 2011, by Hanan & Associates, Inc.

Complete set of Reports are included as part of Attachment A

ADD: 2-17 CONTRACTOR REGISTRATION.

The Contractor, Subcontractors, and Suppliers shall register with the City's EOCP via Prism® i.e., the City's web-based contract compliance portal at: <https://pro.prismcompliance.com/contractor/plugins/pages/contractormenu.aspx>.

The Contractor shall ensure that proposed Subcontractors and Suppliers have completed the registration prior to Notice of Intent to Award. If the Contractor fails to have its Subcontractors and Suppliers registered after the NTP has been issued, the City will withhold a minimum of 10% in addition to the Retention from all invoices submitted until the Contractor and all listed Subcontractors and Suppliers are properly registered in PRISM.

SECTION 3 – CHANGES IN WORK

3-3.2.2 Basis for Establishing Costs (a) Labor, City Supplement, first and second paragraphs, DELETE in entirety and SUBSTITUTE with the following:

The City reserves the right to request financial records of salaries for an employee, wages, bonuses and deductions to substantiate the actual cost of labor certified by a California licensed Certified Public Accountant. The Contractor shall use the City provided form i.e., "PUBLIC WORKS PAYROLL REPORTING FORM" which is available at <http://www.sandiego.gov/eoc/pdf/payrollreport.pdf> to list the labor rates of its personnel and Subcontractors who work on this Project. An initial submittal shall be made prior to NTP.

The payment for payroll records shall be included in the various Bid item unless a separate Bid item has been provided.

SECTION 4 - CONTROL OF MATERIALS

4-1.3.1 General. First paragraph, ADD the following:

Other standard items or materials typically accepted by Certificate of Compliance shall not require inspection at the source unless specified in the Special Provisions. For a list of these items or materials, the Contractor may refer to the Contract Documents.

4-1.3.2 Inspection of Materials Not Locally Produced. ADD the following:

The Contractor will perform and provide the City with inspection reports of out-of-town manufacturer for the items used on this project.

4-1.3.5 Special Inspections. To the City Supplement, ADD the following:

Special Inspection and testing by the Special Inspectors shall meet the minimum requirements of the prevailing Codes and by the City's Development Services Department (DSD) and reference in <http://www.sandiego.gov/development-services/industry/special.shtml>

4-1.5 Certificates of Compliance. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

4-1.5 Certificates of Compliance. DELETE in its entirety and SUBSTITUTE with the following:

Certificates of Compliance shall be furnished to the Engineer prior to the use of any material or assembled material for which these Specifications so require or if so required by the Engineer.

The Engineer may waive the materials testing requirements of the Specifications and accept a Certificate of Compliance. Manufacturing test data may be required by the Engineer to be included with the submittal.

Materials used on the basis of a Certificate of Compliance may be sampled and tested at any time. The submission of a Certificate of Compliance shall not relieve the Contractor of responsibility for incorporating material in the Work which conforms to the requirements of the Contract Documents, and any material not conforming to the requirements will be subject to rejection whether in place or not.

When professional certification of performance criteria of materials, systems or equipment is required by the Contract Documents, the City shall be entitled to rely upon the accuracy and completeness of such calculations and certifications.

4-1.6 Trade Names or Equals. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

ADD the following:

Whenever materials or equipment are indicated in the Contract Documents by using the name of a proprietary item or the name of a particular Supplier, the naming of the item is intended to establish the type, function, and quality required. Unless stated otherwise, materials or equipment of other Suppliers may be accepted if sufficient information is submitted to the Engineer for review to determine whether the material or equipment proposed is equivalent or equal to that named.

- a) The Contractor shall submit its list of proposed substitutions for “an equal” (“or equal”) item(s) **no less than 15 Working Days prior to Bid due date** and on a City form when provided by the City.
 - i. The City will respond to the Contractor’s substitution proposal by at least 3 Working Days prior to the Bid due date. If the City fails to respond to the Contractor’s substitution proposal within the specified time period, the substitution proposal will be deemed denied.
 - ii. The Contractor may bring forward a substitution proposal after Award that was denied based on the City’s failure to respond by submitting a “Cost Reduction Proposal” in accordance with 3-1.3.
- b) The request for substitution shall include the following information:
 - i. Whether or not acceptance of the substitute for use in the Work will require a change in any of the Contract Documents to adopt the design to the proposed substitute.
 - ii. Whether or not incorporation or use of the substitute in connection with the Work is subject to payment of any license fee or royalty.
 - iii. All variations of the proposed substitute from the items originally specified will be identified.
 - iv. Available maintenance, repair, and replacement service requirements. The manufacturer shall have a local service agency within 50 miles of the site which maintains properly trained personnel and adequate spare parts and is able to respond and complete repairs within 24 hours.
 - v. Certification that the proposed substitute will perform adequately the functions and achieve the results called for by the general design, and be similar and of equal substance to that indicated, and be suited to the same use as that specified.
- c) There is no guaranteed time frame for the City’s review of the substitution requests.
- d) The burden of proof as to the type, function, and quality of any such substitute product, material or equipment shall be upon the Contractor. The Engineer may require at the Contractor’s expense additional data about the proposed substitute.
- e) If the Engineer takes no exceptions to the proposed substitution, it shall not relieve the Contractor from responsibility for the efficiency, sufficiency, quality, and performance of the substitute material or equipment, in the same manner and degree as the material and equipment specified by name.
- f) The lack of action(s) on the Engineer’s side within the Contractor’s requested time shall not constitute acceptance of the substitution.
- g) Acceptance by the Engineer of a substitute item shall not relieve the Contractor of the responsibility for full compliance with the Contract Documents.

- h) For the substitution review process or to have materials listed on the AML, refer to the AML standard review process.
- i) The Bid submittal shall be based on the material and equipment specified by name in the Contract. If the proposal is rejected by the Engineer, the Contractor shall not be entitled to either an extension in Contract Time, increase in the Contract Price, or both.
- j) As applicable, no Shop Drawing or Working Drawing submittals shall be made for a substitute item nor shall any substitute item be ordered, installed, or utilized without the Engineer's prior written.
- k) The Contractor shall reimburse the City for the charges of the Engineer for evaluating each proposed substitute.
- l) For Design-Build contracts, one copy of all designer reviewed submittals shall be provided to the Engineer.

SECTION 6 - PROSECUTION, PROGRESS AND ACCEPTANCE OF WORK

6-1.2 Commencement of Work. To the GREENBOOK and City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

Unless specified otherwise, design shall start within 5 Working Days after NTP and be diligently prosecuted to completion within the Contract Time. The Contractor shall not start any construction activity at the Site until the city approves the construction documents, issues all required building permits and the Engineer issues a construction NTP.

Upon the Contractor's written request, the City may delay the NTP as follows:

- a) Up to 5 Working Days from the Pre-construction Meeting, or
- b) Up to 40 Working Days from the Limited NTP for the preparation, submittal, obtaining approval for and filing of the PRDs in accordance with 801, "STORM WATER POLLUTION CONTROL," or
- c) Up to 60 Working Days from the Limited NTP for the preparation, submittal, and approval of the TCP on "D-sheets" when specified in 7-10.2, "Traffic Control."

For areas that do not require engineered TCP on D-sheets, the Contractor may at any time after the Pre-construction Meeting obtain a TCP Permit via Working Drawings or the City's over the counter process and start the Work. If the Contractor decides to commence the construction work before the completion of the D-sheet TCPs, the Contractor shall forfeit the 60 Working Days specified here. The D-sheet TCP shall be done concurrently and no additional time will be granted.

For paving Work, the Contractor shall coordinate the Work to facilitate the installation and protection of the new curb ramps and associated concrete work prior to commencing the asphalt overlay operations. The Work at a specific location shall not commence until all layouts and measurements are agreed upon by both the Contractor and the Engineer.

The Contractor shall notify SDG&E at least 10 Working Days prior to excavating within 10' of SDG&E Underground High Voltage Transmission Power Lines (i.e., 69 KV and higher).

For the Design-Build contracts, the Design-Builder shall not begin construction of the Project or any portions thereof until the Engineer approves the design for the Project or portion thereof. No payment shall be made for any construction Work performed prior to the Engineer's approval. Applications for payment for such work shall not be binding on the City.

ADD: 6-1.8 Pre-construction Meeting.

Within 20 Working Days from the Limited NTP the Engineer will schedule a mandatory pre-construction meeting (Pre-construction Meeting) with the Contractor. The agenda will include items such as NTP, design services and submittal and review process for Design-Build contracts, critical elements of the work schedule, submittal schedule, cost breakdown of major lump sum items, payment requests and processing, environmental and community concerns, coordination with the involved utility firms, the level of record project documents required and emergency telephone numbers for all representatives involved in the course of construction.

6-2.1 Moratoriums. To the City Supplement, ADD the following:

No Work shall be allowed in the areas where there is currently a moratorium issued by the City. The areas subject to moratorium are listed here:

- a) La Jolla Children's Pool from January 1, 2012 to June 1, 2012 (Pupping Season).

ADD: 6-8.1 Completion. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

6-8.1 Completion. The Contractor shall submit a written assertion that the Work has been completed. 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 when the Contractor is relieved from responsibility to protect and maintain the Work.

6-8.2 Acceptance. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

6-8.2 Acceptance. Acceptance will occur after all of the requirements contained in the Contract Documents have been fulfilled. If, in the Engineer's judgment, the Contractor has fully performed the Contract, the Engineer will accept the Contractor's performance of the Contract.

6-8.3 Warranty. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

6-8.3 Warranty. Unless specified otherwise, the Work shall be warranted by the Contractor against defective workmanship and materials for a period of 1 year.

- a) The warranty period shall start on the date of completion of the Work as determined by the Engineer.
- b) The Contractor shall provide an unconditional warranty on all installed fiber optic cable for a minimum period of 2 years.
- c) The warranty period for the following items of the Work shall be 3 years:

1. Work under Section 500 (requires Long Term Warranty Contract (LTWC))
 2. DWT Construction (requires manufacturer's warranty)
 3. LED signal modules (requires manufacturer's warranty)
 4. Private sewer pumps including the alarm panel and all other accessories. The Contractor shall provide the City and property owner a copy of the warranty. (requires manufacturer's warranty)
- d) The Contractor shall involve the manufacturer in the installation and startup as needed to secure any extended warranty required.
 - e) 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 or as approved by the Engineer in writing.
 - f) All warranties, express or implied, from Subcontractors or Suppliers, of any tier, for the work performed and materials furnished shall be assigned, in writing, to the City, and such warranties shall be delivered to the Engineer prior to acceptance of the Contractor's performance of the Contract.
 - g) The Contractor shall replace or repair defective Work in a manner satisfactory to the Engineer, after notice to do so from the Engineer, and within the time specified in the notice. If the Contractor fails to make such replacement or repairs within the time specified in the notice, the City may perform the replacement or repairs at the Contractor's expense. If the Contractor fails to reimburse the City for the actual costs, the Contractor's Surety shall be liable for the cost thereof.
 - h) Nothing in this warranty 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.
 - i) These specifications are not intended to constitute a period of limitations or waiver of any other rights or remedies City may have regarding the Contractor's other obligations under the Contract Documents or federal or state law.
 - j) The Contractor shall respond and initiate corrective action within 24 hours of notice of nonconforming Work that poses an imminent threat to person or property.

ADD: 6-8.4 Latent and Patent Defect Warranty. For Design-Build contracts, the Contractor shall warrant to City that the construction, including all materials and equipment furnished as part of the construction, shall be free of latent and patent defects in materials and workmanship. The City will first provide the Contractor an opportunity to correct or replace any latent and patent defect at its own cost and expense, if notified by the City within 4 years after the date of Acceptance for patent deficiency and 10 years for a latent deficiency. If the Contractor fails to repair and replace the reported deficiency, the City will repair the deficiency and charge the Contractor for the repair.

6-9 LIQUIDATED DAMAGES. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

MODIFY to increase the daily value from \$250 to \$1,000 for contracts with a value of over \$100,000.

SECTION 7 - RESPONSIBILITIES OF THE CONTRACTOR

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

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

ADD: 7-3.1 Policies and Procedures.

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

ADD: 7-3.2 Types of Insurance.

7-3.2.1 Commercial General Liability Insurance.

- a) Commercial General Liability Insurance must be written on the current version of the ISO Occurrence form CG 00 01 07 98 or an equivalent form providing coverage at least as broad.
- b) The policy must cover liability arising from premises and operations, XCU (explosions, underground, and collapse), independent contractors, products/completed operations, personal injury and advertising injury, bodily injury, property damage, and liability assumed under an insured's contract (including the tort liability of another assumed in a business contract).
- c) There must be no endorsement or modification limiting the scope of coverage for either "insured vs. insured" claims or contractual liability. You must maintain the same or equivalent insurance for at least 10 years following completion of the Work.

- d) All costs of defense must be outside the policy limits. Policy coverage must be in liability limits of not less than the following:

General Annual Aggregate Limit	Limits of Liability
Other than Products/Completed Operations	\$2,000,000
Products/Completed Operations Aggregate Limit	\$2,000,000
Personal Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000

7-3.2.2 Commercial Automobile Liability Insurance.

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

7-3.2.3 Commercial Pollution Liability Insurance.

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

- f) Except as provided for under California law, the policy or policies must provide that the City is entitled to 30 days prior written notice (10 days for cancellation due to non-payment of premium) of cancellation or non-renewal of the policy or policies.

7-3.2.4 Contractors Hazardous Transporters Pollution Liability Insurance.

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

7-3.2.5 Contractors Builders Risk Property Insurance..

- a) You must provide at your expense, and maintain until Final Acceptance of the Work, a Special Form Builders Risk Policy or Policies. This insurance must be in an amount equal to the replacement cost of the completed Work (without deduction for depreciation) including the cost of excavations, grading, and filling. The policy or policies limits must be 100% of this contract value of the Work plus 15% to cover administrative costs, design costs, and the costs of inspections and construction management.
- b) Insured property must include material or portions of the Work located away from the Site but intended for use at the Site, and must cover material or portions of the Work in transit. The policy or policies must include as insured property scaffolding, falsework, and temporary buildings located at the Site. The policy or policies must cover the cost of removing debris, including demolition.
- c) The policy or policies must provide that all proceeds thereunder must be payable to the City as Trustee for the insured, and must name the City, you, Subcontractors, and Suppliers of all tiers as named insured. We as Trustee will collect, adjust, and receive all monies which may become due

and payable under the policy or policies, may compromise any and all claims thereunder, and will apply the proceeds of such insurance to the repair, reconstruction, or replacement of the Work.

- d) Any deductible applicable to the insurance must be identified in the policy or policies documents and responsibility for paying the part of any loss not covered because of the application of such deductibles must be apportioned among the parties except for the City as follows: if there is more than one claimant for a single occurrence, then each claimant must pay a pro-rata share of the per occurrence deductible based upon the percentage of their paid claim to the total paid for insured. The City must be entitled to 100% of its loss. You must pay the City any portion of that loss not covered because of a deductible, at the same time the proceeds of the insurance are paid to the City as trustee.
- e) Any insured, other than the City, making claim to which a deductible applies must be responsible for 100% of the loss not insured because of the deductible. Except as provided for under California law, the policy or policies must provide that the City is entitled to 30 days prior written notice (10 days for cancellation due to non-payment of premium) of cancellation or non-renewal of the policy or policies.

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

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

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

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

ADD: 7-3.5 Policy Endorsements.

7-3.5.1 Commercial General Liability Insurance

7-3.5.1.1 Additional Insured.

- a) You must provide at your expense policy endorsement written on the current version of the ISO Occurrence form CG 20 10 11 85 or an equivalent form providing coverage at least as broad.
- b) To the fullest extent allowed by law e.g., California Insurance Code §11580.04, the policy must be endorsed to include the City and its respective elected officials, officers, employees, agents, and representatives as additional insured.

1. The additional insured coverage for projects for which the Engineer's Estimate is \$1,000,000 or more must include liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) Your products, (c) Your work, e.g., your completed operations performed by you or on your behalf, or (d) premises owned, leased, controlled, or used by you.
2. The additional insured coverage for projects for which the Engineer's Estimate is less than \$1,000,000 must include liability arising out of: (a) Ongoing operations performed by you or on your behalf, (b) Your products, or (c) premises owned, leased, controlled, or used by you.

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

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

7-3.5.2 Commercial Automobile Liability Insurance.

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

7-3.5.3 Contractors Pollution Liability Insurance Endorsements.

7-3.5.3.1 Additional Insured.

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

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

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

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

7-3.5.4 Contractors Hazardous Transporters Pollution Liability Insurance Endorsements.

7-3.5.4.1 Additional Insured.

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

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

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

7-3.5.5 Builders Risk Endorsements.

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

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

ADD: 7-3.6 Deductibles and Self-Insured Retentions. You are responsible for the payment of all deductibles and self-insured retentions. Disclose deductibles and self-insured retentions to the City at the time the evidence of insurance is provided.

ADD: 7-3.7 Reservation of Rights. We reserve 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. We 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.

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

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

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

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

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

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

- a) In accordance with the provisions of §3700 of the California Labor Code, you must provide at its 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.
- b) Limits for this insurance must be not less than the following:

<u>Workers' Compensation</u>	<u>Statutory Employers Liability</u>
Bodily Injury by Accident	\$1,000,000 each accident
Bodily Injury by Disease	\$1,000,000 each employee
Bodily Injury by Disease	\$1,000,000 policy limit

- c) By signing and returning this contract you certify that you are aware of the provisions of §3700 of the Labor Code which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code and you will comply with such provisions before commencing the Work as required by § 1861 of the California Labor Code.

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

7-5 PERMITS, FEES, AND NOTICES. To the City Supplement, DELETE item e) in its entirety.

To the City Supplement, ADD the following:

The City will obtain and pay for all permits and fees to construct the Project and inspections necessary for the proper execution and completion of the work unless otherwise stated in these specifications.

To the extent there is a change in the type or cost of any of such permits, fees, licenses or inspection occurring after Award of Contracts, there shall be an equitable adjustment in the Contract Price and Contract Time on account of such change per Section 3, "CHANGES IN WORK." The Contractor shall comply with and give notices required by applicable laws.

The Contractor shall not be entitled to damages or additional payment for delays attributable to the acquisition of permits.

The Contractor may be given a no-cost extension of time for unforeseen delays attributable to the acquisition of permits.

7-5.1 Building Permit. The contractor shall make an appointment for the issuance of the Building Permit with the Development Services Department, 122 First Avenue, San Diego CA 92101. Cost for such permits shall be paid for by the Contractor. Any prior approval obtained for the plans will not in any way waive this requirement. The Contractor is to pay for and pull all other permits such as, electrical, mechanical, plumbing, etc.

The Contractor shall be required to request inspections specified in the California Building Code and by the Development Services Department. These inspections will be coordinated at all times through the Field Engineer. Any work performed without the benefit of the required permit and subsequent inspections shall be removed and placed as the discretion of the Inspector at no additional cost to the City Of San Diego.

7-8.6 Water Pollution Control. ADD the following:

- a) The Project is subject to the Storm Water Pollution control requirements listed on the Plans or as specified in these specifications.
- b) For contracts subject to Construction General Permit (CGP), the Contractor’s QSD shall verify the City’s assessment prior to submittal through SMARTS.
- c) The Contractor’s attention is directed to Section 801, “WATER POLLUTION CONTROL” of these specifications for more information.

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

7-9 PROTECTION AND RESTORATION OF EXISTING IMPROVEMENTS. ADD the following:

In any emergency affecting the safety of persons or property, the Contractor shall act, at its discretion, to prevent threatened damage, injury or loss. Any change in Contract Price or Contract Time resulting from emergency work shall be determined as provided in SECTION 3, “CHANGES IN WORK.”

7-10.1 Traffic and Access. To the City Supplement, DELETE the agency notification listing in its entirety and SUBSTITUTE with the following:

The Contractor shall notify Metropolitan Transit System (MTS), a minimum of 5 Working Days prior to excavation, construction, or traffic control affecting bus stops. The Contractor shall notify the remaining agencies a minimum of two 2 Working Days prior to construction activities affecting the agencies:

Fire Department Dispatch	(Street or alley closure)	(858) 573-1300
Police Department Traffic	(Street or alley closure)	(858) 495-7800
Street Division/Electrical	(Traffic signals)	(619) 527-7500
U.S. Navy	(32nd Street Naval Station)	(619) 556-1319
Underground Service Alert	(Any excavation)	(800) 422-4133
MTS	(Street Closure and Bus Stops)	(619) 238-0100 Ext 6451

7-10.2.6 Traffic Control Signs and Notices for Resurfacing and Slurry Sealing. To the first paragraph of the City Supplement ADD the following:

For each street segment in addition to resurfacing and slurry sealing, the Contractor shall be posted “NO PARKING” for any required preparatory work such as, but not limited to, damaged asphalt pavement replacement (mill & pave), crack seal, and tree trimming.

7-10.6 Traffic Plate Bridging. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

Transverse or longitudinal cuts, voids, trenches, holes, and excavations in the right-of-way that cannot be properly completed within 1 Working Day shall be protected by adequately designed barricades and structural steel plates [plates] that will support legal vehicle loads in such a way as to preserve unobstructed traffic flow.

The Contractor shall secure approval, in advance, from authorities concerning the use of any bridging proposed on the Work.

Plates shall conform to the following:

- a) The trench shall be adequately shored to support the bridging and traffic loads.
- b) Plates shall be designed for HS 20-44 truck loading in accordance with Caltrans Bridge Design Specifications Manual.
- c) For the minimum thickness of plates refer to Table 7-10.6(A):

Table 7-10.6(A) - Trench Width / Minimum Plate Thickness

Trench Width	Minimum Plate Thickness
10" (0.25 m)	1/2" (13 mm)
1'-11" (0.58 m)	3/4" (19 mm)
2'-7" (0.80 m)	7/8" (22 mm)
3'-5" (1.04 m)	1" (25 mm)
5'-3" (1.6 m)	1 1/4" (32 mm)

For spans greater than 5'-3" (1.6 m), a structural design shall be prepared by a California Registered Civil Engineer and approved by the Engineer.

- d) Plates shall have a skid-resistant surface with a nominal Coefficient Of Friction (COF) of 0.35 as determined by California Test Method 342.
- e) Plates shall extend a minimum of 12" (300 mm) beyond the edges of the trench.
- f) Plates shall provide complete coverage to prevent any person, bicycle, motorcycle or motor vehicle from being endangered due to plate movement causing separations or gaps.
- g) Plates shall be secured against movement or displacement by using adjustable cleats, shims, welding, or other devices, and shall be installed in a manner that will minimize noise as traffic drives over them. Plates shall be installed using either Method (1) or (2):
 - i. Method 1 [For speeds greater than 45 mph (70 Km/hr)]: The pavement shall be cold planed to a depth equal to the thickness of the plate and to a width and length equal to the dimensions of the plate.
 - ii. Method 2 [For Speeds less than 45 mph (70 Km/hr)]: Approach plate(s) and ending plate (if longitudinal placement) shall be attached to the roadway by a minimum of 2 dowels pre-drilled into the corners of the plate and drilled 2" (50 mm) into the pavement. Subsequent plates are butted to each other. Fine graded asphalt concrete shall be compacted to form ramps, maximum slope 8.5 % with a minimum 12" (305 mm) taper to cover all edges of the plates.

Alternative installation method may be submitted in accordance with 2-5.3, "Submittals" for the Engineer's approval.

- h) The Contractor shall be responsible for maintenance of the plates, shoring, and asphalt concrete ramps or any other approved device used to secure the plates. The Contractor shall immediately mobilize necessary personnel and equipment after being notified by the Engineer, the City's station 38, or a member of the public of a repair needed e.g., plate movement, noise, anchors, and asphalt ramps. Failure to respond to the emergency request within 2 hours will be grounds for the City to perform necessary repairs that will be invoiced at actual cost including overhead or \$500 per incident, whichever is greater. Failure by the Contractor to comply may result in automatic grounds suspension of permit, Contract, or both.
- i) When plates are removed, any damage to the pavement shall be repaired with fine graded asphalt concrete mix or slurry seal satisfactory to the Engineer.

Payment for traffic plate bridging shall be included in the various Bid items unless a Bid Item has been provided for steel plate bridging.

7-13.2 Access for Disabled Persons. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

For Design-Build contracts, the Design-Builder shall warrant and certify that all Project Plans and Specifications prepared in accordance with this contract shall meet all current requirements of the California Building Code, California Code of Regulations, Title 24 (Title 24) and the Americans with Disabilities Act (ADA) and the ADA Standards for Accessible Design. When a conflict exists between the ADA Standards for Accessible Design, Title 24 and the WHITEBOOK - City Supplement, the most restrictive requirement shall be followed. As a condition precedent to Award of this contract, the Design-Builder shall submit to City the Design-Builder Certification for Title 24/ADA Compliance.

The Design-Builder shall comply with all portions of the ADA and Title 24. (For specific services and public accommodations, The Design-Builder may contact the Office of the Americans with Disabilities Act, Civil Rights Division, U.S. Department of Justice, P.O. Box 66118, Washington, D.C. 20035-6118; phone number (202) 514-0301.) The Design-Builder acknowledges and agrees that the Design-Builder is aware of and will comply with Council Policy 100-04, incorporated herein by this reference, adopted by Resolution No. R-282153, relating to the federally-mandated ADA. The Design-Builder and contractors will be individually responsible for administering their own ADA and Title 24 program.

Code Implementation:

- a) The 2010 Americans with Disabilities Act (ADA) regulations will take effect on April 15, 2011.
- b) The 2010 ADA Standards for Accessible Design will take effect on April 15, 2012. Designers may choose either the 1991 ADAAG or the 2010 ADA Standards if the project is to be designed before the adoption date but all new construction and alteration projects must comply with the 2010 ADA Standards if construction is to start on or after April 15, 2012.
- c) The 2010 California Building Code, California Code of Regulations, Title 24 will take effect on January 1, 2011.

The Design-Builder shall pay all claims, costs, losses and damages incurred by the City in undertaking remedial action to correct City determined violations of ADA or Title 24. To effectuate remedial action, the City will issue a Change Order incorporating the necessary revisions in the Construction Documents. The City will be entitled to an appropriate decrease in the Contract Price, and, if the Parties are unable to agree as to the amount thereof, The City may unilaterally issue the Change Order.

ADD: 7-15 INDEMNIFICATION AND HOLD HARMLESS AGREEMENT.

The Contractor shall defend, indemnify, protect, and hold harmless the City, its agents, officers, and employees, from and against all claims asserted, or liability established for damages or injuries to any person or property resulting from the Contractor's action or failure to take the necessary measures to prevent such damages and injuries.

The Contractor shall be responsible for payment of any fines resulting from citations issued to the City by either the federal, state, or local environmental and safety enforcement agencies due to the Contractor's failure to abide by applicable safety, health, and environmental standards.

ADD: 7-16.2.2 Weekly Updates Recipients. The following recipients shall receive a weekly correspondence with updates, traffic control issues and locations, lane closures, and any other pertinent information (with additional contact names given during award process).

Elif Cetin, Senior Engineer, ECetin@sandiego.gov
Kris Shackelford, Construction Senior Engineer, KShackelford@sandiego.gov
Jihad Sleiman, project manager, JSleiman@sandiego.gov

7-17 NEWSLETTER. To the City Supplement, ADD the following:

The Contractor shall provide information for Newsletter.

SECTION 8 - FACILITIES FOR AGENCY PERSONNEL

8-2 FIELD OFFICE FACILITIES. To the City Supplement, DELETE in its entirety.

PART 2 - CONSTRUCTION MATERIALS

SECTION 207 – PIPE

207-17.1 General. ADD the following:

All House Connection Sewer Laterals shall use acceptable stainless steel shielded couplings manufactured by Mission, Fernco or approved equal.

ADD: 207-17.2.3 Pipe Manufacturer. Pipe, fittings, couplings, and joints as manufactured or distributed by J-M Manufacturing Company shall not be used on this contract.

207-26.1.1 Polymer Concrete Water Meter Boxes. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

Boxes and covers to be installed in traffic areas shall have a reinforced polymer concrete frame and cover designed for AASHTO H-20 traffic loading. Boxes and covers to be installed in non-traffic areas shall have reinforced polymer concrete reader lids designed for A-10 traffic loading in accordance with ASTM-C857. Traffic areas are defined as any location in which vehicular traffic is evident or highly likely under normal conditions. Non-traffic areas are locations with no vehicular traffic. Covers shall have a logo reading “PUD WATER” as well as the manufacturer’s name or logo cast in the polymer concrete surface. A cover and lid selected at random shall be tested. The cover and lid shall support without failure a total vertical load of at least 1,000 pounds, when supported in a horizontal position in the meter box. The load shall be applied to the center of the lid by a cylindrical pin, 1.952 in diameter, supported on a 2-thick rubber pad.

Unless provided for as a separate Bid item, payment for Polymer Concrete Box shall be included in the Bid item for water services.

207-26.1.5 Polyvinyl Chloride Pipe 2” Only. To the City Supplement, DELETE in its entirety.

SECTION 210 – PAINT AND PROTECTIVE COATINGS

ADD: 210-6 Anti-graffiti Coating. Anti-graffiti coating shall be as manufactured by Monopole, Inc. (or approved equal).

Materials shall be applied as specified below:

- a) 1st Coat: Aquaseal ME12 (Item 5200)
- b) 2nd Coat: Permashield Base (Item 6100)
- c) 3rd Coat: Permashield Premium (Item 5600 for matte finish or Item 5650 for gloss finish)
- d) 4th Coat: Permashield Premium (Item 5600 for matte finish or Item 5650 for gloss finish)

PART 3 – CONSTRUCTION METHODS

306-14 WATER SERVICES. To The City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

ADD: 306-14 WATER SERVICES.

Each service shall have its own meter unless specified otherwise on the Plans. Water Services shall conform to 207-25, “POLYVINYL CHLORIDE (PVC) PRESSURE PIPE” and 207-26, “PIPE APPURTENANCES.”

ADD: PART 8 – ENVIRONMENTAL WORKS

SECTION 801 – WATER POLLUTION CONTROL

801-9.3 BMP Requirements. To the City Supplement, ADD the following:

- c) WTAP shall be required when the Project exceeds the Maximum Disturbed Area Requirements unless the grading Work is performed in phases that do not exceed the limit shown on the Plans per phase.

SECTION 804 – SEWAGE SPILL PREVENTION

To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

804-1 GENERAL. The Contractor shall observe and comply with the City’s policy of zero spills. **The Contractor shall be liable for all damages and fines associated with sewage spills caused by improper support or damage to the existing sewer facilities.**

The Contractor shall designate a person responsible for the development and enforcement of the Sewage Spill Response Plan, and for ensuring sewer spills are minimized to the maximum extent possible. The Contractor shall provide a status of all bypass related work at biweekly progress meetings as requested by the City.

804-2 SEWAGE SPILL PREVENTION AND RESPONSE PLAN.

Prior to the start of construction, the Contractor shall develop and submit to the Engineer, for review and approval, a written Sewage Spill Prevention and Response Plan. The plan shall include sewage spill response plan, spill containment and cleanup plan, staging area, and sewage bypass and pumping plan.

The Sewage Spill Prevention and Response Plan shall be developed to respond to any construction related sewage spill(s). The plan shall include:

- a) Identifying all nearby environmentally-sensitive areas such as waterways, channels, catch basins and entrances to existing underground storm drains.
- b) Making arrangements for an emergency response unit, stationed at or near the Site, comprised of emergency response equipment and trained personnel to be immediately dispatched in the event of a sewage spill(s). This includes field biologists, archaeologists, or both if in an environmentally-sensitive area such as a canyon.
- c) Developing an emergency notification procedure that includes an emergency response team with telephone numbers and arrangements for backup personnel and equipment. The emergency response unit shall be able to dispatch to the Site 24 hours a day 7 days a week including weekends and holidays. The Contractor shall designate primary and secondary representatives, their respective phone numbers, pager numbers, and mobile phone numbers. These Contractor’s representatives shall be accessible and available at all times to respond immediately to any sewer spill event.
- d) Identifying any property owners who may be affected e.g., the City Park and Recreation Department.

At the pre-construction meeting the Contractor will be provided with a list of the City representatives to contact in case of sewage spill(s). In case of a sewage spill(s), the Contractor shall immediately call the Sewage Spill Hotline number at (619) 527-5481 and shall act immediately without instructions from the City, to control the spill and take all appropriate steps to contain it in accordance with the Sewage Spill Prevention and Response Plan and 804-2.1, "Sewage Bypass and Pumping Plan." The Contractor shall immediately notify the City representatives of the spill and shall report Project name, location, Contractor name, Project Engineer, and Engineer names.

The Contractor shall, within 3 Working Days from the occurrence of the spill, submit to the Engineer a written report describing the following information related to the spill: the location; the nature and estimated volume; the date and time; the duration; the cause; the type of remedial and/or clean up measures taken (including erosion control measures) and the date and time of implementation; the corrective and/or preventive actions taken to avoid further spills; equipment used in spill response; and the environmentally-sensitive habitat such as a water body, if any, impacted and results of any necessary monitoring. The Contractor shall provide a list of who from the City was notified, date and time of notification, date and time the Contractor was notified of the spill, date and time the Contractor arrived on Site.

The Engineer may institute further corrective actions, as deemed necessary, to fully comply with existing laws, ordinances, codes, order or other pertinent regulations. In addition to any penalties provided by federal, state, and local laws, the Contractor shall be responsible for all costs incurred for the corrective actions including mitigation measures (habitat restoration, etc.) and obtaining after-the-fact permits if necessary, in environmentally sensitive areas. These permits include but are not limited to those from the City Planning Department Development Services, California Coastal Commission, U.S. Army Corps of Engineers and the California Department of Fish and Game.

It shall be the Contractor's responsibility to assure that all field forces, including Subcontractors, know and obey all safety and emergency procedures, including the Sewage Spill Prevention and Response Plan applicable to the work, to be maintained and followed at the Site. If in an environmentally sensitive area, such as canyon, stream, or lagoon, impacts shall be minimized. Crews shall be aware at the start of the job of any sensitive environmental habitats, breeding season restrictions, etc.

The Contractor shall prevent spills when working on sewer lines, such as when making temporary connection, when connecting new lines into the sewer system, ensuring no laterals are connected to mains being abandoned, ensuring diversions are appropriately installed, and diversions are completely removed when finished so there are no blockages. The Contractor shall not trap debris and discharge rock or debris downstream. Avoidance of streams is paramount unless authorized via permits.

The Contractor shall defend, indemnify, protect, and hold harmless the City, its agents, officers, and employees, from and against all claims asserted, or liability established for damages or injuries to any person or property resulting from any sewage spill caused or claimed to be caused by the Contractor's action or failure to take measures to prevent a spill. **The Contractor shall be responsible for payment of any fines assessed against the City for such sewage spills.** The Contractor's duty to indemnify and hold harmless shall not include any claims or liability arising from the established active or sole negligence or willful misconduct of the City, its agents, officers or employees.

The Contractor shall obtain and maintain an additional insurance coverage for Pollution Liability with its limits and requirements as set forth in 7-3.5.3, "Contractors Pollution Liability Insurance Endorsements." The limits and requirements for Pollution Liability shall be in an amount sufficient to cover potential losses from sudden and accidental pollution. Unless otherwise provided for in the

Bid Proposal, all costs associated with the requirements for Sewage Spill Prevention and Response Plan, including additional insurance, shall be included in the prices for other related Bid items.

804-2.1 Sewage Bypass and Pumping Plan. The Contractor shall submit to the Engineer for approval, a Sewage Bypass and Pumping Plan at least 15 Working Days prior to implementation of flow diversion in compliance with the City's policy of "ZERO SPILLS." The Sewage Bypass and Pumping Plan shall indicate the sequence of diversion operations, all other operations the Contractor will establish to maintain wastewater service during the construction period, and a quality assurance and quality control plan for the diversion Work. The Sewage Bypass and Pumping Plan shall include an emergency response plan indicating the procedures, equipment, and activities that will be implemented in the event of an emergency shutdown or failure of the flow diversion equipment used for construction. The Contractor shall be responsible for implementation of the emergency plan in accordance with 804-2 "Sewage Spill Prevention and Response Plan".

The Contractor's Sewage Bypass and Pumping Plan shall be reviewed and approved by the Wastewater Collection Division of the City before flow can be diverted. No deviation from the approved Sewage Bypass and Pumping Plan will be allowed without prior approval from the Engineer.

The Contractor shall observe and comply with all Federal, State, and local laws, ordinances, codes, orders, and regulations which in any manner affect the conduct of the work, specifically as it relates to sewage spills. The Contractor shall be fully responsible for preventing sewage spill(s), containing any sewage spill(s), recovery and legal disposal of any spilled sewage, any fines, penalties, claims and liability arising from negligently causing a sewage spill(s), and any violation of any law, ordinance, code, order, or regulation as a result of the spill(s).

The Contractor shall exercise care not to damage existing public and private improvements, interrupt existing services or facility operations which may cause a sewage spill(s). Any reasonably anticipated utility or improvement which is damaged by the Contractor shall be immediately repaired at the expense of the Contractor. In the event that the Contractor damages an existing utility or interrupts an existing service, which causes a sewage spill(s), the Contractor shall immediately call the emergency number at (619) 515-3525.

The Contractor shall exercise care not to damage any sensitive habitats or historic resources unless authorized via the discretionary permit and Mitigation, Monitoring and Reporting Program approved by the City.

The Contractor shall provide all facilities, labor, power, and appurtenances necessary to divert wastewater flows as necessary to allow proper installation of the pipeline and/or manhole linings.

The Contractor shall submit as part of their Sewage Bypass and Pumping Plan their monitoring procedure and frequency and shall continuously monitor the flow levels downstream and upstream of the flow diversion to detect any possible failure that may cause a sewage backup and spill(s). The Contractor shall maintain a log of the monitoring and provide daily copies to the Engineer in a manner acceptable to the Engineer.

The Contractor shall inspect and maintain the diversion system daily, including the back-up system. The Contractor shall submit with their Sewage Bypass and Pumping Plan their maintenance procedures and frequency. The Contractor shall maintain a log of all inspection, maintenance and repair records, and provide copies to the Engineer upon request in a manner acceptable to the Engineer.

The Contractor shall size the flow diversion system to handle the peak flow and shall include a 100% backup in the flow diversion system. The Contractor shall provide temporary means to maintain and handle the sewage flow in the existing system as required to complete the necessary construction. The Contractor shall utilize the flow diversion system to mitigate any additional wet weather flows, perform the necessary maintenance and repairs on the flow diversion system, and exercise and ensure the operation of the backup system. Each pump, including the backup pumps, shall be a complete unit with its own suction and discharge piping. The Contractor shall operate the backup flow diversion system for a minimum of 25% of the total diversion time on a weekly basis. The backup flow diversion system shall be fully installed, operational, and ready for immediate use. The diversion system shall be hydraulically tested with clean water prior to wastewater flow diversion. The Contractor shall demonstrate to the satisfaction of the Engineer that both the primary and backup flow diversion systems are fully functional and adequate, and shall certify the same, in writing, to the Engineer in a manner acceptable to the Engineer.

The Contractor shall provide one dedicated fuel tank for every single pump or generator, if fuel or generator driven pumps are used. The Contractor shall provide an emergency standby power generator, if electric power driven pumps are used. The Contractor shall provide a fuel level indicator outside each fuel tank. The Contractor shall continuously (while in use) monitor the fuel level in the tanks and ensure that the fuel level does not drop below a level equivalent of two hours of continuous flow diversion system operation. The Contractor shall take the necessary measures to ensure the fuel supply is protected against contamination. This includes but is not limited to fuel line water traps, fuel line filters, and protecting fuel stores from precipitation. The Contractor shall monitor all hoses and repair leaks immediately.

804-2.2 Payment Unless a Bid item has been provided, full compensation for the Sewage Bypass and Pumping Plan, its implementation e.g., labor, facilities, equipments, power, appurtenances and incidental, shall be included in the payment for sewer main.

SECTION 805 – WATER DISCHARGES

805-2.7 Payment. To the City Supplement, DELETE in its entirety and SUBSTITUTE with the following:

Payment for dewatering will be made as follows:

- a) The Allowance Bid item for Permit and Discharge Fees shall cover the payment for monthly discharge fees as invoiced by Public Utilities Department and associated expenses e.g. water samples and lab testing to obtain the required permit from the City's Public Utilities Department for such discharges.
- b) The Lump Sum payment for "Treatment System for Hazardous Contaminated Water" shall include Equipment and Set up for contaminated water containing hazardous substances. It Payment shall include Dewatering Plan, installing and operating proper equipment to treat the hazardous contaminated water not treatable by the dewatering system to bring the discharged water to the level that is in compliance with the permitting agencies' requirements and water quality standards. Payment shall include but not limited to piping, wells, pumps, electrical system, and maintenance, water holding tank, water meters, chemicals, filters and other operating expenses.

- c) The Lump Sum payment for “Dewatering System” shall include Equipment and Set up for dewatering and cleaning groundwater containing non-hazardous substances e.g. sand and silt. This includes Dewatering Plan, installing and operating proper equipment to treat and bring the discharged water to the level that is in compliance with the permitting agencies’ requirements and water quality standards. This payment shall include but not limited to piping, wells, pumps, electrical system, maintenance, water holding tank, water meters, operating expenses, 24 hour monitoring of the system to prevent the impacts of pump failure, vandalism, etc.
- d) For the payment for “Handling and Disposal of the Hazardous Contamination”, see 803-16, “Payment.”
- e) The payment for preparing “Community Health and Safety Plan” shall be included in the various Bid items unless a Bid Item has been provided.

SECTION 807 – RESOURCE DISCOVERIES

ADD: 807-1.1 Environmental Document. The City of San Diego Environmental Analysis Section (EAS) of the Development Services Department has prepared Site and Coastal Development Permit for La Jolla Children’s Lifeguard Station, DEP No. 154844, as referenced in the Contract Appendix. The Contractor shall comply with all requirements of the Site and Coastal Development Permit as set forth in Contract Appendix.

Unless a separate Bid item has been provided for compliance with the City’s prepared environmental document e.g., MMRP, payment shall be included in the various Bid items.

END OF SUPPLEMENTARY SPECIAL PROVISIONS (SSP)

APPENDIX A

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 B
SAMPLE CITY INVOICE

City of San Diego, Field Engineering Div., 9485 Aero Drive, SD CA 92123						Contractor's Name:					
Project Name:						Contractor's Address:					
SAP No. (WBS/IO/CC)											
City Purchase Order No.						Contractor's Phone #:			Invoice No.		
Resident Engineer (RE):						Contractor's Fax #:			Invoice Date:		
RE Phone#:			RE Fax#:			Contact Name:			Billing Period:		
Item #	Item Description	Contract Authorization				Previous Estimate		This Estimate		Totals to Date	
		Unit	Qty	Price	Extension	%/QTY	Amount	% / QTY	Amount	% / QTY	Amount
1	2 Parallel 4" PVC C900	LF	1,380	\$34.00	\$46,920.00						
2	48" Primary Steel Casing	LF	500	\$1,000.00	\$500,000.00						
3	2 Parallel 12" Secondary Steel	LF	1,120	\$53.00	\$59,360.00						
4	Construction and Rehab of PS 49	LS	1	\$150,000.00	\$150,000.00						
5	Demo	LS	1	\$14,000.00	\$14,000.00						
6	Install 6' High Chain Link Fence	LS	1	\$5,600.00	\$5,600.00						
7	General Site Restoration	LS	1	\$3,700.00	\$3,700.00						
8	10" Gravity Sewer	LF	10	\$292.00	\$2,920.00						
9	4" Blow Off Valves	EA	2	\$9,800.00	\$19,600.00						
10	Bonds	LS	1	\$16,000.00	\$16,000.00						
11	Field Orders	AL	1	80,000	\$80,000.00						
11.1	Field Order 1	LS	5,500	\$1.00	\$5,500.00						
11.2	Field Order 2	LS	7,500	\$1.00	\$7,500.00						
11.3	Field Order 3	LS	10,000	\$1.00	\$10,000.00						
11.4	Field Order 4	LS	6,500	\$1.00	\$6,500.00						
12	Certified Payroll	LS	1	\$1,400.00	\$1,400.00						
CHANGE ORDERS											
Change Order 1			4,890								
Items 1-4					\$11,250.00						
Item 5-Deduct Bid Item 3		LF	120	-\$53.00	(\$6,360.00)						
Change Order 2			160,480								
Items 1-3					\$95,000.00						
Item 4 Deduct Bid Item 1		LF	380	-\$340.00	(\$12,920.00)						
Item 5-Encrease bid Item 9		LF	8	\$9,800.00	\$78,400.00						
Change Order 3 (Close Out)			-121,500								
Item 1 Deduct Bid Item 3			53	-500.00	(\$26,500.00)						
Item 2 Deduct Bid Item 4		LS	-1	45,000.00	(\$45,000.00)						
Items 3-9			1	-50,500.00	(\$50,500.00)						
SUMMARY								Total This	\$ -	Total Billed	\$0.00
A. Original Contract Amount						Retention and/or Escrow Payment Schedule					
B. Approved Change Order 1 Thru 3						Total Retention Required as of this billing					
C. Total Authorized Amount (A+B)						Previous Retention Withheld in PO or in Escrow					
D. Total Billed to Date						Add'l Amt to Withhold in PO/Transfer in Escrow:					
E. Less Total Retention (5% of D)						Amt to Release to Contractor from PO/Escrow:					
F. Less Total Previous Payments											
G. Payment Due Less Retention						Contractor Signature and Date:					
H. Remaining Authorized Amount											

APPENDIX C
HAZARDOUS LABELS/FORMS

INCIDENT/RELEASE ASSESSMENT FORM ¹

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.

¹ 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 ³
Chemical	Quantity <input type="checkbox"/> GAL <input type="checkbox"/> LBS <input type="checkbox"/> FT ³
Chemical	Quantity <input type="checkbox"/> GAL <input type="checkbox"/> LBS <input type="checkbox"/> FT ³
Clean-Up Procedures & Timeline:	
Completed By:	Phone:
Print Name:	Title:

EMERGENCY RELEASE FOLLOW - UP NOTICE REPORTING FORM

A	BUSINESS NAME	FACILITY EMERGENCY CONTACT & PHONE NUMBER () -	
B	INCIDENT DATE MO DAY YR	TIME OES NOTIFIED (use 24 hr time)	OES CONTROL NO.
C	INCIDENT ADDRESS LOCATION	CITY / COMMUNITY	COUNTY ZIP
D	CHEMICAL OR TRADE NAME (print or type)		CAS Number
D	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"/>	
D	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
D	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
E	ACTIONS TAKEN		
F	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) _____		
G	ADVICE REGARDING MEDICAL ATTENTION NECESSARY FOR EXPOSED INDIVIDUALS		
H	COMMENTS (INDICATE SECTION (A - G) AND ITEM WITH COMMENTS OR ADDITIONAL INFORMATION)		
I	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.

ATTACHMENT D
CONTRACT FRONT END VOLUME 2

City of San Diego

ADDENDUM "1"

REQUEST FOR PROPOSAL (RFP)



FOR LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN-BUILD CONTRACT

BID NO.: _____ K-12-5521-DB2-3-C
RFP NO.: _____ 5521DB2
SAP (WBS/IO/CC NO.): _____ S-00644
CLIENT DEPARTMENT: _____ 1912
COUNCIL DISTRICT: _____ 2
PROJECT TYPE: _____ BT

REQUEST FOR PROPOSAL (RFP) DUE:

12:00 Noon

APRIL 6, 2012

CITY OF SAN DIEGO

Public Works Contracting Group

1200 Third Avenue, Suite 200, MS 56P

San Diego, CA 92101

CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP 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.

A. CHANGES TO THE REQUEST FOR PROPOSALS

A1. To Section 8, Selection and Award Schedule, subsection 8.3 and 8.4, page 9, **DELETE** in their entirety and **SUBSTITUTE** with the following:

8.3	Interviews	April 10, 2012
8.4	Public Ranking Meeting	April 17, 2012

Tony Heinrichs, Director
Public Works Department

Dated: March 14, 2012
San Diego, California

TH/nb/cg/rir

City of San Diego

ADDENDUM "2"

REQUEST FOR PROPOSAL (RFP)



FOR LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN-BUILD CONTRACT

BID NO.:	K-12-5521-DB2-3-C
RFP NO.:	5521DB2
SAP (WBS/IO/CC NO.):	S-00644
CLIENT DEPARTMENT:	1912
COUNCIL DISTRICT:	2
PROJECT TYPE:	BT

REQUEST FOR PROPOSAL (RFP) DUE:

**12:00 Noon
APRIL 6, 2012
CITY OF SAN DIEGO
Public Works Contracting Group
1200 Third Avenue, Suite 200, MS 56P
San Diego, CA 92101**

CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP 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.

A. CHANGES TO THE REQUEST FOR PROPOSALS

A1. To Addendum 1, Section A. Changes to the Request For Proposals, item A1, subsections 8.3 and 8.4, page 9, **DELETE** in their entirety and **SUBSTITUTE** with the following:

8.3	Interviews	April 16, 2012
8.4	Public Ranking Meeting	April 23, 2012

Tony Heinrichs, Director
Public Works Department

Dated: *March 16, 2012*
San Diego, California

TH/nb/cg/rir/egz

City of San Diego

ADDENDUM "3"

REQUEST FOR PROPOSAL (RFP)



FOR LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN-BUILD CONTRACT

BID NO.:	K-12-5521-DB2-3-C
RFP NO.:	5521DB2
SAP (WBS/IO/CC NO.):	S-00644
CLIENT DEPARTMENT:	1912
COUNCIL DISTRICT:	2
PROJECT TYPE:	BT

REQUEST FOR PROPOSAL (RFP) DUE:

12:00 Noon
APRIL 18, 2012
CITY OF SAN DIEGO
Public Works Contracting Group
1200 Third Avenue, Suite 200, MS 56P
San Diego, CA 92101

CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP 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 ABOVE.**

A. CHANGES TO ADDENDUM

A1. To Addendum 1, **DELETE** in its entirety.

A2. To Addendum 2, **DELETE** in its entirety.

B. CHANGES TO THE REQUEST FOR PROPOSALS

B1. To the RFP, section 8, Selection and Award Schedule, page 9, **DELETE** in its entirety and **SUBSTITUTE** with the following:

8.0 SELECTION AND AWARD SCHEDULE

The City anticipates that the process for selecting a Design-Builder, and awarding the contract, will be according to the following tentative schedule:

8.1	Pre-Proposal Meeting	March 20, 2012
8.2	Proposal Due Date	April 18, 2012
8.3	Interviews	April 24, 2012
8.4	Public Ranking Meeting	May 2, 2012
8.5	Selection and Notification	May 11, 2012
8.6	Receipt of Bonds and Insurance Certificates	May 25, 2012
8.7	Notice to Proceed	June 6, 2012

B2. To the RFP, section 10, Special Conditions, subsection 10.8 Use of Computer Aided Drafting and Design (CADD), page 11, **ADD** the following:

The Project's 30% conceptual design CAAD files are available upon request by contacting the project manager or by going to the posted link:

<ftp://ftp.sannet.gov/IN/ECP-AEP/Sleiman/>

B3. To the RFP, Attachment A – Technicals, item 1.1, Existing Conditions, General, pages 21 through 24, **DELETE** in its entirety and **SUBSTITUTE** with the following:

1.1 EXISTING CONDITIONS

GENERAL

The existing site within the Project boundary consists of approximately 0.25 acres of developed land located along Coast Blvd just south of Jenner Street, on a bluff overlooking the La Jolla Children's Pool beach to the north and Casa Beach to the west.

The existing improvements consist of a 1095 SF two-story concrete, masonry and wood lifeguard tower, concrete plaza and landscaped planters. The lifeguard tower was constructed in the 1960's and renovated in the 1980's.

The lower level consists of Men's and Women's Restrooms, Showers and Dressing Areas and a Sewage Pump room. Masonry retaining walls on the east, south and west sides retain the stone bluff. The wall to the north is open to an existing walkway facing the Children's Pool beach.

The upper level consists of a Lifeguard tower extending over the bluff and a raised public observation deck.

The building is in disrepair and was condemned by the City in 2009. Temporary restroom and lifeguard facilities currently occupy the plaza area.

Existing items that shall remain:

- Lower Level Restroom retaining walls
- Storm drains
- Sewer lines
- Electrical transformers
- Access Stairs to Casa beach and Children's Pool beach
- Access Ramp and railing to Children's Pool Sea Wall
- Vehicle Gate to Children's Pool Beach
- Street Parking
- Landscaping & Irrigation

All other items shall be demolished and disposed of offsite. Diversion of materials to approved recycling facilities is strongly encouraged to minimize waste going to landfills.

For the portions that shall remain, close initial inspection and assessment shall be required by the Design-Builder to determine the current structural conditions. The perimeter of the front structural concrete slab that supports the perimeter railing, some of the masonry walls around the restrooms and portions of the concrete railing are spalling due to salt water intrusion; they shall be replaced.

A commemorative plaque and three memorial benches shall be salvaged and incorporated into the new construction. The City is also in possession of a second bronze plaque that shall be incorporated into the new project.

The Design-Builder is responsible for keeping the lifeguard observation towers operational for the duration of the project. The Design-Builder shall purchase and install two temporary lifeguard towers with the same dimensions and specifications as the existing tower, and place them as directed by the Project Manager (PM) and approved by Lifeguard Personnel and the Resident Engineer (RE). Provide scaffolding for both temporary towers that elevate the observation area at least 10 feet above grade. Provide/maintain a working Public Address system on each temporary tower.

The existing tower shall be removed by the contractor from the scaffold and turned over to the Lifeguard Personnel after the two new temporary facilities are fully operational. The City will coordinate with its vendor "Kleege" to dismantle and remove the existing scaffolding.

Relocate the existing Office trailer as directed by the PM and approved by the Lifeguard Personnel and RE and connect to water, sewer, power and telephone services.

Provide and maintain two (2) portable restrooms, one (1) accessible portable restroom, and one (1) accessible portable hand washing station for the duration of construction.

At completion of construction, the Design-Builder shall remove these temporary facilities and restore the site to its pre-construction conditions. Temporary Observation towers and the Office Trailer shall be turned over to the Lifeguard personnel.

- B4. To the RFP, Attachment A – Technicals, item 3, Performance Specifications, Division 3 - Concrete, subsection 033000 Cast-In-Place Concrete, end of 1st paragraph, page 53, **ADD** the following:

Provide corrosion resistant Steel Reinforcement: Epoxy-Coated Reinforcing Bars, ASTM A 775/A or ASTM A 934/A ; with ASTM A 615/A , Grade 60 deformed bars or Galvanized Reinforcing Bars, ASTM A 767/A , Class II zinc coated, hot-dip galvanized after fabrication and bending; with ASTM A 615/A , Grade 60 deformed bars. Coat all cut ends.

- B5. To the RFP, Attachment A – Technicals, item 3, Performance Specifications, Division 32, Exterior Improvements, subsection 321213 Concrete Paving, page 83 through 84, **DELETE** in its entirety and **SUBSTITUTE** with the following:

32 12 13 CONCRETE PAVING

Portland Cement Concrete Comply with applicable provisions of the following, except as otherwise indicated: Applicable portions of the CBC including CCR, Title 24, Volume 2, Part 2, Chapters 18, 18A, 19, and 19A. The U. S. Department of Justice American with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities with the Latest Revisions (ADAAG), City of San Diego Standard Drawing SDG-113 and applicable City code for paving work on public property. The design-builder shall be responsible for obtaining sufficient R-value tests to properly characterize all pavement sub-grade soils.

Sand: per ASTM C33, not to exceed 30% in mix design.

Water: per ASTM C94. Maximum Water/Cement ratio = .50 max.

Air Entraining Admixture: per ASTM C260.

Water Reducing Admixture: per ASTM C494, Type A.

Water Reducing and Set Retarding Admixture: per ASTM C494, Type B & D.

Shrinkage Reducing Admixture: per ASTM C157.

Steel Reinforcement: Epoxy-Coated Reinforcing Bars, ASTM A 775/A or ASTM A 934/A ; with ASTM A 615/A , Grade 60 deformed bars or Galvanized Reinforcing Bars, ASTM A 767/A , Class II zinc coated, hot-dip galvanized after fabrication and bending; with ASTM A 615/A , Grade 60 deformed bars.

Chemical Surface Retarder: Water-soluble, liquid, set retarder with color dye, for horizontal concrete surface application, capable of temporarily delaying final hardening of concrete.

Concrete Sealer: Solvent-based acrylic coating with a clear, high gloss finish, for exterior use diluted with lacquer thinner for spray application. Sealer shall comply with South Coast AQMD emissions regulations.

Surface seeded aggregates: crushed abalone and crushed clam shells.

PCC Sidewalks (Pedestrian Applications)

Thickness per Geotechnical report (4" minimum). Provide deepened edges at 2x associated concrete thickness. Compressive Strength: Minimum 3,000 PSI at 28 days, w/ 4" slump. Sub-base: Class 2 Aggregate, Cement: Type II, per ASTM C150.

PCC (Heavy Vehicle Applications)

Thickness per Geotechnical report (6" minimum). Compressive Strength: Minimum 4,000 PSI at 28 days, w/ 4" slump. Aggregate: per ASTM C33. Fine Aggregates: 10% of maximum 3/8" size. Coarse Aggregates: 30% of maximum 1" size.

PCC Paving Finishes:

Plaza and Pedestrian Walkways: Patterned Surface Seeded Sand Finish.

Ramps: Heavy Broom Ripple Finish.

- Expansion Joints: Felt, Backer Rod, Sealant, Sanded Joints, set in 200' SF Max.
- Control Joints: Saw cut joints
- Concrete Sealer: Minimum 2 applications after 28 day curing
- Mock-Up: Provide a 4'x4' sample panel for each finish for Owner approval.

B6. To the RFP, Attachment A, Appendix I, Conceptual Plans, A-2.1, (E) PRECAST CONCRETE RAILING, REPLACE 4 DAMAGED SECTIONS IN-KIND, page 227 **DELETE** in its entirety and **SUBSTITUTE** with the following:

(E) REMOVE AND REPLACE PRECAST CONCRETE RAILING IN-KIND.

B7. To the RFP, Attachment A, Appendix I, Conceptual Plans, S-1, (E) CONCRETE RAILING TO REMAIN, REPLACE 4 DAMAGED SECTIONS IN-KIND, page 239 **DELETE** in its entirety and **SUBSTITUTE** with the following:

(E) REMOVE AND REPLACE PRECAST CONCRETE RAILING IN-KIND.

Tony Heinrichs, Director
Public Works Department

Dated: *March 28, 2012*
San Diego, California

TH/nb/cg/rir

City of San Diego

ADDENDUM "4"

REQUEST FOR PROPOSAL (RFP)



FOR LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN-BUILD CONTRACT

BID NO.:	K-12-5521-DB2-3-C
RFP NO.:	5521DB2
SAP (WBS/IO/CC NO.):	S-00644
CLIENT DEPARTMENT:	1912
COUNCIL DISTRICT:	2
PROJECT TYPE:	BT

REQUEST FOR PROPOSAL (RFP) DUE:

**12:00 Noon
APRIL 18, 2012
CITY OF SAN DIEGO
Public Works Contracting Group
1200 Third Avenue, Suite 200, MS 56P
San Diego, CA 92101**

CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP 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.

A. CHANGES TO ADDENDUM

A1. To Addendum 3, item B1, RFP, section 8, Selection and Award Schedule, subsection **8.3** & **8.4**, page 2, **DELETE** in their entirety and **SUBSTITUTE** with the following:

8.3	Interviews	April 26, 2012
8.4	Public Ranking Meeting	May 4, 2012

Tony Heinrichs, Director
Public Works Department

Dated: *April 12, 2012*
San Diego, California

TH/nb/cg/rir

City of San Diego

CONTRACTOR'S NAME: Stronghold Engineering Inc.
ADDRESS: 2000 Market Street Riverside CA 92501
TELEPHONE NO.: 951.684.9303 FAX NO.: 951.684.3813
CITY CONTACT: Jihad Sleiman, Address: 600 B Street, Suite 800, M.S. 908A, San Diego, CA 92101
Email: jsleiman@sandiego.gov., Phone No. 619-533-7532, Fax No. 619-533-5476

NB/CG/RIR

CONTRACT DOCUMENTS



FOR LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN-BUILD CONTRACT

VOLUME 2 OF 2

BID NO.: _____ K-12-5521-DB2-3-C
RFP NO.: _____ 5521DB2
SAP (WBS/IO/CC NO.): _____ S-00644
CLIENT DEPARTMENT: _____ 1912
COUNCIL DISTRICT: _____ 2
PROJECT TYPE: _____ BT

THIS CONTRACT IS SUBJECT TO THE FOLLOWING:

- THE CITY'S SUBCONTRACTING PARTICIPATION REQUIREMENTS FOR SLBE PROGRAM.

THIS BIDDING DOCUMENT TO BE SUBMITTED IN ITS ENTIRETY

TABLE OF CONTENTS

Volume 2 - Bidding Documents

The following forms must be completed in their entirety and submitted with the Bid. Include the form(s) even if the information does not apply. Where the information does not apply write in N/A. Failure to include any of the forms may cause the Bid to be deemed **non-responsive**. If you are uncertain or have any questions about any required information, contact the City no later than 14 days prior to Bid due date.

<u>DESCRIPTION</u>	<u>PAGE NUMBER</u>
1. Bid/Proposal.....	339-341
2. Non-Collusion Affidavit to be executed by Bidder and Submitted with Bid under 23 USC 112 and PCC 7106	342
3. Contractors Certification of Pending Actions	343
4. Equal Benefits Ordinance Certification of Compliance.....	344
5. Design-Build Proposal	345
6. Price Proposal Forms (Design Build)	346-347
7. Form AA05 – Design-Build List of Subcontractors	348
8. Form AA15 - Design-Build List of Subcontractors	349
9. Form AA25 - Design-Build Named Equipment/Material Supplier List.....	350
10. Form AA30 - Design-Build Named Equipment/Material Supplier List.....	351

BIDDING DOCUMENTS

PROPOSAL

Bidder's General Information

To the City of San Diego:

Pursuant to "Invitation to Bids", 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 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.

The undersigned bidder(s) further warrants that bidder(s) has thoroughly examined and understands the entire Contract Documents (plans and specifications) and the Bidding Documents therefore, and that by submitting said Bidding Documents as its bid proposal, bidder(s) acknowledges and is bound by the entire Contract Documents, including any addenda issued thereto, as such Contract Documents incorporated by reference in the Bidding 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. _____

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):

BIDDING DOCUMENTS

(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. _____

IF A CORPORATION, SIGN HERE:

(1) Name under which business is conducted Stronghold Engineering Inc

(2) Signature, with official title of officer authorized to sign for the corporation:

(Signature)

Charles R. Gossage

(Printed Name)

Executive Vice President

(Title of Officer)

(Impress Corporate Seal Here)

(3) Incorporated under the laws of the State of California
(4) Place of Business (Street & Number) 2000 Market Street
(5) City and State Riverside, California Zip Code 92501
(6) Telephone No. 951.684.9303 Facsimile No. 951.684.3813

THE FOLLOWING SECTIONS MUST BE FILLED IN BY ALL PROPOSERS:

In accordance with the "INVITATION TO BIDS", the bidder 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-10

LICENSE NO. 787490 EXPIRES November 30, 2012

This license classification must also be shown on the front of the bid envelope. Failure to show license classification on the bid envelope may cause return of the bid unopened.

TAX IDENTIFICATION NUMBER (TIN): 33-0886845

E-Mail Address: cg@teamsei.com

Resolution of Board of Directors

Whereas, at a duly executed meeting of the Board of Directors of Stronghold Engineering Inc. existing under the laws of the State of California, where a quorum was present, did adopt the following.

IT WAS RESOLVED THAT:

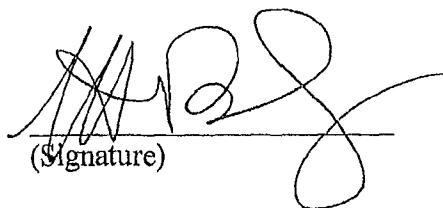
1. The following individual is authorized as appointed to bind the Corporation in all matters relating to the said Corporation.

Chuck Gossage: Executive Vice President

2. Any one director or officer of the Corporation is authorized to sign all documents and perform such acts as may be necessary or desirable to give effect to the above resolutions.
3. The Secretary of the Corporation is directed to update the minute book of the Corporation, as appropriate.
4. The resolutions have been legally adopted by the director.

Dated in the State of California on January 3, 2011.

Scott Bailey, Secretary


(Signature)

See Attached Notary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On January 3, 2011 before me, Patricia McNicholas
Date Here Insert Name and Title of the Officer

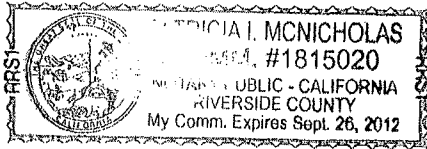
personally appeared Scott Bailey
Name(s) of Signer(s)

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 Patricia McNicholas
Signature of Notary Public



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 this form to another document.

Description of Attached Document

Title or Type of Document: Resolution of Board of Directors

Document Date: January 3, 2011 Number of Pages: 1

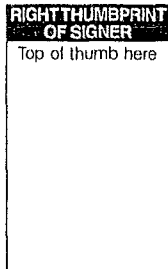
Signer(s) Other Than Named Above: _____

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: _____

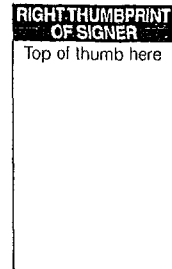
Signer Is Representing: _____



Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



BIDDING DOCUMENTS

THIS PROPOSAL MUST BE NOTARIZED BELOW:

I certify, under penalty of perjury, that the representations made herein regarding my State Contractor's license number, classification and expiration date are true and correct.

Signature  Title Executive Vice President
Charles R. Gossage

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF April, 2012.

Notary Public in and for the County of Riverside, State of California

Marilyn Rainwater
(NOTARIAL SEAL)



NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID UNDER 23 USC 112 AND PCC 7106

State of California)
County of Riverside) ss.

Charles R. Gossage, being first duly sworn, deposes and says that he or she is Executive Vice President of 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.

Signed: [Signature]
Title: Charles R. Gossage, Executive Vice President

Subscribed and sworn to before me this 18 day of April, 2012
Marilyn Rainwater
Notary Public

(SEAL)



CONTRACTORS CERTIFICATION OF PENDING ACTIONS

As part of its bid or proposal (Non-Price Proposal in the case of Design-Build contracts), the Bidder shall provide to the City a list of all instances within the past ten years where a complaint was filed or pending against the Bidder in a legal or administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers, and a description of the status or resolution of that complaint, including any remedial action taken.

CHECK ONE BOX ONLY.

- The undersigned certifies that within the past 10 years the Bidder has NOT been the subject of a complaint or pending action in a legal administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers.

- The undersigned certifies that within the past ten years the Bidder has been the subject of a complaint or pending action in a legal administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers. A description of the status or resolution of that complaint, including any remedial action taken and the applicable dates is as follows:

Contractor Name Stronghold Engineering Inc.

Certified By Charles R. Gossage Title Executive Vice President

Name


Signature

Date 04.18.12

USE ADDITIONAL FORMS AS NECESSARY

BIDDING DOCUMENTS

**EQUAL BENEFITS ORDINANCE
CERTIFICATION OF COMPLIANCE**



For additional information, contact:
CITY OF SAN DIEGO
EQUAL BENEFITS PROGRAM
 202 C Street, MS 9A, San Diego, CA 92101
 Phone (619) 533-3948 Fax (619) 533-3220

COMPANY INFORMATION	
Company Name: Stronghold Engineering Inc	Contact Name: Angela Rayfield
Company Address: 2000 Market Street Riverside CA 92501	Contact Phone: 951.684.9303
	Contact Email: ar@teamsei.com

CONTRACT INFORMATION	
Contract Title:	Start Date:
Contract Number (if no number, state location):	End Date:

SUMMARY OF EQUAL BENEFITS ORDINANCE REQUIREMENTS

The Equal Benefits Ordinance [EBO] requires the City to enter into contracts only with contractors who certify they will provide and maintain equal benefits as defined in SDMC §22.4302 for the duration of the contract. To comply:

- Contractor shall offer equal benefits to employees with spouses and employees with domestic partners.
 - Benefits include health, dental, vision insurance; pension/401(k) plans; bereavement, family, parental leave; discounts, child care; travel/relocation expenses; employee assistance programs; credit union membership; or any other benefit.
 - Any benefit not offer an employee with a spouse, is not required to be offered to an employee with a domestic partner.
- Contractor shall post notice of firm's equal benefits policy in the workplace and notify employees at time of hire and during open enrollment periods.
- Contractor shall allow City access to records, when requested, to confirm compliance with EBO requirements.
- Contractor shall submit *EBO Certification of Compliance*, signed under penalty of perjury, prior to award of contract.

NOTE: This summary is provided for convenience. Full text of the EBO and Rules Implementing the EBO are available at www.sandiego.gov/administration.

CONTRACTOR EQUAL BENEFITS ORDINANCE CERTIFICATION

Please indicate your firm's compliance status with the EBO. The City may request supporting documentation.

- I affirm **compliance** with the EBO because my firm (*contractor must select one reason*):
- Provides equal benefits to spouses and domestic partners.
 - Provides no benefits to spouses or domestic partners.
 - Has no employees.
 - Has collective bargaining agreement(s) in place prior to January 1, 2011, that has not been renewed or expired.
- I request the City's approval to pay affected employees a cash equivalent in lieu of equal benefits and verify my firm made a reasonable effort but is not able to provide equal benefits upon contract award. I agree to notify employees of the availability of a cash equivalent for benefits available to spouses but not domestic partners and to continue to make every reasonable effort to extend all available benefits to domestic partners.

It is unlawful for any contractor to knowingly submit any false information to the City regarding equal benefits or cash equivalent associated with the execution, award, amendment, or administration of any contract. [San Diego Municipal Code §22.4307(a)]

Under penalty of perjury under laws of the State of California, I certify the above information is true and correct. I further certify that my firm understands the requirements of the Equal Benefits Ordinance and will provide and maintain equal benefits for the duration of the contract or pay a cash equivalent if authorized by the City.

Angela Rayfield, Human Resource Manager

04.18.12

Name/Title of Signatory

Signature

Date

FOR OFFICIAL CITY USE ONLY			
Receipt Date:	EBO Analyst:	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved – Reason:

rev 02/15/2011

BIDDING DOCUMENTS

PRICE PROPOSAL FORMS

The Bidder agrees to the design and construction of LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN - BUILD CONTRACT, for the city of San Diego, in accordance with these contract documents for the prices listed below. The Bidder guarantees the Contract Price for a period of 120 days (90 days for federally funded contracts and contracts valued at \$500,000 or less) from the date of Bid opening to Award of the Contract. The duration of the Contract Price guarantee shall be extended by the number of days required for the City to obtain all items necessary to fulfill all conditions precedent e.g., bond and insurance.

Item No.	NAICS CODE*	Description	Quantity	D**	Unit	Unit Price	Amount
1	236220	Bonds (Payment and Performance)	1		LS	 	\$ 30,000.00
2	541330	Engineering and Design Services	1	D	LS	 	\$ 350,000.00
3	236220	Field Construction	1		LS	 	\$2,258,115.00
4	541330	Storm Water Pollution Prevention	1		LS	 	\$ 35,512.00
5	238990	Disposal of Class I Regulated Waste Material	1		TONS	\$.	\$ 9,000.00
6	238990	Disposal of Class II Regulated Waste Material	1		TONS	\$	\$ 6,500.00
7	236220	City Contingency	1		AL	 	\$ 15,000.00
8	236220	Furniture , Fixtures and Equipments	1		LS	 	\$ 0.00
9	236220	Building Permits including water & sewer Capacities and connection Fees	1		AL	 	XXXXXXX \$ 3,000.00
TOTAL FOR PROPOSAL (ITEMS NO 1 THROUGH 9 INCLUSIVE)							\$ 2,707,127.00

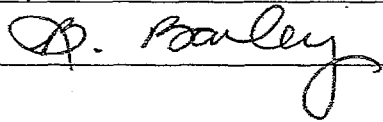
* Design Element (For City Use)

Total Price For Design-Build Proposal, (items 1 through 9, inclusive) amount written in words:

Two Million Seven Hundred Seven Thousand One Hundred Twenty Seven and No/100 Dollars.

Design-Builder: Stronghold Engineering, Inc.

Title: Beverly Bailey, President & CEO

Signature: 

BIDDING DOCUMENTS


Design-Build Proposal

1. The undersigned 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 **La Jolla Children's Pool Lifeguard Station 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 examined copies of all the Contract Documents including the following addenda (receipt of all of which is hereby acknowledged):
5. 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 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 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: 04.18.12

Design-Builder: Stronghold Engineering Inc.

By: 
(Signature) Charles R. Gossage

Title: Executive Vice President

BIDDING DOCUMENTS

PRICE PROPOSAL FORMS

The Bidder agrees to the design and construction of **LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN - BUILD CONTRACT**, for the city of San Diego, in accordance with these contract documents for the prices listed below. The Bidder guarantees the Contract Price for a period of 120 days (90 days for federally funded contracts and contracts valued at \$500,000 or less) from the date of Bid opening to Award of the Contract. The duration of the Contract Price guarantee shall be extended by the number of days required for the City to obtain all items necessary to fulfill all conditions precedent e.g., bond and insurance.

Item No.	NAICS CODE*	Description	Quantity	D**	Unit	Unit Price	Amount
1	236220	Bonds (Payment and Performance)	1		LS	 	\$ 30,000.00
2	541330	Engineering and Design Services	1	D	LS	 	\$ 350,000.00
3	236220	Field Construction	1		LS	 	\$ 278,115.00
4	541330	Storm Water Pollution Prevention	1		LS	 	\$ 35,512
5	238990	Disposal of Class I Regulated Waste Material	1		TONS	\$ 9,000	\$ 9,000
6	238990	Disposal of Class II Regulated Waste Material	1		TONS	\$ 6,500	\$ 6,500
7	236220	City Contingency	1		AL	 	\$ 15,000.00
8	236220	Furniture , Fixtures and Equipments	1		LS	 	
9	236220	Building Permits including water & sewer Capacities and connection Fees	1		AL	 	\$ 25,000.00
TOTAL FOR PROPOSAL (ITEMS NO 1 THROUGH 9 INCLUSIVE)							\$ 2,747,127

* Design Element (For City Use)

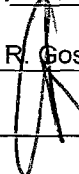
2729127. -

Total Price For Design-Build Proposal, (items 1 through 9, inclusive) amount written in words:

Two Million Seven Hundred Forty Seven Thousand One Hundred Seven Dollars and no cents.

Design-BUILDER: Stronghold Engineering Inc.

Title: Charles R. Gossage, Executive Vice President

Signature: 

BIDDING DOCUMENTS

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

Stronghold Engineering Inc.

Beverly Bailey, President/ CEO; Scott Bailey, Secretary/ COO

Charles R. Gossage, Executive Vice 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.

NOTES:

- A. The Contract Price to be used in the selection process as described in Section 5.6 of the RFP will be determined by the City based on the Base Bid alone.
- B. Prices and notations shall be in ink or typewritten. All corrections (which have been initiated by the Bidder using erasures, strike out, line out, or "white-out") shall be typed or written in with ink adjacent thereto, and shall be initialed in ink by the person signing the Proposal.
- C. Failure to initial all corrections made in the bidding documents shall cause the Proposal to be rejected as **non-responsive** and ineligible for further consideration.
- D. Blank spaces must be filled in, using figures. The Design-Builder's failure to submit a price for any Bid item that requires the Design-Builder to submit a price shall render the Proposal **non-responsive** and shall be cause for its rejection.
- E. 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.
- F. All extensions of the unit prices bid will be subject to verification by the City. In the case of inconsistency or conflict between the product of the Quantity x Unit Price and the Extension, the product shall govern.
- G. In the case of inconsistency or conflict, between the sums of the Extensions with the estimated total Bid, the sum of the Extensions shall govern.
- H. Proposals shall not contain any recapitulation of the Work. Conditional Bids will be rejected as being **non-responsive**. Alternative proposals will not be considered unless called for.
- I. The Proposal shall contain an acknowledgment of receipt of all addenda as specified in the RFP. Failure to acknowledge addenda shall render the Bid **non-responsive** and shall be cause for its rejection. We Acknowledge Addendum 1-4....

BIDDING DOCUMENTS

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements provided in the "Subletting and Subcontracting Fair Practices Act", Division 2, Part 1, Chapter 4 of the Public Contract Code, the Design-Builder shall 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 shall also list below the portion of the work which will be done by each Subcontractor. The Design-Builder 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 shall result in the Bid being rejected as **non-responsive** and ineligible for award. The Design-Builder's attention is directed to the Special Provisions - General; Paragraph 2-3 Subcontracts, which stipulates the percent of the Work to be performed with the Design-Builder's own forces. The Design-Builder shall 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.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB ^①	WHERE CERTIFIED ^②	CHECK IF JOINT VENTURE PARTNERSHIP
Name: <u>Western Dirt</u> Address: <u>13146 Scabard Place</u> City: <u>San Diego</u> State: <u>CA</u> Zip: <u>92128</u> Phone: <u>858.748.0009</u>	Constructor	Demo/ Concrete Earthwork Rebar	\$ 526,000.00	SLBE	CITY	
Name: <u>KMA Architecture & Engineering</u> Address: <u>1515 Morena Blvd</u> City: <u>San Diego</u> State: <u>CA</u> Zip: <u>92110</u> Phone: <u>619.276.7710</u>	Designer	Architect/ design	\$250,000.00	N/A		
Name: <u>Southern California Soil & Testing</u> Address: <u>6280 Riverdale St</u> City: <u>San Diego</u> State: <u>CA</u> Zip: <u>92120</u> Phone: <u>619.280.4321</u>	Constructor	Geotech/ Testing	\$27,000.00	N/A		

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 (except for OBE, SLBE and ELBE).

*50.94 to
"B"*

Form Title: DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

Form Number: AA05

Attachment D

La Jolla Children's Pool Lifeguard Station Design - Build Contract

BIDDING DOCUMENTS

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements provided in the "Subletting and Subcontracting Fair Practices Act", Division 2, Part 1, Chapter 4 of the Public Contract Code, the Design-Builder shall 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 shall also list below the portion of the work which will be done by each Subcontractor. The Design-Builder 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 shall result in the Bid being rejected as **non-responsive** and ineligible for award. The Design-Builder's attention is directed to the Special Provisions - General; Paragraph 2-3 Subcontracts, which stipulates the percent of the Work to be performed with the Design-Builder's own forces. The Design-Builder shall 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.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB [ⓐ]	WHERE CERTIFIED [ⓑ]	CHECK IF JOINT VENTURE PARTNERSHIP
Name: <u>In-Line Custom Handrail</u> Address: <u>PO Box 2637</u> City: <u>Ramona</u> State: <u>CA</u> Zip: <u>92065</u> Phone: <u>760.799.0282</u>	Constructor	Site Guardrails	\$61,500.00	SLBE	CITY	
Name: <u>Richardson Steel Inc</u> Address: <u>9102 Harness St.</u> City: <u>Spring Valley</u> State: <u>CA</u> Zip: <u>91977</u> Phone: <u>619.697.5892</u>	Constructor	Structural Steel Metal Deck	\$129,523.00	N/A		
Name: <u>Bogardus</u> Address: <u>41109 Golden Gate Circle</u> City: <u>Murrieta</u> State: <u>CA</u> Zip: <u>92562</u> Phone: <u>714.315.1468</u>	Constructor	Casework	\$28,569.00	N/A		

ⓐ 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		

ⓑ 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 (except for OBE, SLBE and ELBE).

Form Title: DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

Form Number: AA05

Attachment D

La Jolla Children's Pool Lifeguard Station Design - Build Contract

BIDDING DOCUMENTS

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements provided in the "Subletting and Subcontracting Fair Practices Act", Division 2, Part 1, Chapter 4 of the Public Contract Code, the Design-Builder shall 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 shall also list below the portion of the work which will be done by each Subcontractor. The Design-Builder 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 shall result in the Bid being rejected as **non-responsive** and ineligible for award. The Design-Builder's attention is directed to the Special Provisions - General; Paragraph 2-3 Subcontracts, which stipulates the percent of the Work to be performed with the Design-Builder's own forces. The Design-Builder shall 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.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB	WHERE CERTIFIED ②	CHECK IF JOINT VENTURE PARTNERSHIP
<i>Modern masonry 1105 Greenhills Dr. SD</i>	<i>Const.</i>	<i>MASON</i>	<i>\$36,900</i>			
Name: <u>Wulff Corporation</u> Address: <u>820 W. Washington Ave</u> City: <u>Escondido</u> State: <u>CA</u> Zip: <u>92025</u> Phone: <u>760.746.2420</u>	Constructor	Metal Studs & Drywall	\$29,935.00	N/A		
Name: <u>Mc Bride Door & hardware</u> Address: <u>13811 Danielson St</u> City: <u>Poway</u> State: <u>CA</u> Zip: <u>92064</u> Phone: <u>858.842.4480</u>	Constructor	Doors	\$25,623.00	N/A		
Name: <u>WR ROBBINS CO</u> Address: <u>3030 INDUSTRY ST STE 106</u> City: <u>OCEANSIDE</u> State: <u>CA</u> Zip: <u>92054</u> Phone: <u>760-450-0777</u>	<i>CONSTRUCTOR</i>	<i>HVAC</i>	<i>\$13,700</i>	<i>N/A</i>		

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 (except for OBE, SLBE and ELBE).

Mc Parat 2325 hummer hall - Const - Parat \$22,247

Form Title: DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

Form Number: AA05

Attachment D

La Jolla Children's Pool Lifeguard Station Design - Build Contract

BIDDING DOCUMENTS

DESIGN-BUILD NAMED EQUIPMENT/MATERIAL SUPPLIER LIST TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

The Design-Builder seeking the recognition of equipment, materials, or supplies obtained from Suppliers towards achieving any mandatory, voluntary, or both subcontracting participation percentages shall submit with the Bid the Named Equipment/Material Supplier List. The Named Equipment/Material Supplier List, at a minimum, shall have the name, locations (City) and the **DOLLAR VALUE** of the Suppliers. The Design-Builder will be credited up to 60% of the amount to be paid to the Suppliers for such materials/supplies unless vendor manufactures or substantially alters materials/supplies in which case 100% will be credited. The Design-Builder shall indicate (Yes/No) whether listed firm is a supplier or manufacturer. In calculating the subcontractor participation percentages, vendors/suppliers will receive 60% credit of the listed **DOLLAR VALUE**, whereas manufacturers will receive 100% credit. If no indication provided, listed firm will be credited at 60% of the listed **DOLLAR VALUE** for purposes of calculating the subcontractor participation percentages, Suppliers will receive 60% credit of the listed **DOLLAR VALUE**, whereas manufacturers will receive 100% credit. If no indication provided, listed firm will be credited at 60% of the listed **DOLLAR VALUE** for purposes of calculating the subcontractor participation percentages.

NAME	ADDRESS	CITY	STATE	ZIP	PHONE	TYPE	VALUE	OTHER
Name: <u>GPS</u>	Address: <u>4205 SUNKATLANE</u>	City: <u>LA MESA</u>	State: <u>CA</u>	Zip: <u>91941</u>	Phone: <u>619-307-3130</u>	CONSTRUCTOR	PLUMBING \$126,700	N/A
Name: <u>GILVESTER ROOFING</u>	Address: <u>3006 W EL NORTE PKWY</u>	City: <u>ESCONDIDO</u>	State: <u>CA</u>	Zip: <u>92026</u>	Phone: <u>760-743-0048</u>	CONSTRUCTOR	ROOFING \$16,828	
Name: _____	Address: _____	City: _____	State: _____	Zip: _____	Phone: _____			

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 | | |

② As appropriate, Design-Builder shall indicate if Vendor/Supplier 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 (except for OBE, SLBE and ELBE)

Form Title: DESIGN-BUILD NAMED EQUIPMENT/MATERIAL SUPPLIER LIST TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

Form Number: AA25

Attachment D

La Jolla Children's Pool Lifeguard Station Design - Build Contract

City of San Diego

ADDENDUM "1"

REQUEST FOR PROPOSAL (RFP)



FOR LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN-BUILD CONTRACT

BID NO.: _____ K-12-5521-DB2-3-C
RFP NO.: _____ 5521DB2
SAP (WBS/IO/CC NO.): _____ S-00644
CLIENT DEPARTMENT: _____ 1912
COUNCIL DISTRICT: _____ 2
PROJECT TYPE: _____ BT

REQUEST FOR PROPOSAL (RFP) DUE:

12:00 Noon

APRIL 6, 2012

CITY OF SAN DIEGO

Public Works Contracting Group

1200 Third Avenue, Suite 200, MS 56P

San Diego, CA 92101

CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP 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.

City of San Diego

ADDENDUM "2"

REQUEST FOR PROPOSAL (RFP)



FOR LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN-BUILD CONTRACT

BID NO.:	K-12-5521-DB2-3-C
RFP NO.:	5521DB2
SAP (WBS/IO/CC NO.):	S-00644
CLIENT DEPARTMENT:	1912
COUNCIL DISTRICT:	2
PROJECT TYPE:	BT

REQUEST FOR PROPOSAL (RFP) DUE:

12:00 Noon
APRIL 6, 2012
CITY OF SAN DIEGO
Public Works Contracting Group
1200 Third Avenue, Suite 200, MS 56P
San Diego, CA 92101

CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP 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.

City of San Diego

ADDENDUM "3"

REQUEST FOR PROPOSAL (RFP)



FOR LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN-BUILD CONTRACT

BID NO.:	K-12-5521-DB2-3-C
RFP NO.:	5521DB2
SAP (WBS/IO/CC NO.):	S-00644
CLIENT DEPARTMENT:	1912
COUNCIL DISTRICT:	2
PROJECT TYPE:	BT

REQUEST FOR PROPOSAL (RFP) DUE:

12:00 Noon

APRIL 18, 2012

CITY OF SAN DIEGO

Public Works Contracting Group

1200 Third Avenue, Suite 200, MS 56P

San Diego, CA 92101

CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP 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 ABOVE.

City of San Diego

ADDENDUM "4"

REQUEST FOR PROPOSAL (RFP)



FOR LA JOLLA CHILDREN'S POOL LIFEGUARD STATION DESIGN-BUILD CONTRACT

BID NO.:	K-12-5521-DB2-3-C
RFP NO.:	5521DB2
SAP (WBS/IO/CC NO.):	S-00644
CLIENT DEPARTMENT:	1912
COUNCIL DISTRICT:	2
PROJECT TYPE:	BT

REQUEST FOR PROPOSAL (RFP) DUE:

12:00 Noon
APRIL 18, 2012
CITY OF SAN DIEGO
Public Works Contracting Group
1200 Third Avenue, Suite 200, MS 56P
San Diego, CA 92101

CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP 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.