

# City of San Diego

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L. Chan / J. Limon / L. I. Russell

## PROPOSAL DOCUMENTS

### 1-Step RFP



FOR

### BALBOA PARK GOLF COURSE IMPROVEMENTS – 9 HOLE COURSE

RFP NO.: K-25-2376-DB1-3-A  
SAP NO. (WBS/IO/CC): B-23071  
CLIENT DEPARTMENT: 1714  
COUNCIL DISTRICT: 3  
PROJECT TYPE: EA

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

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

**PROPOSALS DUE:**

**2:00 PM  
JULY 31, 2025**

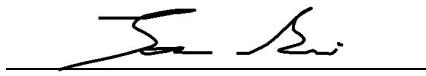
**CITY OF SAN DIEGO'S ELECTRONIC BIDDING SITE, PLANETBIDS**

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

**DEPUTY CITY ENGINEER**

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

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For City Engineer

05/23/2025

Date

Seal:



## TABLE OF CONTENTS

SECTION	PAGE
<b>REQUEST FOR PROPOSAL</b>	
1. INTRODUCTION AND PROJECT OVERVIEW.....	5
2. SUMMARY OF WORK .....	5
3. COMPETITION.....	6
4. PROPOSAL DUE DATE AND TIME.....	6
5. ESTIMATED PROJECT COST.....	6
6. LICENSE REQUIREMENT .....	6
7. CONTRACT PERIOD .....	6
8. PREVAILING WAGE RATES.....	6
9. RESERVED.....	6
10. NON-MANDATORY PRE-PROPOSAL MEETING.....	6
11. SUBCONTRACTING PARTICIPATION PERCENTAGES.....	7
12. SELECTION AND AWARD SCHEDULE.....	7
<b>INSTRUCTIONS TO PROPOSERS AND GENERAL CONDITIONS</b>	
1. Prequalification of Contractors and California State License .....	8
2. Electronic Format Receipt and Opening of Proposals .....	9
3. Electronic Submissions Carry Full Force And Effect .....	10
4. Proposals are Public Records.....	11
5. Equal Opportunity Contracting Program.....	11
6. Pre-Proposal Activities .....	13
7. Examination of Plans, Specifications, and Site Of Work.....	13
8. Changes to The Scope of Work .....	14
9. Design Submittals .....	14
10. Bonds and Insurance .....	14
11. Submittal Requirements.....	14
12. Selection Criteria and Scoring.....	16
13. Subcontractor Information.....	16
14. Award .....	17
15. Additional Policies, Procedures, Terms and Conditions.....	18
<b>CERTIFICATIONS AND FORMS.....</b>	21

## TABLE OF CONTENTS

SECTION	PAGE
<b>ATTACHMENTS</b>	
A. PROJECT DESCRIPTION, SCOPE OF WORK AND TECHNICALS .....	32
B. RESERVED .....	123
C. EQUAL OPPORTUNITY CONTRACTING PROGRAM .....	124
D. PREVAILING WAGE .....	144
E. SUPPLEMENTARY SPECIAL PROVISIONS .....	149
Appendix A - Notice of Exemption.....	176
Appendix B - Reserved .....	179
Appendix C - Materials Typically Accepted by Certificate of Compliance .....	180
Appendix D - Sample City Invoice.....	182
Appendix E - Location Map .....	184
Appendix F - Adjacent Project Map.....	186
Appendix G - Hazardous Label/Forms .....	188
Appendix H - Sample of Public Notice .....	194
Appendix I - Advanced Metering Infrastructure (AMI) Device Protection .....	196
Appendix J - SWPPP Construction BMP Maintenance Log.....	203
Appendix K - Sample Contractor Performance Evaluation (CPE) Form .....	206
F. IN-USE OFF-ROAD DIESEL FUELED FLEET REGULATION (OFF-ROAD REGULATION) COMPLIANCE (CARB) .....	216
G. EVALUATION AND SELECTION CRITERIA.....	220
H. PRICE FORMS .....	226
I. DESIGN-BUILD AGREEMENT .....	232
<b>PERFORMANCE BOND AND LABOR AND MATERIAL MEN'S BOND.....</b> 235	
<b>ELECTRONICALLY SUBMITTED FORMS.....</b> 237	

## REQUEST FOR PROPOSAL

### 1. INTRODUCTION AND PROJECT OVERVIEW

#### 1.1. SOLICITATION

- 1.1.1** This is the City of San Diego's (City) solicitation process to acquire Design-Build services for the **BALBOA PARK GOLF COURSE IMPROVEMENTS - 9 HOLE COURSE** Design-Build project.
- 1.1.2** This RFP describes the Project, the required Scope of Work and Services, the Design-Builder selection process, the minimum information that shall be included in the Proposal for this Project and the terms and conditions governing the Work. Failure to submit all requested information in accordance with the requirements of this Request for Proposal (RFP) may be cause for disqualification.
- 1.1.3** Each Proposal, properly executed as required by this RFP, shall constitute a firm offer which may be accepted by the City within the time specified in the Proposal.
- 1.1.4** This RFP will not commit the City to award a contract, to defray any costs incurred in the preparation of a Proposal pursuant to this RFP, or to procure or contract for the Work.
- 1.1.5** Selection announcements, contract awards, and all data provided by the City shall be protected by the Design-Builder from public disclosure. The Design-Builders desiring to release information to the public, shall receive prior written approval from the City.
- 1.1.6** The Design-Builder, by submitting a response to this RFP, agrees to provide the required services for the terms and conditions noted in this RFP and its exhibits if awarded by the City. The agreement and other terms and conditions are included in the Design-Build Contract and The GREENBOOK, The WHITEBOOK, and the Supplementary Special Provisions (SSP).
- 1.1.7** Any architectural firms, engineering firms, specialty consultants, or individuals retained by the City to assist in drafting the RFPs or the Project's preliminary design may not be eligible to participate in the competition with any Design-Build Entity. It is the responsibility of the Design-Build entity to obtain the required legal advice necessary to resolve such matters.

**2. SUMMARY OF WORK:** This is the City's solicitation process to acquire Design-Build services for design and construction, alteration, and repair to the Balboa Park Golf Course Improvements – 9 Hole Course. The overall scope of work, depending on the proposal, could include but is not limited to: new practice greens, removing existing holes one, five, and nine and installing new holes four, five, and nine, modifying the existing irrigation system, new drainage improvements, new

bunkers, new pedestrian/cart path, trees replacement, installation of new tee boxes and ADA accessibility improvements. For additional information refer to Attachment A.

3. **FULL AND OPEN COMPETITION:** This contract is open to full competition and may be bid on by Contractors who are on the City's current Prequalified Contractors' List. For information regarding the Contractors Prequalified list visit the City's web site: <http://www.sandiego.gov>.
4. **PROPOSAL DUE DATE AND TIME ARE: July 31, 2025 at 2:00 PM.**
5. **ESTIMATED PROJECT COST:** The City's estimated cost for this project is **\$4,300,000.00**.
6. **LICENSE REQUIREMENT:** To be eligible for award of this contract, Prime contractor must possess the following licensing classification: **A**
7. **CONTRACT PERIOD:** The Project, including the Plant Establishment Period, shall be completed within **396 Working Days** from the Notice to Proceed (NTP).
8. **PREVAILING WAGE RATES APPLY TO THIS CONTRACT:** Refer to Attachment D.
9. **RESERVED.**
10. **NON-MANDATORY PRE-PROPOSAL MEETING:**

- 10.1. ONLINE PRE-PROPOSAL MEETING:**

Prospective Bidders are **Encouraged** to attend the Pre-Proposal Meeting.

The Pre-Proposal Meeting will be held on **Wednesday, June 18, 2025, at 10:00 AM (PST)** at:

**Microsoft Teams** [Need help?](#)

[Join the meeting now](#)

**Meeting ID:** 227 849 230 851 2

**Passcode:** jD7MS75T

**Dial in by phone**

[+1 945-468-5511,,640385364#](#) United States, Los Angeles

[Find a local number](#)

**Phone Conference ID:** # 640 385 364#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

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

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

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

1. SLBE participation	<b>11.2%</b>
2. ELBE participation	<b>14.3%</b>
3. Total mandatory participation	<b>25.5%</b>

**11.2.** The current list of Certified SLBE/ELBE Firms to be used for outreach for this project is posted to the Documents tab on PlanetBids.

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

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

**11.3.2** Submit Good Faith Effort (GFE) documentation, saved in searchable Portable Document Format (PDF), demonstrating the Bidder made a good faith effort to conduct outreach to and include SLBE-ELBE Subcontractors as required in this solicitation by 5 PM 3 Working Days after the Bid opening if the overall mandatory participation percentage is not met.

**All submittals in searchable PDF shall be submitted electronically within the prescribed time identified in the contract documents via PlanetBids by invitation to the point of contact named in the bid provided by the Contract Specialist to all bidders.**

**12. SELECTION AND AWARD SCHEDULE:**

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

<b>12.2.</b> Non-Mandatory Pre-Proposal Meeting	<b>June 18, 2025</b>
<b>12.3.</b> Proposal Due Date	<b>July 31, 2025</b>
<b>12.4.</b> Selection and Notification	<b>September 2025</b>
<b>12.5.</b> Limited Notice to Proceed	<b>November 2025</b>

## INSTRUCTIONS TO PROPOSERS AND GENERAL CONDITIONS

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

#### 1.1. SOLICITATION

- 1.1.1. Contractors submitting a Proposal must be pre-qualified for the total amount proposed, including all alternate items, prior to the date of submittal. Bids from contractors who have not been pre-qualified as applicable and Bids that exceed the maximum dollar amount at which contractors are pre-qualified may be deemed **non-responsive** and ineligible for award.
- 1.1.2. If the applicant is a subsidiary of a parent company, the applicant may provide the consolidated audited financial statement of the parent company; provided, however, that the applicant submits a statement signed by a duly authorized representative of the parent company confirming that the parent company will guarantee the performance of any contract awarded to the applicant. The City may also require the parent company to execute a separate agreement with the City to guarantee the subsidiary's performance prior to executing any contract with the subsidiary.
- 1.1.3. The completed application must be submitted online no later than 2 weeks prior to the bid opening.
- 1.1.4. **Joint Venture Bidders Cumulative Maximum Bidding Capacity:** For projects with an engineer's estimate of \$30,000,000 or greater, Joint Ventures submitting bids may be deemed responsive and eligible for award if the cumulative maximum bidding capacity of the individual Joint Venture entities is equal to or greater than the total amount proposed.
- 1.1.5. Each of the entities of the Joint Venture must have been previously prequalified at a minimum of \$15,000,000.
- 1.1.6. Bids submitted with a total amount proposed of less than \$30,000,000 are not eligible for Cumulative Maximum Bidding Capacity prequalification. To be eligible for award in this scenario, the Joint Venture itself or at least one of the Joint Venture entities must have been prequalified for the total amount proposed.
- 1.1.7. Bids submitted by Joint Ventures with a total amount proposed of \$30,000,000 or greater on a project with an engineer's estimate of less than \$30,000,000 are not eligible for Cumulative Maximum Bidding Capacity prequalification.
- 1.1.8. The Joint Venture designated as the Apparent Low Bidder shall provide evidence of its corporate existence and furnish good and approved bonds in the name of the Joint Venture within 14 Calendar Days of receipt by the Bidder of a form of contract for execution.

**1.1.9.** Complete information and links to the on-line prequalification application are available at:

<http://www.sandiego.gov/cip/bidopps/prequalification>

**1.1.10.** Due to the City's responsibility to protect the confidentiality of the contractors' information, City staff will not be able to provide information regarding contractors' prequalification status over the telephone. Contractors may access real-time information about their prequalification status via their vendor profile on [PlanetBids™](#).

**2. ELECTRONIC FORMAT RECEIPT AND OPENING OF PROPOSALS:** Proposals will be received in **electronic format (eBids) EXCLUSIVELY** at the City of San Diego's electronic bidding (eBidding) site, at: <https://www.sandiego.gov/cip/bidopps/> and are due by the date, and time shown on the cover of this solicitation.

**2.1. PROPOSERS MUST BE PRE-REGISTERED** with the City's bidding system and possess a system-assigned Digital ID in order to submit an electronic proposal.

**2.2.** The City's bidding system will automatically track information submitted to the site including IP addresses, browsers being used and the URLs from which information was submitted. In addition, the City's bidding system will keep a history of every login instance including the time of login, and other information about the user's computer configuration such as the operating system, browser type, version, and more. Because of these security features, Contractors who disable their browsers' cookies will not be able to log in and use the City's bidding system.

**2.3.** Upon entry of their proposal, the system will ensure that all required fields are entered. **The system will not accept a proposal for which any required information is missing.** This includes all necessary pricing, subcontractor listing(s) and any other essential documentation and supporting materials and forms requested or contained in these solicitation documents.

**2.4. PROPOSALS REMAIN SEALED UNTIL DUE DATE AND TIME.** eBids and eProposals are transmitted into the City's bidding system via hypertext transfer protocol secure (https) mechanism using SSL 128-256 bit security certificates issued from Verisign/Thawte which encrypts data being transferred from client to server. Proposals submitted prior to the Due Date and Time are not available for review by anyone other than the submitter, who will have until the Due Date and Time to change, rescind or retrieve its proposal should they desire to do so.

**2.5. PROPOSALS MUST BE SUBMITTED BY DUE DATE AND TIME.** Once the deadline is reached, no further submissions are accepted into the system. Once the Due Date and Time has passed, bidders, proposers, the general public, and City staff are able to immediately see the results on line. City staff may then begin reviewing the submissions for responsiveness, Equal Opportunity Contracting Program (EOCP) compliance and other issues.

**2.6. TECHNICAL PROPOSAL AND PRICE PROPOSAL ARE TO BE SEPARATE.** The proposer is to submit two separate files by the due date and time.

**2.6.1.** The Technical proposal should contain the items detailed below and in Attachment G. There is to be **NO PRICING** information within this proposal. If a Technical proposal contains pricing information, the submission may be deemed non-responsive and ineligible for further consideration, and

**2.6.2.** The Price proposal, which should detail the cost structure and include any forms as required herein.

**2.7.** **RECAPITULATION OF THE WORK.** Proposals shall not contain any recapitulation of the Work. Conditional proposals may be rejected as being **non-responsive**. Alternative proposals will not be considered unless called for.

**2.8.** **PROPOSALS MAY BE WITHDRAWN** by the Proposer prior to, but not after, the time set as Due Date and Time.

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

**2.9.** **ACCESSIBILITY AND AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE.** To request a copy of this solicitation in an alternative format, contact the Purchasing & Contracting Department, Public Works Division Contract Specialist listed in the cover of this solicitation at least five (5) working days prior to the Proposal due date to ensure availability.

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

**3.1.** The proposer, by submitting its electronic proposal, acknowledges that doing so carries the same force and full legal effect as a paper submission with a longhand (wet) signature.

**3.2.** By submitting an electronic proposal, the proposer certifies that the proposer has thoroughly examined and understands the entire Contract Documents (which consist of the plans and specifications, drawings, forms, affidavits and the solicitation documents), and that by submitting the eBid as its proposal, the proposer acknowledges, agrees to and is bound by the entire Contract Documents, including any addenda issued thereto, and incorporated by reference in the Contract Documents.

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

**3.4.** Each properly signed Proposal shall constitute a firm offer that may be accepted by the City within the time frame specified herein.

**3.5.** The Proposer agrees to guarantee the Contract Price for a period of 120 days from the date of Bid opening. The duration of the Contract Price guarantee may be extended, by mutual consent of the parties, by the number of days required for the City to obtain all items necessary to fulfill all contractual conditions.

**4. PROPOSALS ARE PUBLIC RECORDS:** Upon receipt by the City, proposals shall become public records subject to public disclosure. It is the responsibility of the respondent to clearly identify any confidential, proprietary, trade secret or otherwise legally privileged information contained within the proposal's General references to sections of the California Public Records Act (PRA) will not suffice. If the Contractor does not provide applicable case law that clearly establishes that the requested information is exempt from the disclosure requirements of the PRA, the City shall be free to release the information when required in accordance with the PRA, pursuant to any other applicable law, or by order of any court or government agency, and the Contractor will hold the City harmless for release of this information.

**5. EQUAL OPPORTUNITY CONTRACTING**

**5.1.** As set forth in this RFP, the City is dedicated to the principles of equal opportunity in the workplace and in subcontracting. It is the City's expectation that firms doing business with the City have, and are able to demonstrate, the same level of commitment.

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

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

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

**5.3.2.** If under representations are noted in the Work Force Report when compared to County Labor Force Availability data, the Design-Builder shall submit an Equal Opportunity Plan. Any Equal Employment Opportunity Plan submitted shall include the elements as outlined in the EOCP Requirements (see Attachment C, Equal Opportunity Contracting Program).

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

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

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

**5.4.1.** The Design-Builder shall not discriminate on the basis of race, gender, gender expression, gender identity, religion, national origin, ethnicity, sexual

orientation, age or disability in the solicitation, selection, hiring or treatment of the Subcontractors and Suppliers. The Design-Builder shall provide equal opportunity for Subcontractors to participate in subcontracting opportunities. The Design-Builder understands and agrees that violation of this clause shall be considered a material breach of the contract and may result in contract termination, debarment or other sanctions.

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

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

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

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

- 5.5.2.** The City may not award the contract until registration of all subcontractors and suppliers is complete. In the event this requirement is not met within the time frame specified in the Notice of Intent to Award letter, the City reserves the right to rescind the Notice of Award / Intent to Award and to make the award to the next responsive and responsible bidder / proposer.
- 5.5.3.** Following the award of the Contract, the Design-Builder will be required to use the City's web-based contract compliance application for EOCP reporting purposes e.g., Weekly Certified Payroll, Monthly Employment Utilization, and Monthly Payments. Online tutorials are available at:

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

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

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

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

**5.5.3.4.** Underpayment has occurred.

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

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

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

Antoinette Wynne, Contract Specialist at [arwynne@sandiego.gov](mailto:arwynne@sandiego.gov)

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

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

**6.1.4.** Only questions answered by formal written addenda shall be binding. Oral and other interpretations or clarifications shall be without legal effect. It is the Design-Builder's responsibility to be informed of any Addenda that have been issued and to adjust its Proposal accordingly.

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

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

Any changes to the Contract Documents through addendum are made effective as though originally issued with the Proposal. The Design-Builders shall acknowledge the receipt of Addenda at the time of Proposal submission.

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

**7.1.** Contract Documents may be obtained by visiting the City's website: <http://www.sandiego.gov/cip/>. Plans and Specifications for this contract are also available for review in the office of Purchasing & Contracting Department, Public Works Division.

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

8. **CHANGES TO THE SCOPE OF WORK:** Once a proposal has been accepted by the City and the award has been made, the Design-Builder shall immediately notify the City in writing of any proposed or anticipated change in the scope, contract amount, or contract time; and shall obtain the City's written consent to the change(s) prior to affecting them. In no event shall the City's consent be construed to relieve the Design-Builder from its duty to render all work and services in accordance with applicable laws and accepted industry standards
9. **DESIGN SUBMITTALS:** The City's review of the Design-Builder's Design Submittals shall not relieve the Design-Builder from its responsibilities under the Contract, or be deemed to be an acceptance or waiver by City of any deviation from, or of the Design-Builder's failure to comply with, any provision or requirement of the Contract Documents, unless such deviation or failure has been identified as such in writing in the document submitted for acceptance by the Design-Builder and accepted by City. Where approval or acceptance by City is required, it is understood to be general approval only, and does not relieve the Design-Builder of responsibility for complying with all applicable laws and good professional practices as the Design-Builder shall be the Engineer of Record.
10. **BONDS AND INSURANCE:** Prior to the award of the Contract (or Task Order), the Design-Builders shall submit evidence of separate bonds and insurance as specified in Section 5-4, "INSURANCE," of the City's standard specifications for public works construction unless specified otherwise in the Contract Documents.
11. **SUBMITTAL REQUIREMENTS: PROPOSALS MUST BE RECEIVED NO LATER THAN THE DUE DATE AND TIME.** Proposals may be withdrawn by the Design-Builder only up to the proposal due date and time.

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

- 11.1. **TECHNICAL PROPOSAL REQUIREMENTS:** Technical Proposals submitted in response to this RFP shall be in the following order and shall include:
  - Legal name of company.
  - Legal form of entity (partnership, corporation, joint venture, or other). If joint venture, identify the members of the joint venture, and provide all information required under this section for each member.
  - Year of establishment of entity.
  - If company is subsidiary of a parent company, identify the parent company.
  - Address of main office.
  - Address of San Diego satellite office if applicable.

- Contact information for firm, including name, title, email address and telephone number.
- Number of employees in San Diego County.
- Applicable License(s):
- City of San Diego Business License Number, including expiration date.
- State Contractor's License Number including expiration date, and all classifications. Professional Engineering/Architect License Number, including expiration date.
- Failure to provide all required information may result in the Proposal being considered non-responsive and ineligible for further consideration.

**11.1.1.** The Technical Proposal shall be concise, well organized, and demonstrate the Design-Builder's qualifications and experience applicable to the Project. The Technical Proposal shall be limited to 50 one-sided pages (8 1/2" x 11"), exclusive of resumes, graphics, forms, pictures, photographs, dividers, front and back cover, etc., that address the Technical Proposal contents; and of Equal Opportunity Contracting documentation. Font Type shall be Times New Roman in a minimum 12 Point font size, with a minimum 1" margin for text pages. A cover letter may be submitted but shall not contain any information that is a required element of the Technical Proposal. Any Technical Proposal that does not comply with these formatting standards may not be considered.

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

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

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

## **11.2. PRICE PROPOSAL REQUIREMENTS.**

**11.2.1.** A clearly marked, signed PDF of the TOTAL PRICE FOR DESIGN-BUILD PROPOSAL page is to be submitted within the Cost File in PlanetBids.

**11.2.2.** A completed Excel Price Proposal Sheet is to be submitted as a General Attachment in PlanetBids.

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

**11.2.4.** The lowest proposed price is not the determining factor for award of this contract. See Attachment G for the criteria by which the proposals will be evaluated.

**11.2.5.** In the event of any discrepancies, written numbers will govern over numerical. Also, the sum of all lump sum line items, unit price line items, allowance line items and any other priced items will govern over the "Total Design-Build Proposal" line item.

**11.2.6.** The required EOCP information such as Subcontractor and Supplier listings shall be submitted as part of the Price Proposal.

**11.2.7.** These are not to be included with the Technical Proposal. Refer to **Attachment H** of this RFP for any Price Proposal forms required to be used.

## **12. SELECTION CRITERIA AND SCORING**

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

## **13. SUBCONTRACTOR INFORMATION:**

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

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

Additionally, pursuant to California Senate Bill 96 and in accordance with the requirements of Labor Code sections 171.1 and 1725.5, by submitting a bid or proposal to the City, Contractor is certifying that he or she has verified that all subcontractors used on this public work project are registered with the California Department of Industrial Relations (DIR). **The Bidder shall provide the name, address, license number, DIR registration number of any Subcontractor – regardless of tier** - who will perform work, labor, render services or specially fabricate and install a portion [type] of the work or improvement pursuant to the contract.

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

**13.3. LISTING OF SUBCONTRACTORS OR SUPPLIERS FOR ALTERNATES.** For subcontractors or suppliers to be used on alternate items, bidder shall use the provided **"Subcontractors For Alternates"** form and shall indicate for each alternate subcontract whether it is an additive or deductive alternate; the subcontractor's name, location, phone number, email address, CA license number, and DIR registration number; whether the subcontractor is a designer, constructor or supplier; the type of work the subcontractor will be performing; and the dollar value of the subcontract for that alternate item. Failure to comply with this requirement may result in the bid being rejected as **non-responsive** and ineligible for award.

## **14. AWARD**

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

- 14.2.** The City will announce in writing to all the RFP participants the selected Design-Builder. The announcement will show the results of the evaluation. This notification to the Design-Builders shall constitute the public announcement of the selected Design-Builder. In the event that the selected Design-Builder is subsequently deemed non-responsive or non-responsible, a new public announcement will be provided to all proposers with the name of the newly designated selected Design-Builder.
- 14.3.** This RFP will not commit the City to award a contract, to defray any costs incurred in the preparation of a Proposal pursuant to this RFP, or to procure or contract for the Work.
- 14.4.** Selection announcements, contract awards, and all data provided by the City shall be protected by the Design-Builder from public disclosure. The Design-Builders desiring to release information to the public shall receive prior written approval from the City.
- 14.5.** Design-Builders who submit a response to this RFP agree to provide the required services in accordance with the terms and conditions noted in this RFP and its attachments upon award by the City. The agreement and other terms and conditions are included in the Design-Build Contract, The GREENBOOK, The WHITEBOOK, and the Supplementary Special Provisions (SSP).
- 14.6.** Any architectural firms, engineering firms, specialty consultants, or individuals retained by the City to assist in drafting the RFPs or the Project's preliminary design may not be eligible to participate in the competition with any Design-Build Entity without the prior written consent of City. Any architectural firms, engineering firms, specialty consultants, or individuals retained by the City to assist in drafting any Reference Documents, such as the Water Department's Master Plan and any other document that was not prepared specifically for this contract, are considered to be eligible to participate.
- 14.7.** To obtain the price Proposal results, view the results on the City's web site, or request the results by U.S. mail and provide a self-addressed, stamped envelope. If requesting by mail, be sure to reference the Proposal name and number. The Proposal tabulations will be mailed to you upon their completion. The results will not be given over the telephone.

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

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

**15.4. Project Team.** The Design-Builder shall maintain all representations, team members, and proposed tasks and work elements as valid, except for the schedule which may be adjusted as mutually agreed upon by the City and the Design-Builder.

**15.5. Submittal of "Or Equal" Items.** See 4- 6, "Trade Names or Equals" in the SSP and as modified by the Scope of Work ATTACHMENT A.

**15.6. Subcontract Limitations.** The Design-Builder's attention is directed to Standard Specification for Public Works Construction, Section 3-2, "SELF-PERFORMANCE", which requires the Design-Builder to perform not less than the specified amount under this RFP. Failure to comply shall render the Proposal non-responsive.

**15.7. San Diego Business Tax Certificate.** All Contractors, including Subcontractors, not already having a City of San Diego Business Tax Certificate for the work contemplated shall secure the appropriate certificate from the City Treasurer, Civic Center Plaza, first floor, before the Contract can be executed.

**15.8. City Standard Provisions.** The work resulting from this RFP is subject to the following standard provisions. See The WHITEBOOK for details.

- 15.8.1.** The City of San Diego Resolution No. R-277952 adopted on May 20, 1991 for a Drug-Free Workplace.
- 15.8.2.** The City of San Diego Resolution No. R-282153 adopted on June 14, 1993 related to the Americans with Disabilities Act.
- 15.8.3.** The City of San Diego Municipal Code §22.3004 for Pledge of Compliance.
- 15.8.4.** The City of San Diego's Labor Compliance Program and the State of California Labor Code §§1771.5(b) and 1776.
- 15.8.5.** Sections 1777.5, 1777.6, and 1777.7 of the State of California Labor Code concerning the employment of apprentices by contractors and subcontractors performing public works contracts.
- 15.8.6.** The City's Equal Benefits Ordinance (EBO), Chapter 2, Article 2, Division 43 of The San Diego Municipal Code (SDMC).
- 15.8.7.** The City's Information Security Policy (ISP) as defined in the City's Administrative Regulation 90.63.

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

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

Title	Edition	Document Number
Standard Specifications for Public Works Construction ("The GREENBOOK") <a href="http://www.greenbookspecs.org/">http://www.greenbookspecs.org/</a>	2021	ECPI010122-01
City of San Diego Standard Specifications for Public Works Construction ("The WHITEBOOK")* <a href="https://www.sandiego.gov/ecp/edocref/greenbook">https://www.sandiego.gov/ecp/edocref/greenbook</a>	2021	ECPI010122-02
City of San Diego Standard Drawings* <a href="https://www.sandiego.gov/ecp/edocref/standarddraw">https://www.sandiego.gov/ecp/edocref/standarddraw</a>	2021	ECPI010122-03
Citywide Computer Aided Design and Drafting (CADD) Standards <a href="https://www.sandiego.gov/ecp/edocref/drawings">https://www.sandiego.gov/ecp/edocref/drawings</a>	2018	PWPI010119-04
California Department of Transportation (CALTRANS) Standard Specifications <a href="https://dot.ca.gov/programs/design/july-2023-ccs-standard-plans-and-standard-specifications">https://dot.ca.gov/programs/design/july-2023-ccs-standard-plans-and-standard-specifications</a>	2023	ECPD092023-05
CALTRANS Standard Plans <a href="https://dot.ca.gov/programs/design/july-2023-ccs-standard-plans-and-standard-specifications">https://dot.ca.gov/programs/design/july-2023-ccs-standard-plans-and-standard-specifications</a>	2023	ECPD092023-06
California Manual on Uniform Traffic Control Devices Revision 8 (CA MUTCD Rev 8) <a href="https://dot.ca.gov/programs/safety-programs/camutcd">https://dot.ca.gov/programs/safety-programs/camutcd</a>	2014	ECPD032324-07
<p><b>NOTE:</b> *Available online under Engineering Documents and References at: <a href="https://www.sandiego.gov/ecp/edocref/">https://www.sandiego.gov/ecp/edocref/</a></p> <p>*Electronic updates to the Standard Drawings may also be found in the link above</p>		

## **CERTIFICATIONS AND FORMS**

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

**NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID  
UNDER 23 UNITED STATES CODE 112 AND PUBLIC CONTRACT CODE 7106**

State of California

County of San Diego

The bidder, being first duly sworn, deposes and says that he or she is authorized by the party making the foregoing bid that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

## **CONTRACTOR CERTIFICATION**

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### **DRUG-FREE WORKPLACE**

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-17 regarding Drug-Free Workplace as outlined in the WHITEBOOK, Section 5-1.3, "Drug-Free Workplace", of the project specifications, and that;

This company has in place a drug-free workplace program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the subcontractor's agreement to abide by the provisions of subdivisions a) through c) of the policy as outlined.

## **CONTRACTOR CERTIFICATION**

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### **AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE CERTIFICATION**

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-4 regarding the Americans With Disabilities Act (ADA) outlined in the WHITEBOOK, Section 5-1.2, "California Building Code, California Code of Regulations Title 24 and Americans with Disabilities Act" of the project specifications, and that:

This company has in place workplace program that complies with said policy. I further certify that each subcontract agreement for this project contains language which indicates the subcontractor's agreement to abide by the provisions of the policy as outlined.

## **CONTRACTOR CERTIFICATION**

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### **CONTRACTOR STANDARDS – PLEDGE OF COMPLIANCE**

I declare under penalty of perjury that I am authorized to make this certification on behalf of the company submitting this bid/proposal, that as Contractor, I am familiar with the requirements of City of San Diego Municipal Code § 22.3004 regarding Contractor Standards as outlined in the WHITEBOOK, Section 5-1.4, ("Contractor Standards and Pledge of Compliance"), of the project specifications, and that Contractor has complied with those requirements.

I further certify that each of the Contractor's subcontractors has completed a Pledge of Compliance attesting under penalty of perjury of having complied with City of San Diego Municipal Code § 22.3004.

## **CONTRACTOR CERTIFICATION**

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### **EQUAL BENEFITS ORDINANCE CERTIFICATION**

I declare under penalty of perjury that I am familiar with the requirements of and in compliance with the City of San Diego Municipal Code § 22.4300 regarding Equal Benefits Ordinance.

## **CONTRACTOR CERTIFICATION**

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### **EQUAL PAY ORDINANCE CERTIFICATION**

Contractor shall comply with the Equal Pay Ordinance (EPO) codified in the San Diego Municipal Code (SDMC) at section 22.4801 through 22.4809, unless compliance is not required based on an exception listed in SDMC section 22.4804.

Contractor shall require all of its subcontractors to certify compliance with the EPO in their written subcontracts.

Contractor must post a notice informing its employees of their rights under the EPO in the workplace or job site.

By signing this Contract with the City of San Diego, Contractor acknowledges the EPO requirements and pledges ongoing compliance with the requirements of SDMC Division 48, section 22.4801 et seq., throughout the duration of this Contract.

## CONTRACTOR CERTIFICATION

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### **IN-USE OFF-ROAD DIESEL FUELED FLEET REGULATION (OFF-ROAD REGULATION) COMPLIANCE**

I hereby certify that Contractor is familiar with the requirements 13 CCR 2449, 2449.1, and 2449.2, as well as Attachment F, In-Use Off-Road Diesel Fueled Fleet Regulation (Off-Road Regulation) Compliance (CARB), and that Contractor shall comply with these requirements.

I further certify that each of the Contractor's listed subcontractors is familiar with these requirements and shall also comply.

## **CONTRACTOR CERTIFICATION**

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### **PRODUCT ENDORSEMENT**

I declare under penalty of perjury that I acknowledge and agree to comply with the provisions of City of San Diego Administrative Regulation 95.65, concerning product endorsement. Any advertisement identifying or referring to the City as the user of a product or service requires the prior written approval of the City.

## AFFIDAVIT OF DISPOSAL

(To be submitted upon completion of Construction pursuant to the contracts Certificate of Completion)

**WHEREAS**, on the \_\_\_\_\_ DAY OF \_\_\_\_\_, 2\_\_\_\_\_ the undersigned entered into and executed a contract with the City of San Diego, a municipal corporation, for:

### Balboa Park Golf Course Improvements - 9 Hole Course

(Project Title)

as particularly described in said contract and identified as Bid No. **K-25-2376-DB1-3-A**; SAP No. (WBS) **B-23071**; 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:

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**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)

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and that they have been disposed of according to all applicable laws and regulations.

Dated this \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

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

## **ATTACHMENTS**

**ATTACHMENT A**

**PROJECT DESCRIPTION, SCOPE OF WORK AND TECHNICALS**

## **PROJECT DESCRIPTION, SCOPE OF WORK AND TECHNICALS**

### **1. Project Description.**

A Design-Build Construction Contract for design and construction, alteration, and repair to the Balboa Park Golf Course Improvements – 9 Hole Course in the City. Work and Services required of the Design-Builder will include design, construction, and startup of the Project. The Design-Builder shall provide all management, supervision, labor, services, temporary facilities, equipment, tools, supplies, and any other item of every kind and description required for the project's complete design, construction, and start-up.

The overall Scope of Work, depending on the Proposal, could include but is not limited to: new practice greens, removing existing holes one, five, and nine and installing new holes four, five, and nine, modifying the existing irrigation system, new drainage improvements, new bunkers, new pedestrian/cart path, trees replacement, installation of new tee boxes and ADA accessibility improvements.

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

**2.1** The minimum required Scope of Work for this Proposal shall include the following:

- 2.1.1.** Removal of the existing practice green and Hole 1, modifying the existing Hole 5 by splitting it into two (2) par 3 holes, redesigning existing Hole 9 from par 4 to par 3.
- 2.1.2.** Rearrangement of the new 9-hole course play sequencing.
- 2.1.3.** Installation of two (2) new practice greens.
- 2.1.4.** Drainage improvements, including minor re-contouring of grades for surface flow and installation of new underground drainage lines, which will collect drainage from all greens and bunkers and flow into the new bio-infiltration basin. All greens and bunkers, including the new additions and the existing ones, will be connected to the new underground drainage line.
- 2.1.5.** Addition of new greenside bunkers at the new Holes 4, 5, and 9.
- 2.1.6.** Redesign the two greenside bunkers at hole six to one bunker.
- 2.1.7.** Addition of new tee boxes at the new Holes 4 and 5.
- 2.1.8.** Realign, reshape, level, and resurface of eleven (11) remaining tee boxes.
- 2.1.9.** Expand the existing tee boxes at Holes 1,7, 8, and 9 by roughly 100 percent of the existing size.
- 2.1.10.** Sod replacement and repair of disturbed/impacted areas.
- 2.1.11.** Leveling and reorientation of designated, existing tee surfaces to improve overall tee conditions.

- 2.1.12.** Construct an accessible pedestrian/cart path from the clubhouse to the first tee box (Hole 1) and a connection between the last green (Hole 9) back to the first tee box.
- 2.1.13.** Modification and addition of sections to the existing cart path system including any adjacent chain link fencing.
- 2.1.14.** Removal of existing trees, and new trees placement per direction of City Golf Operations staff.
- 2.1.15.** ADA upgrades include removing and replacing non-compliant concrete walkways, installing directional signs, and creating new accessible pathways, as shown on the bridging documents.
- 2.1.16.** Design and Construction of new drainage system outfall and connection to existing storm drain inlet including energy dissipation and cobble erosion control as needed.

### **3. General.**

#### **3.1. Construction Mobilization, Staging and Material Storage:**

- 3.1.1.** The existing roadside parking lot by the entrance to the access road to Balboa Park Golf Course Maintenance Building is available for staging and temporary storage of construction materials. This site has room for temporary construction trailers if needed. All staging areas shall have temporary fencing with windscreens throughout the duration of construction.
- 3.1.2.** It is acceptable to stockpile removed concrete and soils on site for a limited time. The specific location shall be determined during construction and approved by the City prior to any work.
- 3.1.3.** Excess concrete, AC, debris, soils, etc., shall be removed and disposed of properly off-site.

#### **3.2. Grading and Earthwork:**

- 3.2.1.** For bid purposes, the Design-Build Team shall assume the following:
  - a. Existing topsoil shall be removed and stockpiled for re-use in areas to be re-graded and/or re-sodded per the bridging documents.
  - b. The top 12" of soil for all areas receiving sod must be existing stockpiled topsoil free of rock  $\frac{1}{2}$ " in diameter and greater or import topsoil to meet the following criteria.
    - i. 70% minimum Sand / 30% maximum Silt  
(Loamy Sand Top Mix)
    - ii. Infiltration rate minimum 6" per hour.

- iii. All other parameters shall meet Greenbook/Whitebook standards. Design-Build Team shall incorporate organics and other nutrients into the top 12" of topsoil based on soil test recommendations. Design-Build Team shall test stockpiled and import soils for agricultural suitability per Greenbook/Whitebook standards.
- c. Amended sand cap material may be used for all minor grading associated with chipping areas and fairways.
- d. All bunkers being replaced with turf shall receive a minimum of 12" of stockpiled on-site topsoil or import topsoil per section 3.2.1 item b above.

**3.2.2.** Existing cut soil not meeting the topsoil requirements indicated in paragraph 3.2.1. item a above may be stored and maintained on- site temporarily for re-use below the minimum 12" topsoil requirement if required.

**3.2.3.** Any debris or materials found within the top 12" of soil to be removed and discarded.

**3.2.4.** Excess rock and soil shall be removed from the site and disposed of offsite at a legal location.

**3.2.5.** All turf areas (except root removal areas) are to receive sod per bridging documents and technical specifications section 6, Grassing. Root removal areas shall be sodded.

**3.2.6.** The finish grade of turf shall be flush with the cart path.

**3.2.7.** All finish grading must be water-packed/settled utilizing the irrigation system.

**3.2.8.** Compaction in turf areas shall not exceed 90%. However, soil must be compacted enough to avoid sagging and settling, which could create uneven finish grades.

**3.2.9.** All sub-grades and finish grades shall be approved by the City prior to and after cart path installation.

**3.2.10.** Existing turf shall be stripped and reused on the golf course where indicated on the bridging documents and as approved by the City.

**3.2.11.** A set of grading and drainage plans shall be prepared for the project, showing existing and proposed grades, including cut and fill calculations and drainage patterns/amounts for approval by the City.

**3.2.12.** Any excess soil due to construction activities may be stockpiled in approved locations and reused in other fill areas on-site only with approval from the City.

- 3.2.13.** Grading plans shall show locations/grades for all cart and maintenance pathways.
- 3.2.14.** An aerial survey (DWG and SID files) of the entire site with one (1) foot contours shall be provided to the Design-Build Team by the City of San Diego for use in preparing permitted plans.
- 3.2.15.** The design-build team is responsible for all other survey work required during design and/or construction. City survey staff will not be available for use.
- 3.2.16.** Grading plans shall be prepared by the Design-Build Team utilizing the City-provided survey base plans and shall be in compliance with the recommendations of the included Storm Water Quality Management Plan.
- 3.2.17.** It will be the Design-Build Team's responsibility to determine cut and fill quantities based on the improvements identified in the Bridging Documents, Standard Special Provisions and Technical Specifications. All excess spoils shall be legally disposed of off-site.
- 3.2.18.** Rough and finish shaping is required for all improvement areas.
- 3.2.19.** A SWPPP shall be prepared and implemented by a Construction General Permit Qualified Storm Water Pollution Prevention Plan (SWPPP) Practitioner (QSP) and Qualified SWPPP Developer (QSD).
- 3.2.20.** No vehicles other than construction equipment are permitted on the property without the expressed consent of the City.

### **3.3. Drainage:**

- 3.3.1.** A drainage study and drainage plans shall be designed for the project, showing all proposed drainage patterns, drainage improvements, and all necessary sizing of the drainage system required for the project, to be approved by the City prior to construction. The maximum spacing for all perforated drainage systems for greens and bunkers shall be 10' o.c.
- 3.3.2.** Putting greens shall have their drainage system. The Design-Build Team shall install a new, 4" ADS N12 solid pipe between the outside edge of each existing green cavity and the stormwater conveyance pipe. No other drainage outfall pipes (e.g., sand bunkers, grass hollows, etc.) may be connected to the green outfall pipe.
- 3.3.3.** Bunkers shall have their own drainage system connected to the new storm drain line. The Design-Build Team shall install a new 4" ADS N12 solid pipe between the outside edge of each existing bunker cavity and the stormwater conveyance pipe. If approved by the Owner's representative, multiple bunkers may be connected to the same outfall pipe. The bunker liner and cross-section shall comply with the Supplemental Special Provisions and Technical Specifications.

- 3.3.4.** The pattern and spacing of drain lines to be designed and built in fairways, greenside chipping areas. All immediate roughs shall be approved by the City in conformance with areas identified in the bridging documents. The maximum spacing for all perforated drainage systems shall be 10' on center.
- 3.3.5.** All abandoned drainage pipes damaged by trenching for the placement of perforated drain pipes shall be capped.

**3.4. Paths and Maintenance Paths:**

- 3.4.1.** Demolish and remove existing cart and maintenance pathways, including concrete and asphalt areas. Demolished cart paths may be pulverized and used as a base material under new cart paths at the Design-Build Team's discretion and with City approval.
- 3.4.2.** Existing demolished concrete cart paths may not be used as fill.
- 3.4.3.** Install new, standard grey concrete cart and maintenance paths per the Bridging Documents.
- 3.4.4.** It shall be assumed that the cart path connecting Hole 9 green and the Hole 1 tee box will be 8' wide, and the cart path from the entrance area to Hole 1 will be 12' wide and 7" thick.
- 3.4.5.** Cart paths shall be 4" thick for pedestrian paths and 7" for vehicular paths.
- 3.4.6.** No Class II base is required for the cart and maintenance pathways. However, the top 12" of existing subsoil shall be compacted to 90% minimum compaction prior to concrete or asphalt placement. If subsoils cannot achieve proper compaction, a Class II base shall be used.
- 3.4.7.** A medium broom finish shall be used for all cart paths and maintenance paths per the Special Provisions. Provide a mockup for review and approval by the City prior to installation. The mockup panel shall be removed upon completion of the project.
- 3.4.8.** Final cross-slope grades for maintenance and cart paths shall be determined in the field during construction with approval by the City. All cart and maintenance pathways must have positive drainage and shall not create ponding on the concrete slab.
- 3.4.9.** For bidding purposes, it shall be assumed that one-sixth (1/6) of all cart paths shall have curbing on one or both sides of the path. Curbing shall be between 4" and 6" high. Per ADA requirements, continuous curbing may not exceed 75 yards in length. Openings a minimum of sixty inches (60") wide must be provided at intervals not exceeding 75 yards in length.
- 3.4.10.** The Design-Build Team shall provide proper drainage along all cart paths. All grading and drainage are to be reviewed and approved by the City.

### **3.5. Construction Water:**

- 3.5.1.** Water shall be available on-site via existing irrigation quick couplers for use by the Design-Build Team. The Design-Build Team shall not be responsible for water costs during construction.
- 3.5.2.** During construction, the Design-Build Team shall ensure that potable and irrigation water as well as the electrical system is available at all times for the remainder of the golf course, clubhouse, parking lot, driving range areas and restroom facilities, etc.

### **3.6. Planting Plans:**

- 3.6.1.** A set of planting plans shall be prepared identifying all plant types to be used throughout the Golf Course. The plans shall be submitted for review and approval by the City.
- 3.6.2.** See Technical Specifications in Section Six – Grassing for sod varieties.
- 3.6.3.** All existing trees to remain shall be protected in place. The Contractor shall follow all tree protection measures indicated in the Greenbook/Whitebook and special provisions.
- 3.6.4.** Upon completion of the installation by the Design-Build Team and approval by the City, the Design-Build Team contractor will provide maintenance during the 90 days of plant establishment under the direction of the City Golf Operation.
- 3.6.5.** The Design-builder team shall submit to the City for review and approval a maintenance plan, including tasks, a schedule of mowing and fertilizing frequency, and an irrigation check.

### **3.7. Irrigation Plans:**

- 3.7.1.** The project includes design and installation of new irrigation system components or repairing and modifying existing irrigation systems as necessary to provide full head-to-head coverage for all new landscape areas or areas where the construction of new improvements impacts the existing irrigation system.
- 3.7.2.** The Design-Build Team will be provided with a location to store project materials and equipment. The team will erect security fencing around the perimeter of the storage yard with a lockable gate. All non-pipe materials will be stored inside a lockable trailer within the fence perimeter. All stored pipe materials must remain covered at all times.
- 3.7.3.** Design-Build Team to field survey for any irrigation head location necessary to locate the lateral isolation valves on the golf holes with new mainline being installed. Design-Build Team to cup all flagged locations with greens cup cutter and remove excavated soil and grass. Paint the inside of the cup with bright-colored paint and install a plastic feathered stake chaser (color to match the survey flag). Prior to excavating at a staked location, paint a

straight line (min. 48" long) centered over the cup and perpendicular to pipe routing to mark the specific location of the head and ensure the final installation is +/- 6".

- 3.7.4.** The Design-Build Team shall remove all existing irrigation equipment within the top 12" of existing soil in areas of work to be graded prior to grading and/or installing the new irrigation equipment. Removal shall include: wiring, controllers, air release valves, remote control valves, valve boxes, quick couplers, controller wiring, gate and/or ball valves, irrigation controllers, lateral and main lines, sprinkler heads, and any other equipment associated with the existing irrigation system. The existing irrigation system must remain functional throughout the golf course, at all times. Existing mainline piping, lateral line piping, valves and equipment, electrical wiring and low voltage field wiring required for operation within the golf course must be repaired or replaced immediately, if damaged during construction.
- 3.7.5.** The Design-Build Team will be responsible for making temporary connections to the existing distribution piping system as part of the installation process. Golf Staff and/or the City can direct the locations for connections. These connections will be made with mainline isolation gate valves, as indicated. Future valves will also be installed for use with the balance of the irrigation system replacement.
- 3.7.6.** The City shall have the option to keep any/all of the removed irrigation equipment. The Design-Build Team is to coordinate with the City to determine what equipment is to be kept and where to store it. The remainder of the equipment shall be disposed of by the Design-Build Team properly off-site.
- 3.7.7.** Limited as-builts may be available for the existing irrigation system.
- 3.7.8.** All mainline piping capacity (potable and reclaimed) shall match the peak performance of the supplying pump station.
- 3.7.9.** All irrigation water lines shall consist of DR-rated HDPE pipe with matching DR ratings of all fittings to DR rating of pipe in all circumstances, including fabricated HDPE fittings, sized to meet the peak demand of pump stations without exceeding 5 feet per second. Utilize minimum DR11-rated HDPE pipe for irrigation mainlines as approved by the City and install pipe to the following depths:
  - a. 18" Top of Irrigation Lateral Lines.
  - b. 36" Top of Irrigation Mainlines.
  - c. Up to 48" Top of Green Complexes (applicable only where laterals cannot be routed around green complex. Requires approval from the City prior to installation.)

- 3.7.10.** Provide electrofusion or buttweld fittings, or approved equal for connections to lateral lines.
- 3.7.11.** Provide Friatec electrofusion saddles or approved equal for lateral connection to mainlines.
- 3.7.12.** All mainline fittings must be HDPE.
- 3.7.13.** Provide wrapped large HDPE fittings for fittings over 12" in size.
- 3.7.14.** Provide line-size HDPE mainline gate valves in the appropriate Fiberlyte boxes.
- 3.7.15.** Provide HDPE lateral isolation valves in the appropriate Fiberlyte boxes.
- 3.7.16.** Provide sufficient number of mainline gate valves to isolate each golf hole at a minimum.
- 3.7.17.** Include Air Relief Valves and Blow-Off Assemblies when topography peaks or valleys occur at a 10' or greater differential. Provide locations on final construction documents for review and approval by the City prior to construction.
- 3.7.18.** Finished grade at Blow-off Assembly locations to occur at locations that allow water to drain away from the vaults.
- 3.7.19.** Provide a minimum 60ft distance offset for all mainline pipe from the edges of all green complexes. Where this requirement cannot be met, the alternate location must be coordinated and approved by the City prior to installation.
- 3.7.20.** Irrigation mainlines shall never cross under a tee box, sand bunker or fairway without the approval of the City.
- 3.7.21.** Provide potable water for use at all Green complexes.
- 3.7.22.** Use of 60 foot "back up" heads located immediately behind a 60-foot part circle sprinkler head is not allowed. All "trim" areas that are too limited in distance for large radius sprinkler shall use a head throw distance equal to the turf distance measurement.
- 3.7.23.** Utilize 40 feet on center equilateral triangular spacing where turf corridor is limited to approximately 40 feet. Use Valve-in-head sprinkler with single head control for this application.
- 3.7.24.** Utilize 30 feet on center equilateral triangular spacing where turf corridor is limited to approximately 30 feet. Use gear drive rotor with remote control valve for this application.
- 3.7.25.** The irrigation system shall include installation of a Toro VP modular solid-state control field satellite units or approved equal and capable of

communicating with Toro Lynx irrigation software, automatic, semi-automatic and manual operations. Each automatic irrigation controller unit and all accompanying accessories shall be housed in a locking, weatherproof, pedestal-type enclosure constructed of bi-wall plastic corrosion-resistant finish inside and out. The City prefers controllers to be located at the perimeter of the golf course, out of sight and play where possible. It is the Design Build Team's responsibility to coordinate final locations of all irrigation controllers with the City prior to installation.

- 3.7.26.** Design-Build Team to provide all needed additional station cards and satellites to maintain a minimum of 8 free stations per satellite for expansion capability.
- 3.7.27.** An Electrical audit must be conducted to ensure power to all existing satellites can be maintained.
- 3.7.28.** All electrical wires serving the satellite controllers shall be installed in conduit. The Design-Build Team will provide 220v power in separate conduit from communications and low-voltage irrigation wire for connection to each irrigation controller installed.
- 3.7.29.** Direct bury all communication wires with pull boxes at distances requested by the City including at each irrigation controller installed. Splice boxes for communication wire shall be separated from 220v power splice boxes per NEC requirements.
- 3.7.30.** Provide cathodic protection to all irrigation systems per the manufacturer's requirements.
- 3.7.31.** The new irrigation control system must be coordinated with The Toro Company to create a new database for the 9 hole course and link this new data to the 18 hole course to create one new irrigation data file; and must include a complete GPS mapping of the irrigation system to be used within the Toro Lynx central computer control system. Toro irrigation representative to coordinate the installation of the new database.
- 3.7.32.** The irrigation system shall have individual head control. Each sprinkler head shall be individually controlled. Every sprinkler head and valve shall have the ability to be managed from the central control computer. Hand held devices shall allow maintenance staff to access the central control computer from the field.
- 3.7.33.** The Design-Build Team shall design the irrigation systems according to the following design parameters:
  - a. All greens and tees shall each be watered independently without watering the surrounding fairway or rough areas during water restriction episodes.

- b. Toro Infinity Series case sprinklers or approved equal are used for all available applications.
- c. Where adequate space allows, valve-in-head sprinklers with single-head control are to be installed 60 feet on center equilateral triangular spacing.
- d. No 60-foot "backup" heads are located immediately behind a 60-foot part-circle sprinkler head. This installation is not acceptable.
- e. All "trim" areas that are too limited in distance for large radius sprinklers shall use a head throw distance equal to the turf distance measurement.
- f. 30-foot on center equilateral triangular head spacing shall be provided where the turf corridor is limited to approximately 30 feet. Use gear drive rotor Toro T7 or approve equal for this application.
- g. Coordinate head layouts with City prior to installation.

**3.7.34.** Provide quick coupling valves to the following standards:

- a. 1" size for Potable water.
- b. Ample numbers to allow for hand watering requirements, a minimum of one at every other lateral line in the center of the fairway, placed at locations approved by the golf staff.
- c. Install Quick Couplers (QC) in 4" ADS (black for potable or purple for reclaimed) cap on 4" ADS N12 sleeve for QC box. The Box shall be Christy F08 with F08R lid or approved equal.
- d. Coordinate final locations of all QC's with the City prior to installation.

**3.7.35.** Install lateral piping with a vibratory plow unless the rock is encountered. The City shall determine if vibratory plowing must be replaced with trenching. It is anticipated that up to 80% of the laterals can be installed with a vibratory plow.

**3.7.36.** The Design-Build Team shall use survey-grade mapping instruments to implement the designer's head layout as approved by the City.

**3.7.37.** The Design-Build Team shall utilize potable water only for all construction, irrigation, and golf course use during construction.

**3.7.38.** Sleeve any and all piping (drainage, irrigation and potable) that goes under the cart path.

**3.7.39.** Sleeve anything that requires cart path panel removal and replacement.

**3.7.40.** Include yardage markings to the middle of the greens. Include heads from 300 yards to the green, and 30 LF into the rough. Heads closer than 40 yards do not require markings.

**3.7.41.** Provide control wire to the following standards:

- a. Include "extra" common and control wire (2 each) at each end of each controller service area for future use. Run all extra and spare wires into each lateral isolation valve box for ease of access.
- b. Include "spare" control wire installation for all "open and available" stations at each controller to the furthest point in each direction of the controller service areas. Run all extra and spare wires into each lateral isolation valve box for ease of access.
- c. Use different color for "spare" wires and "extra" wires to differentiate between each. Do not use the same color as a common or control wire.
- d. Include "extra" common and control wire at each QC location for future use, only at bunkers.

**3.8.** The following requirements will govern if rock is encountered on-site during trenching operations:

**3.8.1.** Lateral Piping:

- a. Rocky material that can be excavated utilizing a Vermeer T655 or equivalent size machine shall be the responsibility of the Design-Build Team. Material that cannot be removed by a similar size machine may be removed by any method approved by the City. Rocky material that can be trenched utilizing a Vermeer V-8050 Trencher with Rock-Wheel or equivalent size machine shall be the responsibility of the Design-Build Team. Material that cannot be removed by a similar size machine may be removed by any method approved by the City.
- b. The Design-Build Team is responsible for producing  $\frac{1}{2}$ " minus screened excavated material from existing excavations for bedding. Should pipe bedding material requirements exceed that available, the Design-Build Team shall supply additional bedding material. All import materials shall be reviewed and approved by the City prior to installation. Any excavated material remaining after backfilling operations are complete shall be disposed of at a legal site of disposal.

**3.9.** The Design-Build Team shall provide GPS mapping of the completed irrigation system after installation prior to final acceptance.

**3.10. ADA Compliance Upgrades:**

Refer to Access Law Design Compliance Preliminary Engineering Projects Memorandum for additional information and clarification regarding ADA compliance requirements associated with the improvements to the cart paths and pedestrian Path of travel.

### **3.10.1. Path of Travel (POT):**

- a. Cut back all overgrown plants protruding into the POT (Concrete Sidewalk) from the ROW entry walkway to the clubhouse entry.
- b. ADA paths and ramps shall be 3,000 psi standard grey, 4" thick, with light broom finish and include fiber mesh per cart path detail. All handrails associated with ADA ramps shall be 1-1/2" O.D and 316 stainless steel pipe. Ramps shall meet all current CALDAG requirements.

### **3.10.2. Accessible Directional Signage:**

- a. Provide accessible directional signage in the following locations:
  - I. From the accessible walkway in front of the clubhouse to the accessible pedestrian/cart path at the entrance to the 9-hole course.
  - II. At the pedestrian/cart ramp at the crossing of the Golf Course Drive.

### **3.11. Directory Signage:**

- 3.11.1.** Provide a 'Maintenance Vehicles Only' sign at the east end of the parking lot by the clubhouse. All final sign locations are to be approved by the City Representative.

### **3.12. Drinking Fountains:**

- 3.12.1.** Provide an accessible drinking fountain unit with a bottle filler.

### **3.13. Bunkers:**

- 3.13.1.** Bunker sand shall be Caltega Series sand from PW Gillibardn. Bunker sand submittal shall be tested by the city-approved laboratory and submitted for review and approval by the City.

- 3.13.2.** All bunker sub-grades must be approved by the City prior to installation of drainage.

- 3.13.3.** Final drainage patterns shall be painted on the approved subgrade by the Design-Build Team and approved by the City prior to drainage installation.

- 3.13.4.** Sand bunkers, including drainage and liner, shall be constructed per the Bridging Documents, Special Provisions and Technical Specifications.

- 3.13.5.** The bunker sand depths shall be a minimum of 4" of compacted sand on the bunker faces and a minimum of 6" of compacted sand on the bottom. The Design-Build Team is responsible for adding, removing and relocating sand to achieve the specified, uniformly compacted depths in each bunker.

**3.13.6.** All installed bunker sand shall be repeatedly water-soaked and mechanically tamped with a vibratory tamper to ensure proper sand compaction.

**3.14. Tees:**

**3.14.1.** Tees shall be constructed per the Bridging Documents, Supplemental Special Provisions and Technical Specifications.

**3.14.2.** All tees shall be prepared using native soil. No sand capping of tee boxes.

**3.14.3.** The Design-Build Team is responsible for providing an adequate number of tees for review and approval. Final placement shall be under the direction of the City Golf Operation.

**3.15. Design Requirements:**

**3.15.1.** The City will review and make comments on the design as the project progresses, which could result in changes and/or updates to plans.

**3.15.2.** All work shall meet current City codes, rules, regulations and standards, including the latest versions of GREENBOOK, WHITEBOOK, City of San Diego Standard Drawings and the most recent version of the Consultant's Guide to Park Design and Development.

**3.15.3.** All design drawings and As-built drawings shall be provided to the City on a portable USB drive at the end of the project. Drawings to be included on the portable USB drive are grading plans, planting plans, irrigation plans, graphics, and any other drawing or plan(s) associated with the project. The portable USB drive shall include CAD files and PDF's.

**3.15.4.** Irrigation books, maps, and As-built drawings will be provided to the City at the end of the project.

**3.16. Project Schedule:**

**3.16.1. Design Schedule.**

a. **60% Design – shall be 10 weeks from NTP.**

The 60 percent design shall include, but not be limited to:

- I. Prepare a written list of permits required for the project, identifying all permitting agencies and authorities having jurisdiction. PM will coordinate with PUD and ECP Environmental and Permitting Section staff for a completeness check.
- II. A complete draft of technical specifications in "Greenbook" format for grading, planting and irrigation, etc. CSI format is acceptable for structures or other work not covered by the "Greenbook" or "Whitebook".

III. Drawings shall include at a minimum:

- Cover sheets with general notes, vicinity map, key map, and legend, etc.
- A list of construction drawings.
- A site plan including construction layout, site grading, erosion control, and construction staging areas (if applicable).
- A list of special conditions, if any.
- Drawings shall show all existing topographic and utility information and the plan view (horizontal alignment) within the scope of work.
- Plan sheets for the improvements, construction details, and notes as applicable to show information from the Bridging Documents.
- Identification of both special and standard details.

b. **90% Design – shall be 8 Weeks for City Review comments provided:**

The 90 percent design shall include but not limited to:

- i. Updated and incorporated information and comments from the 50 Percent Design submittal.
- ii. Complete drawings for construction of new facilities, and refurbishment and/or demolition of existing facilities.
- iii. Permit applications as necessary.
- iv. A current written list of permits including environmental permits. The list shall also identify all permitting agencies and authorities having jurisdiction, and status and copies of permit approvals.
- v. Any comments shall be incorporated into the CDs.

c. **4 Weeks for City Review:**

Final Plans and Permits – shall be 4 weeks from City review comments provided.

- i. Updated and incorporated information and comments from the 90 Percent Design Submittal.
- ii. Comments from permitting agencies, city-wide plan check, Park and Recreation Department, Field Division and QA/QC plan checks, including a log of comments and responses.

- iii. A current written list of permits required for the Project, identifying all permitting agencies and authorities having jurisdiction, and the status of permit approvals.
- iv. Final drawings stamped and signed by the Consultant, Sub-consultants, and the Deputized Senior Engineer.
- v. Updated schedule of values.

**3.16.2. Construction Schedule:**

- a. Construction may begin immediately after the approval of the final plans and permits.
- b. The following schedules are not to be considered comprehensive lists of all required or best value scope.

**3.16.3. Construction Scope prior to Golf Course Drive Construction:**

- a. Construction of the new Holes 4, 5, and 9.
- b. Update all markings for the new 9-hole course sequencing.
- c. Installation of the drain "main" line, connect all the drain lines from new greens and bunkers, and the basin.
- d. Provide temporary pedestrian/cart paths from the clubhouse to hole #1.

**3.16.4. Construction Scope after the Golf Course Drive Construction:**

- a. Installation of designated pedestrian/cart path.
- b. Practice greens by the 9-hole course entrance.
- c. Perimeter trees planting for screening.
- d. The Golf course will be open after the work on the new 9 holes is completed and before the two practice greens are under construction. The Design-Build Team shall coordinate with the City regarding patron access. The Design-Build Team shall submit a sequenced phasing plan for review and approval by the City and shall provide the City with weekly schedule updates to ensure that golf operations are able to notify patrons regarding daily course conditions. Design Build Team is responsible for ensuring that patrons and City staff can safely utilize and enjoy the golf course throughout the construction process.
- e. It is acceptable to work on portions of the cart paths as long as access to the golf course remains open.
- f. The design of the project shall begin immediately after issuance of the Notice to Proceed.

**3.16.5. Environmental Requirements:** The Design-Build Team shall comply with WB section 802-2.4 Working in Unpaved Areas.

### **3.16.6. Reference Documents and Resources:**

- a. The City will provide the following information to the Design-Builder.
  - i. The City does not guarantee the accuracy of this information. The Design-Builder shall conduct further research as necessary to verify the information.
  - ii. The City and the Design-Builder recognize that previous designs and reports, such as information provided in the Bridging Documents, have developed a preliminary definition of the Project. However, these previous efforts have not resulted in a comprehensive and final Project definition. The Design-Builder shall verify all information provided to it by the City pertaining to the Bridging Documents, conceptual plans, Project Site's description, rights-of-way, easements, existing utilities, soils, etc., and shall verify the data and recommendations prior to including them in the Project design. The Design-Builder shall perform the engineering tasks necessary to further refine and optimize the Project, utilizing as much previous work as possible, ultimately leading to authorization to proceed with Construction with the Final Design.

### **3.16.7. Exhibits:**

BPGC 9-hole Existing Conditions

BPGC 9-hole Site Modifications

BPGC 9-hole Proposed Scope of Works

Documents are available at:

[https://drive.google.com/drive/folders/1k3db-O-r7xuAqi4Yxhj0-2P1-uT7SZm?usp=drive\\_link](https://drive.google.com/drive/folders/1k3db-O-r7xuAqi4Yxhj0-2P1-uT7SZm?usp=drive_link)

### **3.16.8. City CAD Standards:**

1.4 SHEET COVER AEP.dgn

1.4 SHEET COVER AEP.dwg

Documents are available on the City of San Diego website under Engineering Documents and References:

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

### **3.16.9. Survey CAD Files:**

Documents are available at:

[https://drive.google.com/drive/folders/1nFogFyaTJ9la\\_T-ubkZJp3JjGD7uQZL?usp=drive\\_link](https://drive.google.com/drive/folders/1nFogFyaTJ9la_T-ubkZJp3JjGD7uQZL?usp=drive_link)

**3.16.10. As-Built Files:**

BPGC 9-Hole Irrigation Renovation 1984

Documents are available at:

[https://drive.google.com/file/d/1Y5qyddBp3Lzt8qtYZD2tk9C9wDoHTuLX/  
view?usp=drive\\_link](https://drive.google.com/file/d/1Y5qyddBp3Lzt8qtYZD2tk9C9wDoHTuLX/view?usp=drive_link)

## **TECHNICALS**

## TABLE OF CONTENTS

**SECTION ZERO: GENERAL CONDITIONS**

**SECTION ONE: SITE PREPARATION**

**SECTION TWO: GOLF COURSE SHAPING**

**SECTION THREE: GOLF COURSE CONSTRUCTION**

**SECTION FOUR: SAND BUNKER CONSTRUCTION & PREPARATION**

**SECTION FIVE: SEEDBED PREPARATION**

**SECTION SIX: GRASSING**

**SECTION SEVEN: GOLF COURSE IRRIGATION**

## TECHNICALS

### **SECTION ZERO: GENERAL CONDITIONS**

#### **PART 1 – GENERAL.**

##### **1.1 BRIDGING DOCUMENTS TEAM.**

###### A. Project Name:

Balboa Park Golf Course Improvements – 9 Hole Course

###### B. Project Location:

Balboa Park Golf Course Improvements – 9 Hole Course  
2600 Golf Course Dr  
San Diego, CA 92102

###### C. Project City:

The City of San Diego, CA

##### **1.2 ARCHITECTURAL GRADING & SHAPING REFINEMENTS.**

###### A. General:

1. The Design-Build Team acknowledges that as part of the typical golf course construction process, the City, in order to achieve the desired results, may direct the Design-Build Team to complete designated grading and shaping revisions, above or below plan elevations, throughout the construction process.
2. When so directed by the City, the Design-Build Team shall undertake the designated grading and shaping revisions to the complete satisfaction of the City at no additional cost to the City.

#### **PART TWO - DESIGN-BUILD TEAM.**

##### **2.1 QUALITY REQUIREMENTS.**

###### A. Quality Control & Assurances.

1. The Design-Build Team is responsible for coordinating and undertaking all general and specific quality-control and quality-assurance operations required to successfully complete the work.

Said operations shall include, but not be limited to the following:

- a. Testing and inspection services.
- b. Activities, actions and procedures, performed before and during the work, to guard against defects and deficiencies.

- c. Mock-ups: full-size physical examples to illustrate finishes and materials.
- d. Copies of all applicable permits, licenses, certificates, inspection reports, notices, receipts for fee payments, correspondence, records and similar documents establishing proper compliance with standards and regulations associated with the work.

B. Protection & Repair.

- 1. Protection and repair are the Design-Build Team's responsibility, regardless of the assignment of responsibility for quality-control services.

## **2.2 DESIGN-BUILD TEAM'S PERSONNEL.**

A. General.

- 1. The appearance and conduct of the Design-Build Team's personnel and the movement of equipment and other vehicles on site, shall be in strict adherence with City's requirements.

B. Key Personnel.

- 1. General.
  - a. Key personnel shall include, but not be limited to the Construction Superintendent, Assistant Superintendent(s), Irrigation Superintendent and the Lead Shaper(s).
  - b. When submitting a Bid, the Design-Build Team shall furnish the names and prior work experience of all key personnel to be involved in the project.
  - c. The list of prior experience provided for each key personnel, shall be comprehensive and include the name and location of each golf course, date of construction and the name of the golf course architect.
- 2. Construction Superintendent.
  - a. The Design-Build Team shall employ a minimum of one (1), fully-experienced and qualified Construction Superintendent.
  - b. This person(s) shall be responsible for overseeing and coordinating the accurate, aesthetic, timely and functional construction of all aspects of the golf course.
  - c. The Construction Superintendent shall have previously functioned in a similar role on a minimum of five (5) comparable golf course projects.
- 3. Assistant Construction Superintendent(s).
  - a. The Design-Build Team shall employ a minimum of one (1) fully experienced and qualified Assistant Construction Superintendent.

- b. This person(s) shall be responsible for assisting the Construction Superintendent with all relevant tasks.
  - c. The Assistant Construction Superintendent shall have previously functioned in a similar role on a minimum of two (2) comparable golf course projects.
- 4. Irrigation Installation Superintendent.
  - a. The Design-Build Team shall employ a minimum of one (1) fully experienced and qualified Irrigation Installation Superintendent licensed in HDPE welding.
  - b. This person(s) shall be responsible for supervision and coordination of all aspects of the timely and proper installation of the irrigation system.
  - c. The Irrigation Superintendent shall have previously functioned in a similar role on a minimum of five (5) comparable, eighteen (18) hole golf courses.
- 5. Lead Shaper(s).
  - a. Unless otherwise dictated, the Design-Build Team shall employ a minimum of one (1) fully experienced and qualified Lead Shaper.
  - b. The Lead Shaper shall have previously functioned in a similar role on a minimum of five (5) comparable, eighteen (18) hole golf courses.
  - c. Within reason, the Designer reserves the right to disapprove of the Lead Shaper selected for this project or request a replacement for the Lead Shaper during construction if this person's overall performance is deemed to be inferior.
  - d. If one Lead Shaper appears inadequate to meet the designated construction schedule, the Design-Build Team shall provide additional Lead Shapers in a timely manner and at no additional cost to the City.

## **2.3 PROJECT MANAGEMENT.**

- A. General.
  - 1. The Design-Build Team shall provide necessary project coordination and administration services, including but not limited to the following:
    - a. Provide all supervisory and administrative personnel required for the proper execution of the work.
    - b. Coordinate its operations and installations with all other project contractors to avoid conflicts and ensure the efficient and orderly execution of all work.
    - c. Coordinate all operations to maximize the conservation of energy, water and materials.

B. Construction Progress Meetings.

1. Frequency:

- a. Conduct on a weekly basis. To the extent possible, meetings shall occur on the same day, and at the same time, each week.

2. Notification.

- a. The Design-Build Team shall be responsible for meeting notification of all attendees at least two (2) days prior to the meeting.

3. Attendees.

- a. Attendees may vary from week to week, but they shall typically include the City, each contractor, subcontractor, and any other party concerned with current progress or involved in planning, coordinating, or performing future activities.
- b. When possible, the Golf Course Designer shall also attend these meetings.
- c. All participants shall be familiar with the Project and authorized to conclude matters relating to the Work.

4. Agenda.

- a. The Design-Build Team shall prepare the meeting Agenda and distribute it to all involved parties at least two (2) days before the meeting.

b. Typical Agenda topics.

- 1. Review, correction, and adoption of prior Meeting minutes.
- 2. Review and evaluate the Design-Build Team's Construction Schedule. If behind schedule, determine necessary steps and confirm commitments to expedite work and remediate delays, including increasing staffing and equipment levels.
- 3. Review and coordinate proposed phasing with the City.
- 4. Review and discuss the status and future needs of each Project entity represented.
- 5. Review and evaluation of the Project budget and discussion of required remediation.

5. Meeting Minutes.

- a. Prepare comprehensive meeting minutes, including significant discussions, agreements and action items.
- b. Distribute minutes to all attending and absent parties, within two (2) days of the meeting.

6. Construction Schedule Updates.

- a. After each meeting, the Design-Build Team shall revise its Construction Schedule in accordance with the meeting discussions and issue the updated schedule with the meeting minutes.

C. Reports.

1. General.

- a. Whenever practical, the Design-Build Team shall incorporate photographs in all reports to help illustrate specific comments and concerns.

2. Daily Construction Reports.

- a. Prepare a daily construction report recording the following information concerning events at the Project Site:

1. List of subcontractors on site.
2. List of separate contractors at the Project Site.
3. Count of personnel at the Project Site.
4. High and low temperatures and general weather conditions.
5. Accidents.
6. Meetings and significant decisions.
7. Unusual events (see "special reports" below).
8. Stoppages, delays, shortages, and losses.
9. Orders and requests of jurisdictional authorities.
10. Change Orders received and implemented.
11. Services connected and disconnected.
12. Equipment or system tests and startups.
13. Substantial Completions authorized.

3. Special Reports.

a. General.

1. Submit special reports directly to the City within one day of an occurrence.
2. Distribute copies of the report to parties affected by the occurrence.

b. Unusual Events.

1. Prepare and submit a special report when an unusual and significant event occurs at the Project site, whether or not related directly to the Work.

2. List the chain of events, the persons participating, the response by the Design-Build Team's personnel, evaluation of results or effects, and similar pertinent information. Advise the City in advance when these events are known or predictable.
- D. Permit Inspection Meetings.
  1. Attendance during all inspections and compliance with all regulations.
- E. Environmental Management Plan.
  1. Coordination of all scheduling, meeting, and reporting requirements.
- F. Field Measurements and Reports.
  1. Throughout construction, the Design-Build Team shall submit a weekly project status report to the City.
  2. The content and format of this report shall be discussed prior to the start of construction. Included in this report shall be:
    - a) Project task percentage complete to date.
    - b) Two-Week Task Look Ahead.
    - c) Daily activities and weather conditions.
    - d) Major project concerns and issues.
    - e) Equipment/Manpower Report.
    - f) Personnel Safety Meeting Reports.
    - g) Current Pay Application/Change Order Summary
  3. Preparation of forms and paperwork required by the City for sign-off of work completed: Load Count sheets, feature sizes, grassing quantity, etc.
  4. Bi-weekly field measurements of hole-by-hole yardages, feature sizes, and all other budget-related line items to help ensure compliance with design, budget and completion goals.
  5. Bi-weekly field measurements of areas grassed, sod installed, areas yet to be grassed, etc., to help monitor costs and to project completion totals.
  6. Maintenance of up-to-date lists reflecting the time and costs involved in actual work completed on each line item in the Budget. The format for such lists will be subject to the approval of the Designer and the City. The lists will be incorporated in the Monthly Budget Report for each monthly Budget meeting.
  7. Monthly estimates of the time and costs required to complete each line item in the Budget. These lists will also be incorporated in the Monthly Budget Report for each monthly Budget meeting. The City will use them to initiate possible additions or deletions. All totals must be accurate at the time of submittal.

8. The Design-Build Team will be responsible for the accuracy of all numbers submitted in the Monthly Budget Report. The City reserves the right to verify the Design-Build Team's measurements.

G. Material / Vendor Submissions.

1. General.

- a. The Design-Build Team is required to submit two (2) copies of submission packets relating to the following items, to the City and Designer, for review and approval:

1. Drainage materials
2. Imported sand and topsoil mix materials consisting of 35% Caltega sand and 15% peat for greens.
3. Washed pea gravel
4. Any Imported fill material
5. Bunker sand must be Caltega series
6. City-approved bunker liner
7. Imported sod supplier(s)

2. City Approval.

- a. The Design-Build Team must obtain the City's written approval on all the above items prior to procurement or delivery to the project site.

## **2.4 AS-BUILT DRAWINGS.**

A. General.

1. The Design-Build Team is responsible to supply all resources necessary to produce a complete set of "As-Built" drawings, for all work included under the Design-Build Team's scope of work.

B. Format.

1. All As-Built drawings shall be produced by means of accurate GPS survey grade equipment / instruments and be prepared in AutoCAD format, at a scale previously agreed to by the City.

C. Content.

1. Items shown on the final As-Built drawing shall include, but not be limited to, the following:
  - a) Lakes & water features
  - b) All storm drainage infrastructure & catch basins
  - c) Cart paths, curbing and cart path drain inlets
  - d) Perimeter & size of all: Greens, Tees, Sand Bunkers and Fairways
  - e) Area delineation of all turf types

- f) Buildings & structures (only on Golf Course)
- g) Drainage sumps and connections to golf features
- h) Complete Irrigation System (Refer to Irrigation Specifications for as-built details)

2. Wells, roads and any other items left in place

D. Progress Prints & Payments.

1. As construction proceeds, the Design-Build Team shall prepare and submit the above noted "As-built" drawings on a monthly basis, with each payment application, as a pre-requisite for certification of payment.

E. Final Plan.

1. The Design-Build Team is required to deliver two (2) copies of the As-Built drawings to the City prior to the submittal of final Progress Billing so that all material and work quantities may be verified in the field. This survey will be the primary means to determine As-Built quantities versus contract quantities.

## **PART THREE - CONTRACT DOCUMENTS, BID REQUIREMENTS & PROCEDURES.**

### **3.1 CONSTRUCTION SCHEDULE.**

A. General.

1. See Section 6-1 Construction Schedule and Commencement of Work of the Greenbook and Whitebook for further requirements.
2. As part of its Bid, the Design-Build Team shall submit a proposed "Construction Schedule", outlining the completion of all work described in the Contract Documents.
3. The Construction Schedule shall be structured and executed to accommodate the following, "Milestone" Grassing dates:
  - a. Installation of approved sod, generated on-site or imported, may begin in a given area as soon as possible after the specified work has been completed and approved.
  - b. Installation of all sod must be complete prior to the beginning of PEP.
  - c. All sod removed shall be reinstalled within three (3) days of stripping. All removed sod shall be laid out with full sun and daily water while waiting for reinstallation.
4. The Design-Build Team shall complete all specified work, allowing for weather and any unforeseen delays, either on or before the designated completion date.
5. Copies of the approved schedule, as well as all subsequent updates and revisions, shall be distributed to the Designer, City, separate contractors,

testing and inspecting agencies, and other parties identified by the Design-Build Team and the City.

B. Updates & Revisions.

1. As the Work progresses, The Design-Build Team shall indicate the "actual completion" percentage for each activity.
2. The Design-Build Team shall revise the schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
3. At bi-weekly intervals, the Design-Build Team shall update the schedule to reflect actual construction progress and activities. The updated schedule shall be issued to all participants, at least two (2) days before each regularly scheduled progress meeting.
4. Include a report with each updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.

C. Staffing & Equipment.

1. Throughout construction, the Design-Build Team shall always maintain sufficient levels of personnel and equipment required to meet the timeframes defined in the Construction Schedule.

D. Overtime.

1. The Design-Build Team acknowledges that time is of the essence. The allotted time specified within the Construction Schedule represents no overtime requirement.
2. The scheduling of overtime for this project is solely the responsibility of the Design-Build Team. The City is not responsible for any costs related to overtime work performed.

## **PART FOUR - PRE-CONSTRUCTION ISSUES.**

### **4.1 PRE-CONSTRUCTION MEETING.**

A. General.

1. Prior to any work, all parties shall meet at the project site, to discuss the Contract Documents, possible discrepancies, site conditions, personnel, scheduling and requirements for starting work.

B. Attendees.

1. Shall include, but not be limited to, authorized representatives of the City, Designer, all project consultants, Design-Build Team and its Superintendent, major subcontractors and other concerned parties.
2. All attendees shall be familiar with the Project and authorized to conclude matters relating to the Work.

C. Agenda.

1. Discuss items of significance that could affect progress, including the following:
  - a. Preliminary construction schedule, including phasing and sequencing
  - b. Confirmation of "Key" personnel
  - c. Procedures for processing field decisions and Change Orders
  - d. Procedures for processing Applications for Payment
  - e. Distribution of the Contract Documents
  - f. Submittal procedures
  - g. Preparation of Record Documents
  - h. Use of the premises
  - i. Responsibility for temporary facilities, including office, work, staging and parking areas
  - j. Equipment deliveries and priorities
  - k. Safety & first aid
  - l. Security
  - m. Work hours

## **4.2 SITE CONDITIONS.**

A. General.

1. Prior to any work, the Design-Build Team shall visit the site to verify all field conditions and the accuracy of the Contract Documents, relative to the design intent, successful completion of the work and the total project cost.
2. Any and all discrepancies shall be reported to the City, prior to the start of construction.

B. City's Responsibilities.

1. City will identify existing benchmarks and provide topographic data (AutoCAD files).

C. Utilities, Infrastructure, Easements, Etc.

1. Before beginning work, the Design-Build Team shall verify the existence and location of all mechanical and electrical systems, underground utilities and other infrastructure affecting the work.
2. Design-Build Team shall not proceed with construction work, prior to determination of the above information. If the Design-Build Team proceeds without prior determination, the Design-Build Team shall be financially responsible for any and all damages.

3. The Design-Build Team shall furnish the City with information necessary to adjust or relocate any utility structures or infrastructure appurtenances located in or affected by construction. The Design-Build Team shall coordinate all such work with jurisdictional authorities.
4. The Design-Build Team shall be responsible for any encroachment onto adjacent property, right of ways, easements, setbacks or any other legal property restrictions, whether marked or unmarked.
5. Design-Build Team shall be liable for damage to all utilities, roadways, bike paths, bridges, buildings, irrigation, and other existing infrastructure, existing or new, marked or unmarked, that are damaged as a result of the Design-Build Team's work. All damages will be repaired or replaced in a manner acceptable to the City, at no additional cost to the City.
6. The Design-Build Team shall not interrupt utilities serving the City without obtaining written permission from the City. When permitted, the Design-Build Team shall notify the City at least two (2) days prior to the proposed interruption and only after arranging to provide temporary replacement services.

#### **4.3 STAGING AREA.**

- A. Location.
  1. Prior to the Design-Build Team's mobilization, the City shall designate a suitable Staging Area(s) for the Design-Build Team's use throughout the duration of the project.
- B. Activity.
  1. The Design-Build Team shall confine its site office, all equipment, materials storage, employee parking and personnel operations to the designated Staging Area(s).
- C. Utilities.
  1. The Design-Build Team is responsible for the supply of all required utilities (power, water, telephone, facsimile, internet, etc.), including restroom facilities.
- D. Establishment and Maintenance.
  1. Staging Area(s) shall be established and maintained in accordance with all required environmental and stormwater management criteria.
  2. The Design-Build Team is responsible for the proper storage of all materials and fuel and for daily trash removal.
- E. Security.
  1. The Design-Build Team is responsible for the security and maintenance of the Staging Area(s) and its contents, including all fencing, barricades, warning signs, security lighting and fire protection.

F. Cost.

1. The Design-Build Team is responsible for all costs related to the initial development and ongoing operation, maintenance, and security of the Staging Area(s) throughout the duration of the project.

**4.4 TEMPORARY DEBRIS STOCKPILE AREA.**

A. Location.

1. Temporary Debris Stockpile Areas shall be located within the footprint of the Design-Build Team's designated Staging Area(s).
2. Throughout construction, the Design-Build Team may use these areas to temporarily stockpile vegetative and non-vegetative debris, prior to final removal and proper off-site disposal.
3. The Design-Build Team shall make every effort to keep these areas in an orderly condition and must remove all stockpiled debris from these areas on a weekly basis. The Design-Build Team's failure to comply with the above may result in the City's decision to eliminate these areas.

**4.5 TEMPORARY FACILITIES.**

A. General.

1. The Design-Build Team is responsible for the supply, installation, testing, inspection, and regulatory compliance of all required temporary utilities and facilities, including but not limited to the following:
  - a. Electric power service
  - b. Water service
  - c. Sanitary services, including portable toilets
  - d. Telephone, facsimile and internet service
  - e. Field Office
  - f. Storage and fabrication sheds and trailers

B. Offices.

1. Field Offices shall be mobile units, on foundations adequate for required loading, featuring the following:
  - a. Lockable entrances
  - b. Operable windows
  - c. Heating and air conditioning
  - d. Toilet facilities
  - e. Required fire protection

- f. Electrical outlets (per Code)
- g. Adequate lighting
- h. Furniture (desks, chairs, layout tables,)
- i. Drinking water

#### **4.6 STAKING OF GOLF COURSE BOUNDARY.**

- A. General.
  - 1. As necessary, the Design-Build Team shall suitably stake the limits of the Golf Course boundary.
  - 2. All stakes shall be clearly flagged for easy visibility and to assure a clear sight line from one stake to the next.

### **PART FIVE - CONSTRUCTION ISSUES.**

#### **5.1 DESIGNER'S PERIODIC CONSTRUCTION INSPECTION VISITS.**

- A. General.
  - 1. The Designer shall conduct periodic construction inspection visits throughout construction to view progress and direct any required modifications, which the Design-Build Team must subsequently undertake, at no additional cost to the City.
- B. Design-Build Team Notes.
  - 1. During such visits, the Design-Build Team is required to take detailed notes to accurately and completely document all comments and recommendations.
  - 2. Within two (2) days of each visit, the Design-Build Team is required to submit to the City and Designer a written summary of the above-noted comments and recommendations. Recipients shall promptly review and return any comments or discrepancies to the Design-Build Team.

#### **5.2 EROSION & DUST CONTROL.**

- A. General.
  - 1. The Design-Build Team shall become familiar with and fully adhere to all federal, state, county and city laws, rules and regulations, ordinances, or guidelines set forth by the City, regarding all erosion control issues, including dust mitigation. The Design-Build Team shall conform to the project Storm Water Quality Management Plan.
- B. Installation & Maintenance.
  - 1. The Design-Build Team is responsible for the installation and continuous inspection and maintenance of all required erosion and/or sediment control devices, throughout construction, including during those periods when inclement weather forces a work stoppage.

- C. Protection of Materials.
  - 1. The Design-Build Team shall take all precautions to prevent contamination of all golf course materials, throughout construction.
- D. Removal.
  - 1. Upon project completion, or as otherwise dictated by the City the Design-Build Team shall be responsible for the careful removal, disposal and clean-up of all erosion control materials. The Design-Build Team shall also be responsible for the cost to repair any damage inflicted by Design-Build Team's equipment and personnel, while removing said erosion control materials.
- E. Dust Control.
  - 1. The Design-Build Team shall provide all required dust control services, throughout construction.

### **5.3 PRESERVATION OF GOLF COURSE STAKING.**

- A. General.
  - 1. The Design-Build Team shall be responsible for the preservation of all Golf Course staking for reference until the Golf Course is completed.

### **5.4 PRESERVATION OF VEGETATION.**

- A. General.
  - 1. The Design-Build Team shall take all necessary precautions to preserve and protect all existing vegetation designated to remain, including protection from equipment operation and falling debris.
- B. Permitted Activities.
  - 1. Any necessary work within protected root zone areas shall be pre-approved by the City.
  - 2. All such work, including proposed procedures and equipment to be used, shall be supervised by a licensed arborist.
  - 3. Upon completion, protective barrier fencing should be immediately re-installed in its proper location.
- C. Prohibited Activities.
  - 1. No grading, trenching, pruning, or other disruptions or compaction of soils, including the storage of materials, shall be permitted under the drip line of the protected vegetation.
  - 2. Parking or servicing of vehicles and/or equipment beneath trees is strictly prohibited.
- D. Pruning.
  - 1. The Design-Build Team shall not undertake any pruning of existing vegetation, unless specifically authorized, in writing, by the City.

## **5.5 DAMAGED VEGETATION.**

- A. Arborist Inspection.
  - 1. Any damage to vegetation designated to remain, including root damage, will be inspected by a licensed arborist to determine the extent of damage and potential rehabilitation of the disturbed plant material.
  - 2. The Design-Build Team shall incur all costs associated with the licensed arborist.
- B. City's Rights.
  - 1. If the City, at its sole discretion, determines the Design-Build Team is not diligent in the care of damaged trees and vegetation, the City may assume responsibility for this work and deduct all associated costs from the remaining monies owed to the Design-Build Team.

## **5.6 REPLACEMENT OF DAMAGED VEGETATION.**

- A. General.
  - 1. Any vegetation damaged to such an extent as to destroy its value for playability or landscape purposes, shall be removed and disposed of by the Design-Build Team, without compensation, when so directed by the City.
- B. Maintenance:
  - 1. Maintenance during plant establishment will be provided by the City upon completion of the installation by the Design-Build Team and approval by the City.

## **5.7 PIPE DRAINAGE PROTECTION.**

- A. General.
  - 1. Throughout construction, the Design-Build Team is responsible for the protection of the "open ends" of all pipes to ensure the drainage system remains free of all sand, silt, clay, or other undesirable debris that may later cause the system to malfunction.
  - 2. Protection protocol must be approved by the City.
- B. Flushing.
  - 1. The Design-Build Team is responsible for flushing all drain lines, with a high volume of water, via the irrigation system or a water truck, before setting final grate inlets and removing erosion control protection.

## **5.8 CONSTRUCTION ROADS.**

- A. Location & City Approval.
  - 1. The location of all construction roads shall be pre-approved by the City.

B. Removal & Repair.

1. Upon the completion of the use of said roads, the Design-Build Team shall rip, loosen, re-grade and otherwise prepare all construction roads to a condition deemed acceptable by the City.

**5.9 LABORATORY TESTING OF CONSTRUCTION MATERIALS.**

A. General.

1. The Design-Build Team is responsible for all desired laboratory testing of specified materials, including periodic quality control testing of delivered materials.

**5.10 MATERIAL DELIVERY & STOCKPILING.**

A. General.

1. Approved materials shall be stockpiled on-site, at a central location(s), previously approved by the City.
2. Materials shall be stored and protected, as necessary, to prevent contamination and to eliminate loss by wind or water erosion.

**5.11 MATERIALS.**

A. General.

1. Unless otherwise determined by the City, the Design-Build Team shall be solely responsible for providing all required construction materials.
2. The City reserves the right to verify the price of all furnished materials and may also direct-purchase any, or all, of the materials. In such case, the City may deduct the cost of said materials from the Contract price.
3. All materials and equipment to be installed shall be new and shall be applied, installed, connected, etc., in strict accordance with the manufacturer's written instructions.
4. All materials shall be installed at the time and under the conditions that will ensure the best possible results.

B. Suppliers.

1. The Design-Build Team shall verify that all material suppliers are insured and bonded to maintain that all material delivered to the site conforms to specifications and/or the testing lab's recommendations.
2. All suppliers must be reliable dealers/manufacturers of such materials to assure the future availability of quality and consistent materials.

C. Fresh-Water Washed Gravel.

1. All gravel used for backfilling perforated drain pipe trenches throughout the Golf Course shall be laboratory-approved, three-eighths inch (3/8") diameter, fresh-water-washed gravel.

- D. Root Zone Material for All Tee Construction.
  - 1. The topsoil mix material used in the construction of all new tees, as well as the releveling of designated existing tees, shall be native topsoil.
- E. Root Zone Material for Fairway Construction Areas on Holes Four, Five & Nine, Greenside Chipping Areas on Holes Four, Five & Nine.
- F. The topsoil mix material used in the development of the above areas shall include "Caltega Series Sand", as supplied by P.W. Gillibrand Co., Inc. or approved equal.
- G. Drain Pipe & Fittings.
  - 1. All solid and perforated (no cloth filter-sock) drain pipes incorporated throughout the Golf Course features shall be ADS, N-12® WT (watertight) HDPE pipe, or, an approved equal.
  - 2. The Design-Build Team shall supply all manufacturer recommended and required fittings, couplers, adaptors, etc., necessary to complete the work.
- H. Drain Pipe Backfill Material.
  - 1. All solid pipe trenches, throughout the Golf Course, shall be constructed per details.
  - 2. All perforated pipe trenches, throughout the Golf Course, shall be constructed per details.
- I. Red, 14-Gauge, Direct Burial Wire.
  - 1. A red, 14-gauge, direct-burial wire shall be installed in the following areas:
    - a. Directly above the entire length of all solid "Outfall" drain pipe(s) exiting each green or sand bunker and continuing to the point of final discharge.
    - b. The Design-Build Team shall use waterproof splices for all wire connections, throughout the Golf Course.

## **5.12 TRENCH EXCAVATION (all solid and perforated pipes).**

- A. Trench Dimensions.
  - 1. All trenches shall be excavated with vertical walls, a minimum of twelve inches (12") wide and twenty-four inches (24") deep, or as necessary, to accommodate pipe size and secure specified slopes.
  - 2. Perforated pipe trenches shall be cut deep enough to secure specified slopes and to provide firm bedding beneath the pipe, for a two-inch (2"), compacted layer of the specified gravel.
- B. Trench Spoils.
  - 1. Perforated Pipe Trenches.
    - a. Spoils excavated from perforated pipe trenches shall be removed from the immediate area.
    - b. Subgrade surface adjacent to perforated trenches shall be hand-raked to ensure runoff is not prevented from entering the trenches.

2. Solid Pipe Trenches.
  - a. If deemed suitable by the City for use as backfill material, spoils excavated from solid pipe trenches, shall be stockpiled along the edge of the excavated trench, for subsequent use as backfill material.
  - b. If solid pipe trench spoils do not constitute suitable backfill material, trench spoils must be legally disposed of off-site.
- C. Trench Floor.
  1. The floor of each trench shall be smooth, free of any sharp rock or other debris and compacted to provide a firm and uniform, minimum slope of two percent (2.0%).
- D. Flush-Outs.
  1. The "high" end of all trenches containing perforated "Main" drain pipe(s), shall be excavated a minimum of three feet (3') beyond the cavity perimeter of each feature area, to accommodate future installation of "Flush-Outs".

### **5.13 NEW SOLID "OUTFALL" DRAIN PIPES (Greens & Sand Bunkers).**

- A. General.
  1. The existing solid "Outfall" drain pipe from each green and sand bunker shall be capped and abandoned, in-place.
  2. A new, four-inch (4") solid, ADS N12 "Outfall" drain pipe shall be installed to serve as the conduit transferring drainage from the internal, perforated drain pipe system of each green and sand bunker to the point of final discharge.
  3. All new green and bunker outfall pipes must remain independent of and isolated from each other.
  4. If approved by the City, the Design-Build Team may connect multiple sand bunkers to a single "Outfall" pipe. In such cases, the City may require that the "Outfall" pipe be upsized to six-inches (6").
  5. Upon the Designer's approval of the subgrade shaping of each sand bunker, immediate installation of the "Outfall" drain pipe(s) is critical to insure surface runoff generated by a rain event is not "trapped", at the low point(s), inside the edge of these features, thereby creating saturated and unworkable soil conditions.
- B. Trench Layout.
  1. The solid "Outfall" drain pipe(s) shall be connected to the low end of the "Main" perforated drain pipe(s), of each green and sand bunker.
 

At each green, the above connection will be made just outside the existing USGA green cavity, so as not to disturb the existing putting surface.

At each sand bunker, the above connection shall be made just inside the edge of the excavated sand bunker cavity.
  2. Each "Outfall" drain pipe shall continue to a drainage trunk line per the Bridging Documents, unless otherwise directed by the City.

C. Trench Excavation.

1. New "Outfall" drain pipe trenches shall be cut into the subgrade soil, between the low edge of each green or sand bunker cavity and the point of final discharge.
2. As described herein, Part Five, 5.13, A-1, B-2, C & D.

D. Installation of Solid, "Outfall" Drain Pipe.

1. Placement.
  - a. Upon completion of all trench excavation and floor preparation, the Design-Build Team shall place the specified solid "Outfall" drain pipe in the designated trench.
  - b. As described herein, Part Five, 5.14, A & C.
2. Locator Wire.
  - a. A red, 14-gauge, direct-burial wire shall then be placed above the entire length of the solid "Outfall" drain pipe(s) exiting each green or sand bunker and continuing to the point of final discharge.
3. Temporary Riser Pipe (sand bunkers).
  - a. Until the "Main" perforated drain pipe is installed and connected to each solid "Outfall" drain pipe, just inside the edge of each sand bunker, the "Outfall" pipe shall be fitted with a tee coupling and perforated riser pipe. Extend the riser pipe upward a minimum of twelve inches (12").
    - b. Surround the base and lower portion of the riser pipe with the approved gravel to prevent silt from entering the pipe.

E. "Outfall" Drain Pipe "Observation Port".

1. At a point along the "Outfall" drain pipe to be designated by the City, an "Observation Port", a 12" drain box, shall be installed at the low point to facilitate future inspection of water flowing through the pipe.
2. At the designated location, the Design-Build Team shall install a four-inch (4") tee coupling and solid vertical riser pipe. The riser pipe shall be extended to surface grade and capped with a standard, six-inch (6") Nyoplast drop-in grate.

F. Trench Backfilling.

1. As described herein, Part Five, 5.16, A.

## **5.14 PERFORATED & SOLID PIPE INSTALLATION (entire Golf Course).**

- A. General.
  1. The Design-Build Team shall only use manufacturer recommended fittings and couplings.
  2. Install piping beginning at the low point of each trench and maintain a continuous, minimum up-slope of two percent (2.0%).
  3. Bell-ends of the pipe shall be placed upstream.
  4. The Design-Build Team shall not reduce pipe size in the direction of downstream flow.
  5. The Design-Build Team shall fit the upper end of each pipe with a properly sized cap.
- B. Perforated Pipe Installation (entire Golf Course).
  1. Washed Gravel Trench Bedding:
    - a. Upon the completion of all trench excavation and smoothing, the Design-Build Team shall place a two-inch (2") compacted layer of the specified gravel, across the floor of each trench, while taking care to maintain a minimum, two percent (2%) subgrade slope.
  2. Pipe Placement.
    - a. Upon placement of the pea gravel bedding, the Design-Build Team shall place a perforated drain pipe in each excavated trench.
  3. Trench Backfilling.
    - a. As described herein, Part Five, 5.16, B.
- C. Solid Pipe Installation (entire Golf Course).
  1. Pipe Placement.
    - a. Upon completion of all trench excavation and floor preparation, the Design-Build Team shall place a solid drain pipe in each designated trench.
  2. Trench Backfilling.
    - a. As described herein, Part Five, 5.16, A.

## **5.15 DRAINAGE "FLUSH-OUTS" (Sand Bunkers).**

- A. General.
  1. The "Main" drain pipe(s) of each sand bunker shall be equipped with a "flush-out" to facilitate proper clean-out and long-term maintenance.
- B. Location.
  1. After the perforated "Main" drain pipe(s) is placed, specified four-inch (4") solid pipe shall be connected to the upper end of each "Main" pipe(s), at the inside

edge of the feature "cavity", and be extended to a location designated by the City or Designer.

C. Riser Pipe:

1. From this location, the upper end of each solid pipe extension shall be fitted with a "tee" or "elbow" coupling. A vertical, solid "riser" pipe shall be attached, extended to just below surface grade, capped and housed in a six-inch (6") valve box.

**5.16 BACKFILLING OF SOLID AND PERFORATED PIPE TRENCHES. (Greens, Sand Bunkers, Fairways & Roughs).**

A. Backfilling Solid Drain Pipe Trenches.

1. Material:
  - a. Unless determined to be unsuitable, all solid pipes shall be backfilled with native soil, free of any rock or other debris over one-half inch ( $\frac{1}{2}$ ") in size, with red tracer wire.
2. Firming & Compaction.
  - a. Backfilled trenches shall be adequately compacted by using a "Whacker-Packer"®, or other vibratory plate tamping device to minimize future settlement.
  - b. As necessary, the Design-Build Team shall incorporate supplemental moisture to facilitate adequate firming and compaction of the trench backfill.

B. Backfilling Perforated Drain Pipe Trenches.

1. Material:
  - a. After all perforated pipes have been installed, the trenches shall be completely backfilled with the approved gravel and top 12" of topmix.

**5.17 SITE CLEAN-UP.**

A. General.

1. See Section 3-12 Work Site Maintenance of the Greenbook and Whitebook for further requirements.
2. The Design-Build Team shall clean all work and Staging Areas each day.
3. The Design-Build Team shall coordinate required site cleaning for joint-use areas, where multiple contractors are working.

B. Proper Disposal.

1. All waste shall be disposed of off-site, in a lawful manner.
2. All temporary, On-Site Disposal Areas shall be cleaned-up, properly re-graded and grassed.
3. Burying or burning of waste materials is not permitted.
4. Pouring waste materials into storm drains, sanitary sewers, or into waterways is not permitted.

**END OF SECTION ZERO – GENERAL CONDITIONS**

## **SECTION ONE: SITE PREPARATION.**

### **PART 1 – GENERAL.**

#### **1.1 SCOPE.**

- A. As referenced herein, the term "Golf Course" shall be defined to include the nine-hole golf course and any other designated areas within the overall Project footprint.
- B. The Design-Build Team shall adhere to the "General Conditions" included in the Bid Package.
- C. Under this Section, the Design-Build Team shall perform all of the following work:
  - 1. Mechanical removal and off-site disposal of all designated, existing turf that the City does not wish to reuse in other areas of the course.
  - 2. Removal and off-site disposal of any designated trees, stumps, brush or other vegetative debris.
  - 3. Complete root raking, removal and off-site disposal of existing roots and debris from existing non-turf areas to be developed as turf.
  - 4. Complete demolition and clean-out of all existing sand bunkers
  - 5. All removal, disposal and clean-up operations required to complete the designated work throughout the Golf Course.
- D. The City is responsible for the supply and application of any required herbicides, throughout the Golf Course, prior to the Design-Build Team's work in designated areas.
- E. Debris Disposal.
  - 1. No debris will be disposed of on-site.
  - 2. Immediately as debris is generated, the Design-Build Team shall transport all debris, both vegetative and non-vegetative, to its designated Staging Area(s), for subsequent off-site disposal.
  - 3. All non-vegetative debris must be hauled to a dumpster(s) supplied by the Design-Build Team and located within the Design-Build Team's designated Staging Area(s).
  - 4. The Design-Build Team must maintain all Staging Areas in an orderly condition that minimizes any negative impact on the golfer's experience and that is suitable to the City.

#### **1.2 INTENT.**

- A. Work includes all operations necessary to prepare all areas of the Golf Course for subsequent construction work and for ease of proper turf development.

### **1.3 WORK AREA.**

A. The work area shall include all areas of the Golf Course.

### **1.4 PRIOR WORK.**

A. Property Boundary & Golf Course Staking

1. As per the General Conditions, Part Four, 4.6 and Part Five, 5.3.

B. Erosion Control

1. As per the General Conditions, Part Five, 5.2.

## **PART 2 – EXISTING VEGETATION.**

### **2.1 PRESERVATION AND PROTECTION.**

A. As per the General Conditions, Part Five, 5.4, A-C.

### **2.2 PRUNING.**

A. As per the General Conditions, Part Five, 5.4, D.

### **2.3 DAMAGE TO EXISTING VEGETATION.**

A. As per the General Conditions, Part Five, 5.5 and 5.6.

### **2.4 REMOVAL OF EXISTING VEGETATION.**

A. Where designated, the Design-Build Team shall remove existing vegetation, including all stumps.

B. All vegetative debris shall be disposed of legally off-site.

## **PART 3 – PREPARATION OF EXISTING TURF AREAS.**

### **3.1 REMOVAL AND DISPOSAL OF DESIGNATED TURF NOT TO BE REUSED.**

A. General.

1. In some areas to be disturbed, primarily designated, existing tee surfaces, the City may elect to forgo saving and reusing the existing turf. These areas will be determined in the field.

2. In these areas, depending on slopes and other existing conditions, the Design-Build Team, using a sod cutter, or other equipment and methodology approved by the Designer or City, shall mechanically remove the existing turf.

3. All removed turf that is not to be reused, shall be disposed of off-site.

B. Herbicide Application.

1. If deemed necessary, the City shall be responsible for the supply and application(s) of any required herbicides, prior to, or after, the Design-Build Team's work in these areas.

### **3.2 REMOVAL & MAINTENANCE OF DESIGNATED TURF TO BE REUSED.**

A. General.

1. In some areas to be disturbed, primarily designated tee, green and bunker slopes, and fairway areas, the Design-Build Team shall strip, save, transport and reinstall the existing turf.

2. In these areas, the Design-Build Team, using a sod cutter, or other equipment and methodology approved by the City, shall mechanically remove the existing turf.
3. The Design-Build Team shall take extreme care when removing, transporting, and storing the existing turf to prevent any damage.
4. It is intended the Design-Build Team will manage, as best as possible, the timing of sod removal from a given area and the reinstallation of that same sod in another area, in order to minimize the amount of time harvested sod lays uninstalled. All sod removed shall be reinstalled within three (3) days of stripping. All removed sod shall be stockpiled in rolls and protected under shaded areas prior to reinstallation. Small rolls of sod generated on-site shall be installed or planted within twenty-four (24) hours of being stripped. Large roll sod shall be installed within three (3) days if stored in shade and weather permitting.
5. Between removal and reinstallation, the Design-Build Team is responsible for all watering, shade protection and any other operations necessary to assure the turf remains healthy and viable for reinstallation.

#### **PART 4 – ROOT REMOVAL.**

##### **4.1 GENERAL.**

- A. In designated areas, including but not limited to those shown on the plans, the Design-Build Team, using a Rotodairon, root-rakes or other suitable equipment approved by the City, shall completely pulverize and/or bring to the surface and remove all existing roots.
- B. Depth of root removal shall be approximately eight to fifteen inches (8"-15").
- C. As required by the City, the Design-Build Team may be required to make multiple passes across a given area, at no additional cost to the City, in order to thoroughly pulverize the existing roots and properly prepare the area for subsequent construction operations and grassing.
- D. While completing all root removal operations, the Design-Build Team shall take care so as not to damage any irrigation system components, or the roots of existing trees designated to remain.
- E. As necessary, roots and vegetative debris that cannot be properly pulverized by the above process, must be collected, removed, and properly disposed of off-site.
- F. Following the completion of all root removal operations, the Design-Build Team shall float, smooth and regrade all areas to ensure complete surface drainage.

#### **PART 5 – EXISTING SAND BUNKER DEMOLITION.**

##### **5.1 GENERAL.**

- A. The Design-Build Team shall remove all sand, any liner and all perforated drain pipe from the cavity of each existing sand bunker, throughout the Golf Course.

- B. The Design-Build Team shall stockpile all remaining excavated bunker sand in City approved, on-site areas.
- C. Any existing liner, as well as all existing perforated drain pipe shall be legally disposed of off-site.
- D. After locating the connection point of each bunker's perforated main drain pipe and the solid outfall pipe, the Design-Build Team shall cap and bury the upper end of the solid outfall pipe and abandon the solid pipe in place.

## **PART 6 – CLEAN-UP.**

### **6.1 INTENT.**

- A. All disturbed areas under this Section of Work shall be cleaned up and left in such a condition as will permit the ease of subsequent construction operations and turf establishment.

### **6.2 DEBRIS DISPOSAL.**

- A. No debris will be disposed of on-site.
- B. The Design-Build Team shall legally dispose of all vegetative and any non-vegetative debris off-site.

## **END OF SECTION ONE – SITE PREPARATION**

## **SECTION TWO: GOLF COURSE SHAPING.**

### **PART ONE – GENERAL.**

#### **1.1 SCOPE.**

- A. As referenced herein, the term "Golf Course" shall be defined to include the nine-hole golf course and any other designated areas within the overall Project footprint.
- B. The Design-Build Team shall adhere to the "General Conditions" included in the Bid Package.
- C. Where referenced herein, the terms "shape", "shaped," and "shaping" shall be defined to include all aspects included throughout the entire shaping process.
- D. The Design-Build Team shall shape all designated areas of the Golf Course.
- E. The City may direct the Design-Build Team to provide "Architectural Grading & Shaping Refinements", at no additional cost to the City, as noted in the General Conditions, Part One, 1.4.
- F. It is anticipated that all required general fill material will be generated on-site. The Design-Build Team's "shaping" pricing shall include all costs related to the generation, transportation, placement, grading and shaping of required fill material.

#### **1.2 INTENT.**

- A. The intent is for the Design-Build Team to shape all areas of the Golf Course identified in the Bridging Documents.

#### **1.3 WORK AREA.**

- A. The work area includes the entire Golf Course.

#### **1.4 PRIOR WORK.**

- A. Prior Reference.
  - 1. Includes all items in the General Conditions and Section One of these specifications.
- B. Earthwork, Placement of Fill & Rough Grading.
  - 1. All earthwork, placement of fill and rough grading shall be completed in a given area, prior to work under this Section in the same area.
- C. Pipe Drainage.
  - 1. Depending on the depth, size and location, it is possible that required pipe drainage and drop inlet structures could be installed either prior to or during work under this Section.

## **PART TWO - EROSION CONTROL.**

### **2.1 GENERAL.**

- A. As per the General Conditions, Part Five and the SWQMP.

## **PART THREE - SHAPING.**

### **3.1 GENERAL.**

- A. All Golf Course areas shall be shaped from existing or previously placed fill material, into smooth lines and contours that blend harmoniously with surrounding natural contours.
- B. Shaping of all Golf Course areas shall be completed in accordance with the Designer's plans or sketches and specifications, or as otherwise directed by the Designer in the field.
- C. The intent of the Designer's plans and sketches is to convey a schematic and conceptual design for each area of the Golf Course.
- D. The Designer reserves the right to direct the Design-Build Team to alter the shaping of any Golf Course or other designated area, at no additional Design-Build Team cost to the City.
- E. The Design-Build Team is responsible for any required field-staking of the Designer's plans or sketches.
- F. Shaping shall include:
  - 1. All cuts, fills and grading required to develop the desired landforms and establish smooth slopes and tie-ins that blend with adjacent existing grades.
  - 2. Development of contours that are suitable for playing golf and performing proper course maintenance.
  - 3. Development of swales, hollows and overall contours that provide complete surface drainage.
  - 4. Fairways and roughs contoured to provide minimum 2% - 3% slopes, or as otherwise shown on the Designer's plans or directed by the Designer in the field.
  - 5. Development of contours that divert surface runoff around all tees, greens and sand bunkers.

### **3.2 ROUGH SHAPING.**

- A. Rough shaping shall establish the landforms and contours shown on the Designer's plans and sketches or as directed by the Designer in the field.
- B. Rough shaping shall be completed to the degree necessary to enable the Designer to properly review, direct modifications of and subsequently approve shaped areas for subsequent construction operations.

- C. Rough shaping shall also include:
  - 1. All localized cuts and fills
  - 2. All required "ripping" or loosening of compacted or rocky soils.
  - 3. Disposal of unsatisfactory soils and replacement with acceptable materials.

### **3.3 FINE SHAPING.**

- A. Fine shaping shall be conducted within a given area, immediately after all drainage installation irrigation system adjustments and feature construction.
- B. Fine shaping shall be accomplished using a variety of smaller shaping equipment, including bulldozers equipped with a six-way blade, skid steers and tractors with box blades.
- C. Fine shaping shall generally clean-up and re-establish the previously approved landforms and contours shown on Designer's plans and sketches, or as revised by the Designer in the field.
- D. Fine shaping shall include:
  - 1. Any remaining localized cuts and fills.
  - 2. Re-establishment of all grades, slopes and tie-ins to assure complete surface drainage and proper course maintenance operations.
  - 3. Disposal of unsatisfactory soils and replacement with acceptable materials.

### **3.4 "NEW" TEES.**

- A. General.
  - 1. The Work includes the addition of several "New" tees.
  - 2. New tees shall be shaped as shown on the Designer's plans or sketches, as described herein and as revised by the Designer in the field.
  - 3. Unless otherwise directed by the Designer, all new tees shall be square or rectangular in shape.
  - 4. All New tees shall be aligned with the center of the intended target (fairway or green).
- B. Subgrade Surface Shaping.
  - 1. In general, subgrade tee surfaces shall slope uniformly from the front to the rear, at one percent (1.0%); however, the slope direction for each individual new tee will be confirmed in the field by the Designer and City.
  - 2. Subgrade surfaces shall be properly compacted, including, as necessary the repeated use of heavy water soakings and mechanical, vibratory plate tampers.

C. New Tee Construction.

1. As described in Section Three.

**3.5 REORIENT AND RELEVEL EXISTING TEES.**

A. General.

1. The Work includes the reorientation and releveling of several existing tees.
2. Unless otherwise directed by the Designer, all existing tees that are disturbed shall be square or rectangular in shape.
3. All existing tees to be reoriented shall be aligned with the center of the intended target (fairway or green).

B. Removal of Existing Turf, Thatch & Upper Root Zone Material.

1. The Design-Build Team shall remove all turf and existing thatch / organic material, from the surface of each designated existing tee, as well as a three to five foot (3'-5') wide band of turf from the slopes surrounding the entire perimeter of each designated tee.
2. Except for some existing Forward tees that will be designated by the City in the field, turf removed from existing tee surfaces will not be reused and shall be hauled to the Design-Build-Team's Staging Area, pending Design-Build Team's proper, off-site disposal.

Turf removed from the upper portion of designated tee slopes may, or may not be reused, per the discretion of the City.

3. In addition to all turf and thatch removal, the Design-Build Team shall remove two to three inches (2"-3") of the existing root zone material from each designated tee surface.
4. It is anticipated the total combined depth of turf, thatch and root zone material removed from each tee surface will average five to six inches (5"-6").

C. Completion of Existing Tee Improvements.

1. As described in Section Three.

**3.6 SAND BUNKERS.**

- A. Sand bunkers shall conform to the sizes, shapes and depths indicated on the Designer's plans or sketches, or as directed by the Designer in the field.
- B. Bunker slopes and floors shall be carefully graded and not be so steep as to prohibit the placement of sand thereon. Sand should be compacted to 6" on the bottom and 4" on the sides.
- C. Fine shaping of sand bunkers might require the use of a skid steer or small track machine equipped with an articulating "knuckle-bucket" attachment.

### **3.7    GREENSIDE CHIPPING AREAS.**

- A.    Greenside chipping areas shall be shaped where the designer designates in consultation with the City.
- B.    Greenside chipping areas shall conform to the sizes, shapes and depths indicated on the Designer's plans or sketches, or as directed by the Designer in the field.
- C.    All slopes and floors shall be smooth and carefully graded, in order to accommodate a low height of cut, without any scalping or missing.
- D.    Subgrade surfaces shall be properly compacted, including, as necessary the repeated use of heavy water soakings and mechanical, vibratory plate tampers.

### **3.8    FAIRWAYS, GREEN APPROACHES & ROUGHS.**

- A.    General.
  - 1.    All disturbed fairway and rough areas, including all green approaches, throughout the Golf Course, shall be shaped to:
    - a.    Provide complete surface drainage.
    - b.    Drain to the nearest swale, sump, drain inlet, pond, or other approved location.
    - c.    Assure surface runoff is diverted away from all tees, greens, and sand bunkers.
    - d.    Eliminate ruts, depressions, pockets or other sharp transitions that might result in the scalping or missing of ridges during normal mowing operations.

### **END OF SECTION TWO - GOLF COURSE SHAPING**

## **SECTION THREE: GOLF COURSE CONSTRUCTION**

### **PART ONE – GENERAL:**

#### **1.1 INTENT.**

The Work is intended to remove existing Hole #1, modify existing Hole #5 by splitting it into two (2) par 3 Holes, redesign Hole #9 from par 4 to par 3, install new practice green, and remove some of the existing non-native trees. A new underground storm drain line will be added to collect drainage from all new and existing greens and bunkers and send it to a bio-infiltration basin. And to modify existing irrigation system and drainage improvements, including re-contouring of grades for surface flow, rehabilitation of existing bunkers, the addition of new bunkers, cart path replacement/addition, the addition of new tees and leveling of existing tees.

#### **1.2 WORK AREA.**

A. The area of work under this Section includes all greens, fairways, collars, bunkers, and tees that are designated new and/or existing throughout the Golf Course, new putting greens to the north of the new Golf Course Drive, where course improvements are shown.

#### **1.3 PRIOR WORK.**

A. Prior Reference:

1. Includes all items in the General Conditions and Sections One and Two of these specifications.

### **PART TWO – CONSTRUCTION MATERIALS:**

#### **2.1 GENERAL.**

A. As per the General Conditions, Part Five, 5.10, 5.11, 5.12 & 5.13.

#### **2.2 TOPMIX MATERIAL FOR TEE CONSTRUCTION.**

A. As per the General Conditions, Part Five, 5.11, A, B, & D.

#### **2.3 ROOT ZONE MATERIAL FOR HOLE FOUR GREEN CONSTRUCTION.**

A. As per the General Conditions, Part Five, 5.11, A, B & E.

#### **2.4 TOPMIX MATERIAL & DRAIN PIPE FOR HOLE FOUR, FIVE & NINE FAIRWAYS & CHIPPING AREAS AT NEW PUTTING GREENS.**

A. As per the General Conditions, Part Five, 5.11, A, B, & E, 5.12 & 5.13.

B. The City has selected "Caltega Series Sand or approved equal" as the topmix material, for use in all designated fairway construction areas.

## **2.5 NEW GREEN "OUTFALL" PIPES.**

- A. As per the General Conditions, Part Five, 5.13, A, B, C, G, H & I.

## **PART THREE - LABORATORY TESTING OF CONSTRUCTION MATERIALS.**

### **3.1 GENERAL.**

- A. The City has conducted all initial testing required to confirm the specified materials.
- B. The Design-Build Team will be responsible for undertaking any additional laboratory testing during material delivery and construction.
- C. If, at any point during the project, testing confirms the materials supplied by the Design-Build Team fail to meet the original material quality standards, the Design-Build Team shall be required to remove the inferior materials and replace them with the proper materials, all at no additional cost to the City.

## **PART FOUR - MATERIAL DELIVERY AND STOCKPILING.**

### **4.1 GENERAL.**

- A. As per the General Conditions, Part Five.

## **PART FIVE – EROSION CONTROL.**

### **5.1 GENERAL.**

- A. As described in the General Conditions, Part Five.
- B. Prior to any green, green collar, tee construction or fairway construction work, the Design-Build Team shall install and maintain silt fence and all other required erosion control devices necessary to prevent contamination of all construction materials.
- C. If necessary, the Design-Build Team may be required to cover the Work areas, both during and after material installation, to prevent any erosion or contamination, including that caused by wind.
- D. If any contamination occurs, the Design-Build Team shall remove all contaminated materials and re-install new materials, at no additional cost to the City.

## **PART SIX – PUTTING GREEN.**

### **6.1 GENERAL.**

- A. Existing putting greens at Holes One, Five, and Nine will be completely removed and regraded.
- B. Putting greens at the proposed practice greens, Holes Four, Five, and Nine will be newly graded.
- C. Special emphasis will be placed on the elimination of all existing berms and sweep-ups and assuring smooth and consistent grades and tie-ins with adjacent greenside bunkers, chipping areas and undisturbed putting surface turf.

## **6.2 REMOVAL AND MAINTENANCE OF EXISTING PUTTING SURFACE TURF.**

- A. If the Designer and City's representative determine necessary collar improvements require the disturbance of adjacent putting surface turf, the Design-Build Team shall remove all designated putting green turf and mark or label the turf in a manner that assures each individual piece of turf is replaced in the same location and orientation from which it was removed.
- B. The Design-Build Team shall take extreme care when removing, transporting, and reinstalling the existing turf to prevent any damage.
- C. Between removal and reinstallation, the Design-Build Team is responsible for all watering, shade protection and any other operations necessary to assure the turf remains healthy and viable for reinstallation.
- D. Due to the vulnerability of the harvested turf, it is imperative the Design-Build Team complete the designated collar work and reinstall the existing putting green turf as quickly as possible, but without sacrificing the quality of work.

## **6.3 INSTALLATION OF NEW COLLAR TURF.**

- A. Upon the successful completion of all grading work, and after receiving approval from the Designer and City's representative, the Design-Build Team shall supply and install new Rye collar turf.
- B. The specified sod shall be installed throughout all designated collar areas.
- C. Immediately prior to sod installation, the Design-Build Team shall make any necessary final adjustments of the root zone elevations to assure that when the sod is installed, it blends smoothly with all surrounding areas.
- D. Upon receiving approval from the City's representative that all sod installation is properly complete, the City shall assume full responsibility for all future maintenance of the sod.

## **6.4 INSTALLATION OF PUTTING SURFACE TURF.**

- A. Upon the successful completion of all grading work, and after receiving approval from the Designer and City's representative, the Design-Build Team, shall install and sod the putting surface.
- B. Immediately prior to turf installation, the Design-Build Team shall make any necessary final adjustments of the root zone elevations to assure that when the turf is reinstalled, it blends smoothly with all surrounding areas.
- C. Turf shall be installed in the location and orientation per the approved plans.
- D. Upon receiving approval from the City's representative that all turf installation is properly complete, the City shall assume full responsibility for all future maintenance of the turf.

## **PART SEVEN - TEE CONSTRUCTION:**

### **7.1 GENERAL.**

- A. The Work includes both the construction of new tees and the reorientation.

### **7.2 NEW TEE CONSTRUCTION.**

- A. General.
  1. Includes all Work described in Section Two of these specifications.
  2. Using the Designer's plans and field direction, the Design-Build Team shall construct all designated new tees.
  3. New tee construction does not include any internal pipe drainage or a subgrade gravel layer.
  4. New tee surfaces shall be laser-leveled to the specified requirements.
- B. Designer's Approval.
  1. The Designer and City's representative must approve the subgrade shaping of each new tee, prior to the installation of the imported topmix layer.
- C. Laser Leveling of Final Tee Surfaces.
  1. General.
    - a. After proper compaction of the topmix layer, each new tee surface shall be smoothed and laser-leveled to the desired slope, using a mechanical sand bunker rake equipped with a scraper blade that is linked with and automatically manipulated by laser emitting technology.
    - b. In general, final tee surfaces will be sloped at 1.0%, from the front to the rear; however, a final decision regarding the actual slope of each tee will be determined in the field, by the Designer and City's representative.
  2. Final grades shall be smooth and blend seamlessly with surrounding tee slopes and undisturbed turf areas.
  3. Protection of Laser Leveled Tee Surfaces.
    - a. The Design-Build Team shall protect laser-leveled tee surfaces from traffic, erosion and all types of contamination.
    - b. Regardless of the circumstances, the Design-Build Team, at no additional cost to the City, shall re-establish laser-leveled grades where completed tee surfaces become eroded, rutted, settled, or otherwise deteriorated.

## **PART EIGHT – FAIRWAY CONSTRUCTION:**

### **8.1 HOLES FOUR, FIVE, & NINE.**

- A. General.
  - 1. Includes all Work described in Section Two of the specifications.
  - 2. Includes all required cut & fill work, including the excavation of a twelve-inch (12") deep cavity throughout all designated fairway construction areas.
  - 3. Includes complete removal and disposal of all roots within the designated work area on Holes Four, Five, and Nine.
  - 4. Using Designer's plans and field direction, the Design-Build Team shall install underdrains and the specified sand cap layer, as directed by the City throughout designated fairway areas of Holes Four, Five, and Nine.
  - 5. New underdrain pipes shall connect to the new "main" drain pipe, which routes to the basin north of new Hole Three.
  - 6. Where the City determines fairway sandcap is required the designated fairway construction areas shall be capped with a ten-inch (12") compacted layer of the specified, imported sand not to exceed 50,000 square feet.
  - 7. Final fairway construction areas shall be graded smooth and with complete surface drainage.
- B. Designer's Approval.
  - 1. The Designer and City's representative must approve the subgrade shaping of each designated fairway construction area, prior to the installation of the specified underdrains and imported sand cap layer.
- C. Trench Excavation (solid & perforated pipes).
  - 1. As per the General Conditions, Part Five, 5.13.
- D. Installation of Pea Gravel Bedding and Perforated Drain Pipes.
  - 1. As per the General Conditions, Part Five, 5.15, A & B.
- E. Perforated "Main" Drain Pipe "Flush-Out".
  - 1. As per the General Conditions, Part Five, 5.16 (substitute "fairway construction area" for "sand bunker").
- F. Installation of Solid "Outfall" Pipe & Observation Port.
  - 1. As per the General Conditions, Part Five, 5.14, D & E. (substitute "fairway construction area" for "green" or "sand bunker").

- G. Trench Backfilling (solid & perforated pipes).
  - 1. As per the General Conditions, Part Five, 5.17.
- H. Supply, Installation and Compaction of Sand Cap Layer.
  - 1. General.
    - a. The specified sand cap material shall be as described herein, Part Two, 2.4.
    - b. The Design-Build Team shall supply, transport and install a twelve inch (12") compacted layer of the specified sand cap material, across the entire surface of each fairway construction area.
  - 2. Placement.
    - a. City's Rights.
      - 1. If, at any time during the machine placement of the sand cap material, the Designer or City's representative determine proper quality control is not being achieved, the Designer or City's representative, will require the immediate remediation of all improperly installed materials and the hand installation of all remaining materials.
    - b. Equipment.
      - 1. A small bulldozer, or other approved equipment, shall be used to push the sand cap material onto each fairway construction area.
      - 2. Prior to accessing any fairway construction area, equipment tracks shall be clean of any soil or other material that might contaminate the imported sand cap.
      - 3. Equipment shall be operated with its weight on the sand cap material already placed, in order to avoid contamination of the sand cap by any foreign material.
  - 3. Firming / Compaction.
    - a. General.
      - 1. Firming/compaction shall be accomplished by repeated "track- walking" of each fairway construction area with a small bulldozer, combined with repeated, heavy water soakings.
      - 2. A "Whacker-Packer®", or other vibratory plate tamping device, shall be used to firm/compact the entire perimeter of each fairway construction area.
      - 3. As necessary, the Design-Build Team shall repeat the above procedures to assure the elimination of all voids and depressions that might settle in the future.

## **PART NINE – GREENSIDE CHIPPING AREA CONSTRUCTION:**

### **9.1 HOLES FOUR, FIVE, & NINE, PRACTICE GREENS.**

- A. General.
  - 1. Unless otherwise noted, includes all Work described in Part Eight of this Section, but substitute "Greenside Chipping Area Construction" for "Fairway Construction".
  - 2. Includes all required cut & fill work, including the excavation of a six-inch (6") deep cavity throughout all designated greenside chipping construction areas.
  - 3. Designated greenside chipping construction areas shall be capped with a six-inch (6") compacted layer of the specified, imported sand.
- B. Designer's Approval.
  - 1. As described herein, Part Eight, 8.1.B.
- C. Drain Pipe Trench Layout: Perforated Pipe.
  - 1. As described herein, Part Eight, 8.1.C.
- D. Drain Pipe Trench Layout: Solid Outfall Pipe.
  - 1. As described herein, Part Eight, 8.1.D.
- E. Trench Excavation (solid & perforated pipes).
  - 1. As per the General Conditions, Part Five, 5.13.
- F. Installation of Pea Gravel Bedding and Perforated Drain Pipes.
  - 1. As per the General Conditions, Part Five, 5.15, A & B.
- G. Perforated "Main" Drain Pipe "Flush-Out".
  - 1. As per the General Conditions, Part Five, 5.16 (substitute "greenside chipping construction area" for "sand bunker").
- H. Installation of Solid "Outfall" Pipe & Observation Port.
  - 1. As per the General Conditions, Part Five, 5.14, D & E.  
(substitute "greenside chipping construction area" for "green" or "sand bunker").
- I. Trench Backfilling (solid & perforated pipes).
  - 1. As per the General Conditions, Part Five, 5.17.

- J. Supply, Installation and Compaction of Sand Cap Layer.
  - 1. General.
    - a. The specified sand cap material shall be as described herein, Part Two, 2.4.
    - b. The Design-Build Team shall supply, transport and install a six-inch (6") compacted layer of the specified sand cap material, across the entire surface of each greenside chipping construction area.
  - 2. Placement.
    - a. City's Rights
      - 1) As described herein, Part Eight, 8.1.2.a.
    - b. Equipment
      - 1) As described herein, Part Eight, 8.1.2.b.
  - 3. Firming / Compaction.
    - a. General
      - 1) As described herein, Part Eight, 8.1.3.a.

## **PART TEN – GREEN APPROACH CONSTRUCTION:**

### **10.1 HOLES FOUR, FIVE, & NINE.**

- A. General.
  - 1. Unless otherwise noted, includes all Work described in Part Ten of this Section, but substitute "Green Approach Construction" for "Greenside Chipping Area Construction".

## **PART ELEVEN – NEW PUTTING GREEN “OUTFALL” PIPES:**

### **11.1 HOLES FOUR, FIVE, & NINE:**

- A. General.
  - 1. As described herein, Part Two, 2.5.
  - a. As per the General Conditions, Part Five, 5.13, A.1, B.2, C & D, & 5.14 (regarding green “outfalls” only)

## **PART TWELVE – PRECISIONAIRE SUBSURFACE GREEN CONNECTIONS:**

### **12.1 HOLES FOUR, FIVE, & NINE.**

#### **A. General.**

1. After locating the upper and lower ends of the existing main drain line(s) installed in each green, the Design-Build Team, under the direction of the City's representative, shall install a clean out at the upper location of the drain pipe outside the green cavity. This clean out should be located in a quick couple valve box. The lower existing drain pipe outside the green cavity must be connected to a new existing drain line.
2. Final configuration and assembly of the designated piping connection, on both ends of the main drain line(s), shall be approved by the City's representative, prior to installation.
3. The location of all associated valve boxes shall be approved by the City's representative, prior to installation.
4. The top of each valve box shall be installed level with surrounding grades.

## **END OF SECTION THREE – GOLF COURSE CONSTRUCTION**

## **SECTION FOUR: SAND BUNKER CONSTRUCTION & PREPARATION:**

### **PART 1 – GENERAL.**

#### **1.1 SCOPE.**

- A. As referenced herein, the term "Golf Course" shall be defined to include the nine-hole golf course and any other designated areas within the overall Project footprint.
- B. The Design-Build Team shall adhere to the "General Conditions" included in the Contract Documents.
- C. Under this Section, the Design-Build Team shall supply and install all required sand bunker construction materials.
- D. Sand bunkers shall be constructed using a "Caltega Series Sand", as provided by P.W. Gillibrand Co., Inc or approved equal.
- E. Sand bunkers shall be constructed in complete accordance with the "City approved product Bunker Specification and Installation Guidelines", or as otherwise instructed and documented by the City's representatives.
- F. The Design-Build Team shall download or otherwise obtain all current installation specifications and guidelines.

#### **1.2 INTENT.**

- A. Work includes all operations necessary to construct and prepare for play, all previously shaped sand bunkers, throughout the Golf Course.

#### **1.3 WORK AREA.**

- A. The area of work includes all sand bunkers throughout the Golf Course.

#### **1.4 PRIOR WORK.**

- A. Prior Reference.
  - 1. Includes all work described in the General Conditions and Sections One - Three of these specifications.
- B. Shaping.
  - 1. Shaping of all sand bunkers shall be complete and approved by the Designer, in a given area, prior to work under this Section in the same area.

### **PART 2 – MATERIALS.**

#### **2.1 GENERAL.**

- A. As per General Conditions, Part Five, 5.12, A, B, C, G, H & I.

## **2.2 WASHED GRAVEL.**

- A. The washed gravel used for backfilling of perforated drain pipe trenches, in all bunkers throughout the Golf Course, shall be a laboratory approved, fresh-water, washed gravel.

## **2.3 CITY APPROVED LINER.**

- A. The Design-Build Team shall undertake necessary quality control testing throughout the delivery and installation of the product in order to ensure the original mix design is being maintained and delivered to the site.
- B. Any installed material, later to be determined as defective, shall be removed and replaced by the Design-Build Team, at no additional charge to the City.
- C. The bunker liner shall be Sand Guard by Porous Pave and shall be installed at 1.5" depth over the bunker floor.

## **2.4 BUNKER SAND.**

- A. The City has selected "Caltega Series Sand", as provided by P.W. Gillibrand Co., Inc. or approved equal.

## **PART 3 - LABORATORY TESTING OF BUNKER SAND & WASHED GRAVEL.**

### **3.1 GENERAL.**

- A. The Design-Build Team is responsible for all laboratory testing of specified materials, including a "Capillary Wicking Test" of the liner. Sand depths on the base of the bunkers shall be 2" or more of compacted sand than the wicking action of the sand from the liner or 6" of compacted sand, whichever is more.

## **PART 4 - SAND & WASHED GRAVEL DELIVERY AND STOCKPILING.**

### **4.1 GENERAL.**

- A. As per the General Conditions, Part Five, 5.11.

## **PART 5 - SAND BUNKER CONSTRUCTION.**

### **5.1 GENERAL.**

- A. Sand bunkers shall be constructed in accordance with the "City approved product Bunker Specification and Installation Guidelines", or as amended and documented.
- B. Upon Designer's approval of the subgrade shaping of each sand bunker throughout the Golf Course and prior to grassing the Golf Course, the Design-Build Team shall prepare each bunker for play.
- C. Sand bunker preparation includes the following:
  1. All clean-out, edging and tamping, including all depth of subgrade floor adjustments required to achieve the laboratory recommended sand depth.

2. Installation of all perforated and solid pipe drainage.
3. Installation of the liner.
4. Installation, compaction and smoothing of the laboratory approved sand.
5. Installation of sod surrounding each bunker.
6. All other operations necessary to prepare each bunker for play.

D. Sand Bunker Outfall Pipes.

1. As described in the General Conditions, Part Five, 5.14, each bunker will be provided with a new "outfall" pipe. If approved by the City's representative, the Design-Build Team may connect multiple bunkers to a single outfall pipe. In such instances, the City's representative may require that the "outfall" pipe be upsized to six inches (6"). This drain line shall also connect to the "main" drain line, which flows into the new basin.
2. No sand bunker outfall drain pipes shall be connected with a putting green outfall pipe.
3. No sand bunker outfall pipes shall be located beneath any portion of an adjacent putting surface.
4. After each new outfall pipe is installed, the existing outfall pipe(s) shall be capped and abandoned in place.

## **5.2 SURFACE PREPARATIONS.**

- A. The slopes and subgrade floor of each bunker shall be properly compacted to minimize future settlement.
- B. At the discretion of the City's representative or Designer, compaction may require the use of a vibratory plate tamping machine.
- C. As necessary, the Design-Build Team shall incorporate supplemental moisture to insure proper compaction.

## **5.3 EDGING.**

- A. After the slopes and floor of each bunker have been properly prepared, the Designer shall paint a line depicting the top elevation of the final sand playing surface.
- B. Tracing Designer's line, the Design-Build Team shall cut a uniform, six-inch (6") deep vertical edge, around the entire bunker.
- C. A small track machine, with appropriate bucket attachment, may be used to cut the bunker edge, although a variety of methods, including hand labor only, might be required.
- D. Material generated from bunker edging operations shall be removed from each bunker and used as fill material in designated areas.

- E. In no case, shall excavated material be placed between drainage trenches, in a manner that prevents runoff from entering the trenches.

#### **5.4 BUNKER FLOOR PREPARATION.**

- A. After each bunker is properly edged, the previously shaped and compacted "floor" shall be carefully graded to drain to a low point. Depending on the specific bunker design, more than one low point may be required.
- B. Bunker floors and depths must be shaped to comply with the laboratory recommended sand depth(s), as determined by the "Capillary Wicking Test" (it is anticipated the sand depth in the low area(s) of each bunker will be slightly deeper than at the bunker edge or on the bunker faces / slopes, in order to achieve the proper perched water table and assure the top one-inch (2") of sand remains relatively dry).
- C. Bunker floors shall be pitched at a minimum 2.0% slope.

#### **5.5 SOLID "OUTFALL" DRAIN PIPES(S).**

- A. As per the General Conditions, Part Five, 5.14.

#### **5.6 PERFORATED PIPE DRAINAGE.**

- A. General.
  - 1. After installation of the solid "Outfall" drain pipe, the Design-Build Team shall identify the proper location of all perforated drain pipes to be installed throughout each floor.
- B. Trench Layout.
  - 1. Spacing and configuration of the perforated drainage trenches will vary according to the size and shape of each bunker.
  - 2. In general, the maximum distance between the centerline of adjacent drainage trenches shall not exceed ten feet (10').
  - 3. Prior to excavation of any perforated drain pipe trenches, the Design-Build Team shall paint the proposed location of the trenches, on the floor of each bunker, for review and approval by the Designer or City's representative.
- C. Trench Excavation.
  - 1. As per the General Conditions, Part Five, 5.13.
- D. Installation of Pea Gravel Bedding and Perforated Drain Pipes.
  - 1. As per the General Conditions, Part Five, 5.15, A & B.
- E. Bunker "Flush-Out".
  - 1. As per the General Conditions, Part Five, 5.16.

- F. Trench Backfilling.
  - 1. As per the General Conditions, Part Five, 5.17, B.

## **5.7 INSTALLATION OF SOD ON BUNKER SLOPES & VERTICAL BUNKER EDGES.**

- A. The City approved bunker liner will be a pour-in-place rubber material that is mixed on-site and applied as a single, monolithic pour. The approved liner will be installed per manufacturer's specifications. Sod installation surrounding the bunker shall follow the manufacturer's recommendation.

## **5.8 INSTALLATION OF APPROVED BUNKER LINER.**

- A. The Design-Build Team, following all requirements outlined in the "Bunker Specification & Installation Guidelines", shall prepare, and install a uniformly compacted layer of the approved liner per manufacturers depth specifications, across the slopes and floor of each bunker, up to the previously cut bunker edge.
- B. Plastic Layer & Curing.
  - 1. Immediately upon completing the installation and rolling of the liner across a designated area, or at the end of a mixed batch, the Design-Build Team must cover the entire liner with a six mil plastic layer.
  - 2. The plastic layer, including any seams, shall be secured in place, in accordance with the "Specification & Installation Guidelines".
  - 3. The plastic layer shall remain in place, allowing the liner to properly cure, for a minimum of twenty-four (24) hours, or until bunker sand can be installed immediately upon removal of the plastic.
  - 4. If, in the opinion of the Designer or City's representative, the curing process is compromised, in any manner, the Design-Build Team shall be required to undertake all required remediation, including the removal and replacement of the entire layer, all at no additional charge to the City.
- C. Post-Installation Inspection.
  - 1. After the plastic is removed and the liner is solid to the touch, the City's representative and the Design-Build Team shall complete a quality control inspection, of every square foot, of every bunker, and complete all clean-up and drainage tests, in accordance with the "Specification & Installation Guidelines".
  - 2. Any areas determined to be deficient, shall be completely replaced by the Design-Build Team, as no additional cost to the City.

## **5.9 INSTALLATION OF BUNKER SAND.**

- A. After the City-approved liner is installed, has properly "cured", and has been water tested, the Design-Build Team shall immediately install the specified bunker sand, as described in the City-approved "Bunker Specification & Installation Guidelines."
- B. The Design-Build Team shall not allow the liner to dry out completely before sand installation.

- C. The Design-Build Team shall never operate any equipment directly on the surface or edges of the liner.
- D. It is preferred to install slightly wet sand in each bunker.
- E. As soon as possible, stockpiled sand shall be pushed up to the previously sodded bunker edge, completely covering the entire vertical edge with sand.
- F. If any materials are damaged or contaminated, prior to, or during, the placement of the bunker sand, the Design-Build Team shall be responsible for removing and replacing all contaminated materials, at no additional charge to the City.

#### **5.10 FINAL CLEAN-UP AND SPREADING OF BUNKER SAND.**

- A. After all sand has been stockpiled, the Design-Build Team shall remove any contaminated bunker sand and spread the remaining sand to the previously determined, uniformly compacted depths, throughout the entire slopes & floor of each bunker.
- B. Final depths of sand in each bunker shall be approved by the City's representative. Design-Build Team shall incur any additional expense associated with the removal and/or addition and/or relocation of sand, as required, to achieve the previously determined, uniformly compacted depths.

**END OF SECTION FOUR – SAND BUNKER CONSTRUCTION & PREPARATION**

## **SECTION FIVE: SEEDBED PREPARATION:**

### **PART 1 – GENERAL.**

#### **1.1 SCOPE.**

- A. As referenced herein, the term "Golf Course" shall be defined to include the nine-hole golf course and any other designated areas within the overall Project footprint.
- B. The Design-Build Team shall adhere to the "General Conditions" included in the Special Provisions.
- C. The Design-Build Team shall prepare all soils, throughout the entire Golf Course, including any other designated areas, for subsequent grassing.
- D. Work includes removing and disposing of any remaining vegetative and non-vegetative debris, as well as all tillage and other seedbed preparations.
- E. The Design-Build team shall be responsible for any required chemical eradication of existing turf, weeds, undesirable grasses, or other vegetative debris.
- F. The Design-Build team shall be responsible for all soil amendments.
- G. The City shall be responsible for the supply and application of all desired fertilizers.

#### **1.2 INTENT.**

- A. The work is intended to complete all operations necessary to develop the finest possible seedbed for grassing.

#### **1.3 WORK AREA.**

- A. The area of work includes the entire Golf Course.

#### **1.4 PRIOR WORK.**

- A. Prior Reference
  - 1. Includes all items noted in the General Conditions and Sections One through Four of these specifications.

### **PART TWO - SOIL TESTING.**

#### **2.1 GENERAL.**

- A. The Design-Build Team is responsible for all required soil testing, including the collection of all soil samples.

## **PART THREE – MATERIALS.**

### **3.1 GENERAL.**

- A. The Design-Build Team shall supply the City with approved starter fertilizers to be used at all new, renovated or impacted planting areas.
- B. The Design-Build Team shall supply the City with approved herbicides for spraying out approaches or other areas of sod to be killed and removed.
- C. The City will apply all fertilizers and herbicides with 48-hour advanced notification from the Design-Build Team.

## **PART FOUR - SEEDBED PREPARATION.**

### **4.1 GENERAL.**

- A. The Design-Build Team is responsible for the preparation and re-preparation, as necessary, of all areas to be grassed.
- B. The Design-Build Team shall complete all necessary re-preparation, regardless of the reason, at no additional charge to the City.
- C. The Design-Build Team shall ensure adequate areas are prepared and approved for grassing, so as not to delay the grassing operation.

### **4.2 REMOVAL OF EXTRANEOUS MATERIAL.**

- A. All vegetative and non-vegetative debris greater than one-half inch in diameter, shall be removed from each area to be grassed.
- B. All such debris shall be properly disposed of off-site.

### **4.3 TILLAGE.**

- A. All areas shall be thoroughly scarified and loosened by disking or harrowing to a minimum depth of six inches.
- B. Tillage shall include the removal of equipment ruts, areas of compaction or erosion, and any other undesirable soil conditions that would prevent the development of a finely pulverized seedbed.
- C. Tillage shall only be conducted under proper conditions. The City's representative may direct the cessation of tillage operations during periods of severe drought, excessive soil moisture, or other unsatisfactory soil conditions.
- D. All construction roads shall be thoroughly ripped using a D8 bulldozer or equivalent, with a ripping attachment.

### **4.4 FINISH GRADING.**

- A. All areas shall be graded to provide complete surface drainage, with the elimination of all water holding depressions.

- B. Depending on soil conditions, grading and floating may be accomplished with a Gill Pulverizer®, drag mats, a board float, or other similar equipment and procedures approved by the City's representative.
- C. The Design-Build Team shall eliminate all severe and abrupt grade variations that prevent the use of standard mowing equipment.
- D. Seedbed preparation of all tee surfaces, all greens, and the designated areas of holes, shall include smoothing with power raking machines (i.e. Sand Pro®) and drag mats, hand raking, or other approved methods and equipment, in order to eliminate all pockets, ridges or undesirable roughness.
- E. Special attention shall be given to the tie-in of all tee and green collar edges, bunker edges, drain basins and all other areas to be sodded, with the surrounding native soils. These edges shall be hand graded, "keyed" and lightly raked to provide a smooth and uniform surface transition with surrounding areas.

## **PART FIVE - SEEDBED APPROVAL.**

### **5.1 GENERAL.**

- A. Prior to the application of any soil amendments, all prepared areas shall be reviewed and approved by the City.

### **5.2 INADEQUATE PREPARATION.**

- A. Inadequate preparation of the seedbed shall result in the Design-Build Team's reworking of the area, at no additional cost to the City, and to the complete satisfaction of the City.

### **5.3 REWORK OF DAMAGED AREAS.**

- A. Should inclement weather, other natural causes, or damage resulting from the Design-Build Team's negligence, including misuse of the irrigation system, result in the deterioration of the prepared seedbed prior to grassing, the Design-Build Team shall re-work the area, when practical to do so, to regain its original satisfactory condition, at no additional cost to the City.

## **PART SIX - MATERIAL APPLICATION.**

### **6.1 GENERAL.**

- A. The Design-Build Team is responsible for the soil amendment per specifications. The application of all required fertilizers shall be performed under the directions of the City's representative.
- B. When the Design-Build Team's surface preparations are complete and weather conditions allow, the Design-Build Team shall complete all desired material applications in a timely manner.

## **END OF SECTION FIVE – SEEDBED PREPARATION**

## **SECTION SIX: GRASSING:**

### **PART 1 – GENERAL.**

#### **1.1 SCOPE.**

- A. As referenced herein, the term "Golf Course" shall be defined to include the nine-hole golf course and any other designated areas within the overall Project footprint.
- B. Where referenced herein, the terms "Grass," "Grassed," or "Grassing" shall be defined to include sodding.
- C. The Design-Build Team shall adhere to the "General Conditions" included in the Special Provisions.
- D. The Design-Build Team shall "Grass" all disturbed areas of the Golf Course, any designated out-of-play areas and any other areas disturbed during construction.
- E. The Design-Build Team is responsible for the initial watering of each area, immediately after "Grassing". The initial watering shall thoroughly moisten the "Grassed" area.
- F. The Design-Build Team shall be responsible for harvesting, transporting and installing all sod generated on site.
- G. The Design-Build Team shall be responsible for the supply and installation of all specified, imported sod.

#### **1.2 INTENT.**

- A. The work is intended to "Grass" all disturbed areas of the Golf Course.
- B. The intent is to harvest and reuse as much of the existing, quality turf as possible, from areas to be disturbed throughout the Golf Course. The City's representative will designate all areas from which existing turf is to be harvested and reinstalled.
- C. Imported Bermuda grass sod shall be used to Grass all designated and disturbed tee surfaces, green approaches and greenside chipping areas.
- D. Imported Rye sod shall be used to Grass all designated green collars.

#### **1.3 WORK AREA.**

- A. The area of work includes all disturbed areas of the Golf Course.

#### **1.4 PRIOR WORK.**

- A. Prior Reference.
  - 1. Includes all items noted in the General Conditions and Sections One – Five of these specifications.

- B. Pre-Plant Preparation.
  - 1. Prior to "Grassing" any area, the Design-Build Team shall have said area properly prepared and at finished grade with final City approval.
  - 2. If necessary, to provide an optimal planting bed, the Design-Build Team shall lightly irrigate each area prior to "Grassing."

## **PART TWO - GRASSING SCHEDULE.**

### **2.1 GENERAL.**

- A. The objective is to complete the Grassing of all disturbed areas of the Golf Course as soon as possible after construction begins.

The Design-Build Team is responsible for coordinating the Grassing operation, including any associated irrigation system modifications, with all other construction operations, in order to assure the Grassing is completed as quickly as possible without creating undue delays and complications with remaining work in adjacent areas.

- B. All "Grassing" shall be completed in accordance with the City-approved, "Construction Schedule" and all criteria described in the General Conditions, Part Three, 3.3.

- C. General Grassing Schedule Milestones:

- 1. Installation of approved sod, either generated on-site or imported, may begin in a given area as soon as possible after the specified work has been completed and approved.

- 2. Sod installation must be complete no later than 90 days prior to the end of the contract duration.

- D. The City may elect to cease "Grassing" operations, if delays carry the work beyond the optimal "Grassing" season for the designated turf species.

## **PART THREE - MATERIALS: SOD.**

### **3.1 QUALITY: SOD.**

- A. A combination of sod generated from designated on-site areas, as well as imported sod, will be used to complete the specified Grassing operation.
- B. All imported sod shall be certified as genetically pure and free of pests and disease by the State's Department of Agriculture.
- C. Prior to its purchase by the Design-Build Team, all proposed imported sod shall be inspected and approved by the City.
- D. Imported sod shall be of uniform density, color and texture, well-rooted and capable of vigorous growth and development after installation.

- E. Imported sod shall be one hundred percent (100%) free of all noxious weeds. Sod shall be considered free of grassy and broadleaf weeds if, on average, less than one (1) such plant is found per one hundred square feet (100 SF) of area.

### **3.2 HARVEST: SOD.**

- A. General.
  - 1. Imported sod shall be harvested and prepared for delivery in accordance with industry standards.
- B. Kikuyu Grass Sod Generated On-Site.
  - 1. The Design-Build Team shall generate all Kikuyu grass sod required to complete the Grassing operation, by stripping existing turf from City designated areas throughout the Golf Course. If additional Kikuyu grass sod is required, it must be purchased from a City-approved vendor.
  - 2. Sod shall be cut at a uniform soil thickness, as designated and approved by the City.
  - 3. The Design-Build Team shall be responsible for all operations associated with stripping, transporting, and re-installing sod generated on-site.
- C. Imported Bermuda Grass Sod.
  - 1. Before harvesting, sod shall be mowed uniformly, at a height of 0.5 – 1.0 inches (12.5 – 25mm).
  - 2. Sod shall be machine cut at a uniform soil thickness of 0.60 inch (15mm), plus or minus 0.15 inch (4mm). Measurement for thickness shall exclude top growth and thatch. Thatch must be minimal.
  - 3. Individual pieces shall be cut to the supplier's standard width and length. Broken, torn or uneven pieces will not be accepted.
  - 4. Individual pieces must be strong enough to accommodate normal handling, without damage.
  - 5. Sod shall not be harvested or transplanted when its moisture content, excessively wet or dry, may adversely affect its survival.
- D. Imported Bentgrass Sod.
  - 1. Bentgrass for this project will be contract grown at a city-approved site. The turf will be grown from seed on the approved greens mix, which the construction contractor will supply to the grower.
  - 2. Individual pieces shall be cut to the supplier's standard width and length. Broken, torn or uneven pieces will not be accepted.
  - 3. Individual pieces must be strong enough to accommodate normal handling, without damage.

4. Sod shall not be harvested or transplanted when its moisture content, excessively wet or dry, may adversely affect its survival.

E. Delivery and Care.

1. The Design-Build Team is responsible for all aspects associated with off-loading all imported sod.
2. All imported sod shall be delivered to the site within twenty-four (24) hours of harvest.
3. Once delivered to the site, all imported sod shall be installed, as soon as possible.
4. Small rolls of sod generated on-site shall be installed or planted within twenty-four (24) hours of being stripped. Large roll sod shall be installed within two (2) days if stored in shade and weather permitting.
5. Until installed, the Design-Build Team shall take special care to ensure all on-site and/or imported sod is kept sheltered from sun and wind and, if necessary, is hand watered.

## **PART FOUR – TURF VARIETIES.**

### **4.2 GREEN COLLARS.**

- A. All green collars shall be sodded with imported, one hundred percent (100%) Certified, Rye grass sod.

### **4.3 GREEN APPROACHES.**

- A. All green approaches shall be sodded with imported, one hundred percent (100%) Certified, Kikuyu grass sod.

### **4.4 TEE SURFACES.**

- A. All tee surfaces shall be sodded with imported, one hundred percent (100%) Certified Tifway II or Latitude 36 Bermuda grass sod.

### **4.5 GREENSIDE CHIPPING AREAS.**

- A. All greenside chipping areas shall be sodded with imported, one hundred percent (100%) Certified, Kikuyu grass sod.

### **4.6 FAIRWAYS.**

- A. Disturbed fairways shall be grassed using Kikuyu grass sod.

### **4.7 PRIMARY ROUGHS.**

- A. Disturbed Primary Rough areas, including tee, sand bunker and green complex slopes, cart path edges and disturbed areas around the perimeter of designated drain inlets and drainage sumps, shall be grassed using Kikuyu grass sod.

## **PART FIVE – GRASSING.**

### **5.1 GENERAL.**

- A. Acceptable Conditions.
  - 1. The City may elect to cease all grassing operations, if delays carry the work beyond the optimal "Grassing" season for the designated turf variety.
  - 2. "Grassing" shall only be performed under favorable weather and site conditions and only with the prior approval of the City's representative.
  - 3. No area shall be "Grassed" until the City's representative certifies the irrigation system within said area is fully tested and operational.
  - 4. "Grassing" may only proceed after surface water resulting from recent rains or irrigation has dissipated.
  - 5. All areas shall be smooth and free of any debris.
  - 6. The Design-Build Team must hand-rake and remove all equipment ruts, footprints, eroded areas and any other surface grade imperfections created during the "Grassing" process.
  - 7. The Design-Build Team is responsible for the loss of any grass, in any area where erosion results from the malfunction of the irrigation system previously installed by the Design-Build Team, the improper use of the irrigation system by the Design-Build Team's employees, or where damage results from the Design-Build Team's equipment or negligence.

### **5.2 EQUIPMENT.**

- A. The Design-Build Team shall operate only tractors and other machinery equipped with tires that minimize tracking and rutting.

## **PART SIX - SOD INSTALLATION (On-Site & Imported Sod).**

### **6.1 GENERAL.**

- A. As described herein, Part Five, 5.1, A.
- B. Sod shall be installed in all areas of the Golf Course, as well as any other disturbed areas, as designated by the Designer or City's representative.
- C. All sod shall be installed so as not to alter the previously approved, final surface grades.
- D. Do not install sod on muddy soil.
- E. All sod shall be installed without leaving any depressions, ridges, air pockets or unevenness of any kind.

**6.2. NETTING (imported sod only).**

- A. If present after sod harvest, all non-biodegradable netting shall be removed from the underside of the imported sod, prior to installation.

**6.3. PLACEMENT AND STAKING.**

- A. All sod shall be tightly placed, with no gaps or overlapping.
- B. Install all sod rows in an "offset" or "bricked" pattern to eliminate any continuous seams throughout adjacent, "stacked" rows.
- C. Sod installed on slopes exceeding 4:1, shall be secured in place with a minimum of two (2) steel staples per strip of sod.

**6.4. GREEN, TEE, DRAIN INLET AND CART PATH TIE-INS.**

- A. The Design-Build Team shall take special care when installing sod adjacent to the perimeter of each green, tee and drain inlet, as well as the edges of all cart paths, to ensure the turf portion of the sod is flush with the final surface elevation of these areas.
- B. This will require that the Design-Build Team modify adjacent grades, typically by hand shoveling and removing or adding small amounts of soil, to ensure that a level and smooth surface transition is achieved.

**6.5. ROLLING.**

- A. Using equipment pre-approved by the City's representative, the Design-Build Team shall roll and re-roll, all installed sod, until approved by the City's representative.
- B. The City's representative shall determine when site and weather conditions are appropriate for rolling.

**PART SEVEN - POST-GRASSING CARE.**

**7.1 WATERING.**

- A. Within one (1) hour of "Grassing" any designated area, the Design-Build Team shall undertake initial watering, sufficient in quantity to thoroughly saturate each "Grassed" area, without causing erosion.
- B. The Design-Build Team remains responsible for the watering of each "Grassed" area within a hole, until such time as "Grassing" is complete throughout the entire hole.

**7.2 PROTECTION.**

- A. The Design-Build Team shall erect barricades and otherwise protect all newly "Grassed" areas.

**7.3 DESIGN-BUILD TEAM'S RESPONSIBILITIES.**

- A. Upon Design-Build Team's completion of the above and acceptance by the City, the maintenance of each hole, including watering and fertilizing, becomes the responsibility of the City.

- B. The Design-Build Team is responsible for the loss of grass in any area where erosion results from the malfunction of the irrigation system previously installed by the Design-Build Team, the improper use of the irrigation system by the Design-Build Team's employees, or where damage results from the Design-Build Team's equipment or negligence.

**END OF SECTION SIX – GRASSING**

## **SECTION SEVEN: GOLF COURSE IRRIGATION:**

### **PART I – GENERAL.**

**1.1 WORK INCLUDED** - Work of this Section generally includes the provision of an underground irrigation system, including the following:

- A. Trenching, stockpiling excavation materials, and refilling trenches.
- B. Complete system including but not limited to piping, valves, fittings, heads, control system, wiring and final adjustments to ensure efficient and uniform coverage as determined by City.
- C. Water Connections.
- D. Replacement of unsatisfactory materials.
- E. Clean-up, inspection, and approval.
- F. Tests.

**1.2 REFERENCES.**

- A. The Design-Build Team shall adhere to the "General Conditions" included in the Bid Package as well as provisions of all applicable laws, codes, ordinances, rules, and regulations.
- B. Conform to requirements of reference information listed below except where more stringent requirements are shown or specified in the Bid Package.
  1. American Society for Testing and Materials (ASTM)-Specifications and Test Methods specifically referenced in this Section.
  2. Underwriters Laboratories (UL) - UL Wires and Cables.

**1.3 QUALITY ASSURANCE.**

- A. Special Requirements.
  1. Tolerances - Specified depths of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches might cause for removal of finish grade treatment, refilling, recompaction, and repair of finish grade treatment to the satisfaction of the City.
  2. Electrical Power – Work involving connection to 120 volt or greater electrical service shall be executed by a licensed and bonded electrician and performed in accordance with prevailing codes and regulations.

**1.4 SUBMITTALS** - Prepare and make submittals in accordance with the conditions of the Contract.

- A. Shop Drawings - Include a complete materials list indicating manufacturer, model number, and description of all materials and equipment to be used. Show appropriate dimensions and adequate detail to accurately portray the intent of construction.
- B. Manufacture Literature - Submit three (3) sets of manufacturers cut sheets for all material components required for installation of irrigation system as indicated herein or on construction drawings, for approval by City prior to installation.
  - 1. Provide an index sheet for each set of material cut sheets outlining the item, manufacturer, and model number in the order of the cut sheets.
  - 2. Highlight or circle specific models or items to be approved on cut sheets that feature more than one model or item.
  - 3. Each cut sheet submittal shall be bound in a binder with a cover or cover sheet indicating the project name, Design-Build Team name, address, phone number, and contact person.
  - 4. Material submittals to be provided:
    - a) All Heads
    - b) Remote Control Valves
    - c) Quick Coupler Valves
    - d) Satellites and Pedestals
    - e) Pressure Regulating Valves
    - f) Gate Valves
    - g) Valve Boxes
    - h) Fittings of each kind
    - i) Air Relief Valves
    - j) All Wire and Connectors
    - k) All Pipe of each kind
    - l) Any other items to be provided in this contract
- C. Record Drawings (As-Builts).
  - 1. The Design-Build Team to maintain a record copy of as-surveyed plans, and redline changes in all piping, valves, satellite locations, splice boxes and station changes.
  - 2. The Design-Build Team will update the record drawings following the installation of each hole and make them available to the City if requested.

3. Prior to scheduling staking activities, the Design-Build Team shall submit all as-built information to date.
4. The Design-Build Team's As-Built drawings shall include redline changes in all piping, valves, satellite locations, splice boxes, station changes, communication cables, and power wires.

D. Operation Manual.

1. Submit 3 sets of operations manuals to the City for approval prior to scheduling the final completion walk-through. Manual to include the following in 1" - 3 ring binder:
  - a) An Index sheet stating the project name and listing the Design-Build Team's name, address, phone number and contact person, including Primary Subcontractors.
  - b) Manufacturer cut sheets for all material components of the irrigation system and literature from the point of connection.

**1.5 DELIVERY, STORAGE, and HANDLING** - Deliver, unload, store, and handle materials, packaging, bundling, and products, in dry, weatherproof, waterproof condition in manner to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or job site damage.

A. Handling of PVC and HDPE Pipe - Exercise care in handling, loading, and storing of pipe. All pipes shall be transported in a vehicle that allows length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. No transporting of pipe will be allowed using a forklift or forks attached to a loader bucket. Pipe that is being loaded and unloaded with a forklift shall have carpet wrapped around forks. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed, and replaced with new piping.

**1.6 JOBSITE CONDITIONS** - Construction drawing pipe routing is schematic and does not indicate all fittings, joints, and angles necessary to properly install piping in and around trees, shrubs, structures, and golf course elements.

A. Protection of Property.

1. Preserve and protect all trees, shrubs, all golf areas and elements, structures, and paved areas from damage due to Work of this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to satisfaction of the City.
2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to City. Restore disturbed areas to original condition.

- B. Protection and Repair of Underground Lines.
  - 1. Request proper utility company to stake exact location (including depth) of all underground electric, gas, or telephone lines. Take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, the Design-Build Team shall repair all damage. The Design-Build Team shall pay all costs of such repairs unless other arrangements have been made.
- C. Existing Cart Paths.
  - 1. Piping 3" and larger which crosses existing cart paths to be installed by removing complete panels. All lateral piping crossing cart paths to be bored. Dispose of demolished concrete off-site.
- D. Existing Roadways.
  - 1. All existing roadways shall be sleeved in accordance with irrigation construction drawings. Coordinate installation with City and governing agency (Association, City, County, and State Highway Department) including compliance with all requirements thereof or not specifically called out in construction documents. Curb and gutter crossings to be bored or jacked. Asphalt or concrete roadway surface to be saw cut and removed material disposed offsite. Replace roadway material to match existing in compliance with governing agency requirements.
- E. Existing Trees.
  - 1. All trenching or other Work conducted within the drip line of existing trees shall be reviewed by a certified arborist prior to improvements being made. Work under limb spread of any and all evergreens or low branching deciduous trees shall be done by hand or by other methods so as to prevent damage to limbs or branches. No excavation shall occur closer than 36" from any tree trunk. You shall follow the City's Tree Protection Program.
- F. Protection and Repair of Underground Lines.
  - 1. Design-Build Team shall engage a private utility mark out company to stake exact location (including depth) of all underground electric, gas, telephone lines, etc. within the project limits. Take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, the Design-Build Team shall repair all damage, and the Design-Build Team shall pay all costs of such repairs unless other arrangements have been made.
- G. Replacement of Paving and Curbs.
  - 1. Where trenches and lines cross existing roadways, curbing, etc., damage to these facilities shall be kept to a minimum and shall be restored to original condition by the Design-Build Team.

## **1.7 MAINTENANCE.**

- A. Furnish the following maintenance items to the City prior to final Acceptance:
  - 1. 6 Sets of tools required for removing, disassembling, and adjusting each type of sprinkler head and valve supplied on this Project.
  - 2. Two 6-foot valve keys for operation of gate valves or City approved HDPE key.
  - 3. 10 quick coupler keys and matching hose swivels.
  - 4. 2 aluminum keys of sufficient length for operation of blow-off valves.

## **1.8 EXTRA STOCK -** In addition to installed system, furnish the following items to the City:

- A. 10 of each type of sprinkler head installed, including full rack of nozzles available for each head.
- B. Two of each valve type.
- C. One complete irrigation satellite controller (field satellite unit)

## **PART TWO – MATERIAL.**

### **2.1 MATERIALS.**

- A. HDPE Pipe and Fittings.
  - 1. Material: HDPE Pipe shall be DR 11, IPS diameters, of a 4710 Bimodal Resin with a Cell Classification of 445574C per ASTM D3350 and a Slow Crack Growth Resistance, PENT, of >500 hours per ASTM F1473.
  - 2. Pipe diameters 3" and above.
    - a) Pipe 3" and larger shall be per ASTM F714 or ASTM D3035 and pressure rated 200 psi when using a Design Factor of .63. Pipe shall be supplied in 40' to 50' straight lengths.
    - b) Utilize molded fittings for sizes up to 12". Utilize fabricated fittings for 14" through 20", DR 9 fittings machined to DR 11 diameter with reinforced wrapping.
  - 3. Pipe diameters less than 3".
    - a) Pipe less than 3" shall be per ASTM D3035 and pressure rated 200 psi when using a Design Factor of .63. Pipe shall be supplied in 40' to 50' straight lengths or may be supplied in coils which must be straightened and re-rounded by the Design-Build Team prior to use.

### **B. FITTINGS FOR HDPE PIPE.**

- 1. HDPE fittings shall be manufactured or supplied by The Harrington Corporation, Lynchburg, VA or approved equal.
- 2. Materials: HDPE Fittings shall be made from PE 4710 resin with a cell classification of 445574C per ASTM D3350.

3. Only "like" DR's are permitted to be butt fused together. No "unlike" DR's are permitted to be butt fused together.
4. Reductions on Tees: Reducing on Run and/or Branch Tee's shall be such that the size of the "main body" is that of the largest leg of the tee.
5. Butt Fusion Fittings.
  - a) Molded butt fusion fittings shall be DR 11 per ASTM D3261.
  - b) Fabricated butt fusion fittings shall be per AWWA C906.
    - 1) Fabricated Tee's and Elbows shall be of DR 9 pipe with ends machined to DR 11.
    - 2) Tee's and 90 Degree Bends shall be 3 Segment.
    - 3) 45 Degree Bends and bends of lesser angle shall be 2 Segment.
    - 4) Reducers shall be of DR 11 pipe with ends DR 11.
    - 5) Reducers shall be of the "swage reducer" style.
    - 6) Branch Saddle Reducing Tees shall be of DR 11 pipe and DR 11 Branch Saddles with ends DR 11.
6. Socket Fusion Fittings are permitted on 2" and smaller lines and shall be DR 11 or "stronger" per ASTM D2683.
7. Electrofusion Fittings, including Electrofusion Couplings, Electrofusion Branch Saddles, Electrofusion x FNPT Saddles, and Electrofusion Swivel Saddles, shall be DR 11 per ASTM F1055. Electrofusion Swivel Saddle shall be as manufactured by The Harrington Corporation or approved equal.
8. Flange Adapter Systems.
  - a) Flange adapters shall be molded or machined from stock and be SDR 11, complying with ASTM F2880.
9. Back Up Rings shall be Ductile Iron per ASTM A536 and DR 11.
10. Accessories shall be 1/8" Neoprene Gaskets and Grade 5 or stronger, zinc plated Cap Screws or Threaded Rod and Nuts.
11. Threaded Transitions: HDPE x MNPT Brass or Stainless Steel transitions shall be DR 11. Brass shall be red brass. Stainless Steel shall be grade 304.
12. Mechanical Joint Adapters: Mechanical Joint Adapters shall be DR 11, with stiffeners and comply with AWWA C906.
13. Stiffeners for use with Ductile Iron Push On Fittings: When DI fittings with or without mechanical joint restraint are used on HDPE pipe, a stainless steel stiffener of compatible configuration will be inserted in the end of the HDPE pipe to provide the necessary support to prevent "cold flow" of the HDPE pipe when used with these types of fittings and restraints.

- C. Brass Pipe and Fittings.
  - 1. Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.
  - 2. Fittings - Medium brass, screwed 125-pound class.
- D. Gate Valves.
  - 1. 2" Lateral Isolation Gate Valve – HDPE construction; gate valve type.
  - 2. Gate Valves for 4-inch and Larger Pipe - HDPE gate valves with a clear waterway equal to the full nominal diameter of the valve; rubber gasket or mechanical joint-type only - no flanged valves allowed. Valves shall be able to withstand a continuous working pressure of 150 PSI and be equipped with a square operating nut.
- E. Quick Coupling Valves - Brass two-piece body designed for working pressure of 150 PSI; operable with quick coupler.
- F. Valve Boxes.
  - 1. Ground Rods.
    - a) Christy B09 box with B09D lid, or approved equivalent.
  - 2. Lateral Isolation and Gate Valves.
    - a) Christy F14 box with F08R lid, or approved equivalent.
  - 3. Control Wiring Splices.
    - a) Christy F09 box with B09D lid, or approved equivalent.
  - 4. Remote Control Valves.
    - a) Christy F22 Box with F08R, or approved equivalent.
  - 5. 120/220 Volt Wiring Splices.
    - a) Christy F09 box with B09D lid, or approved equivalent.
  - 6. Air Relief Valve and Blow-off Valve Assemblies.
    - a) Christy F22 box with F08R lid, or approved equivalent.
  - 7. Quick Coupling Valve.
    - a) Christy F08 box with F08R lid, or approved equivalent.
  - 8. Greens drainage cleanout.
    - a) Carson #708 T-Cover, (#708-9 body with #708-4 cover), green, or approved equivalent.
  - 9. Tee Blocks.
    - a) Christy B30 Box with B30D lid, or approved equivalent.

G. Electrical Control Wiring.

1. Low Voltage.
  - a) Electrical Control Wire - Paige # P7079D or approved equal Polyethylene with soft drawn bare copper conductor meeting the requirements of ASTM specifications B-3 Or B-8, and the insulation thickness of 0.045". All cables shall be tested physically and electrically in accordance with UL Standard 493, and 83 (paragraphs 28.1,29.1 and 29.2). All reels and cartons bear UL labels.
  - b) Wire Colors (final colors for each controller to be approved by the City).
    - 1) Control Wires - Blue.
    - 2) Common Wires - White.
    - 3) Spare Wires - Yellow.
  - c) Where wire paths of different field satellite units cross each other, both common and control wires from each satellite units shall be different colors approved by the City (color must be different from power wire).
  - d) Connections and Splices - 3M or equivalent epoxy type compounds, Paige Electric DBM, or 3M DBY/DBR/DBY-6/DBR-6 connectors or or approved equal. PVC adhesives or sealing compounds are not allowed.
2. Communication Wire - As approved by the manufacturer.
3. High Voltage - Type requires by local codes and ordinances. (220 v).
  - a) U.F., U.L. Direct Burial, 600 Volt with 75-degree heat, moisture and flame-retardant PVC.
  - b) Wire Colors (220 v.)
    - 1) Ground - Green
    - 2) Power - Black
    - 3) Common - Red
4. Locating Tape - Magnetic backed, 6" wide, manufactured by Markline or accepted equivalent.

H. Sprinkler Heads - As indicated on drawings. Fabricate riser units in accordance with details on Drawings.

- I. Pipe bedding material - Screened excavated material or SE 30 sand. Rock is not acceptable.
- J. Air release valves - Crispin PL10A 2" or approved equal.
- K. Field Satellite Unit - As indicated in the performance specifications.

## **PART THREE – EXECUTION.**

### **3.1 PREPARATION.**

- A. Staking shall occur as follows:
  1. Mark with powdered lime or marking paint, routing of distribution piping including cart path and roadway crossings, and flag locations of air relief and blow-off valves anticipated for installation for the next two (2) weeks. Contact the City 24 hours in advance and request review of staking. The City will review marking and direct changes if required.
  2. The Design-Build Team shall locate all irrigation equipment prior to installation by setting survey stakes and surveying by GPS the exact location of all irrigation equipment.
- B. Coordinate with the City to locate existing distribution and lateral piping that may conflict with installation of irrigation improvements. Expose existing piping/wiring by hand digging prior to trenching or vibratory plow installation of new piping/wiring to avoid damage. If any existing piping/wiring is damaged, repair immediately to the satisfaction of City.
- C. Trenching - Trench excavation shall follow, as much as possible, layout shown on Drawing. Dig trenches straight and support pipe continuously on bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Distribution piping trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for type of piping.
  1. Clearances.
    - a) Piping 3 Inches and Larger - Make trenches of sufficient width (14 inches minimum) to properly assemble and position pipe in trench. Minimum clearance of piping 3 inches and larger shall be 5 inches horizontally on both sides of the trench.
    - b) Piping smaller than 3" - If installed through use of mechanical trencher, trenches shall have a minimum width of 7 inches.
    - c) Line Clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 "of clearance between lines of other trades.
    - d) Distribution Piping Clearance – Provide not less than 10' of clearance between distribution piping and dedicated greens distribution piping.
  2. Pipe and Wire Depth.
    - a) Lateral Piping – 18" from top of pipe.

- b) Mainline Piping – 36" from top of pipe.
- c) Up to 48" Top of Green Complexes (applicable only where laterals cannot be routed around green complex. Requires approval from the City prior to installation.)
- d) Piping Bedding - 4" above and 4" below piping and to width of trench.
- e) Control Wiring - Side and 2" below top of distribution piping.
- f) Communication Cable - Side and 2" below top of distribution piping, opposite 120 or 220-volt wiring in conduit.

3. Boring.

- a) Boring will be permitted only where pipe must pass under obstruction(s), which cannot be removed, and must be approved by the City if not specifically indicated on construction drawings. Final density of backfill shall match that of surrounding soil. Use of sleeves of suitable diameter is acceptable if installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.
- b) Piping 2 1/2" and smaller that crosses cart paths shall be installed by boring or jacking.

D. Vibratory Plow - All piping 2 1/2" and smaller may be installed through use of vibratory plow method.

1. Bullet size no smaller than one (1) nominal size larger than pipe.
2. All wiring to be laid through plow cut with adequately sized wire chute.
3. All fitting and head excavations shall conform to trenching method of turfgrass removal, excavation, backfill, compaction, and relaying of sod.
4. Equipment must be adequately weighted to prevent damage to existing turfgrass.
5. Plowing may be discontinued by the City after inclement weather, or if course conditions are damaged unacceptably by plowing operation.

**3.2 INSTALLATION** - Locate equipment as near as possible to locations designated on construction drawings. The City must approve deviations prior to installation.

A. Piping.

1. Snake lateral pipe in trench as much as possible to allow for expansion and contraction.

2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. Perform work in accordance with good practices prevailing in piping trades.
3. Coordinate distribution piping installation with required bedding operations.
4. Lay pipe and make all plastic-to-plastic joints in accordance with the manufacturer's recommendations.

B. Control Wiring.

1. Low Voltage Wiring.
  - a) Bury control wiring between field satellite unit and valve-in-head distribution piping trenches, with wires consistently located 2" below top and to one side of pipe. Wires should remain consistent to the same side of the pipe for all installations.
  - b) Install control wiring with lateral piping to service each head valve.
  - c) Install control wiring not with distribution piping or lateral piping in 24" trench with magnetic backed locating (warning) tape at 6" depth.
  - d) Bundle all 24-volt wires at 10-foot intervals with electrical tape.
  - e) Provide an expansion loop at distribution piping angle fittings, and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around a 3/4-inch pipe and withdrawing pipe.
  - f) Make splices and electric control valve connections using 3M-DBY/R connectors or approved equal or similar dry splice method.
  - g) Install control wire splices in a separate splice valve box.
  - h) Install one control wire for each Valve-In-Head and Remote Control Valve.
  - i) Run all future control wires from the field satellite unit pedestal to the point indicated on the drawings. Coil a minimum of ten (10) feet at termination and install in a 10" round valve box. Christy F08 box with F08R lid (separate from isolation valve box). Label all wires at termination.
2. High Voltage Wiring for Automatic Controller.
  - a) Provide 220-volt power in conduit connection to field satellite units in accordance with local codes and ordinances.
  - b) 220v power shall be installed in a separate conduit away from communications and low-voltage irrigation wire, no exceptions.

3. Communication Cable: Installed as per the control system manufacturer's specifications.
  - a) Install cable consistently located 2" below the top and to one side of the pipe, opposite control wiring and/or high-voltage wiring.
  - b) Splices to occur only at the field satellite unit pedestal unless approved by the City prior to installation
  - c) Install communication cable not with pressure supply line in 24" trench with magnetic backed locating tape at 6" depth.
- C. Field Satellite Unit.
  1. Install the field satellite unit in accordance with the manufacturer's instructions and as detailed.
  2. Connect valve-in-head to field satellite unit in numerical sequence as shown on As-Surveyed Drawings.
  3. The City shall approve final location of field satellite unit prior to installation.
  4. Each field satellite unit shall have a dedicated separate ground wire.
  5. Above ground conduit shall be rigid galvanized with appropriate fittings. Below ground conduit shall be schedule 40 PVC.
- D. Quick Coupling Valves - Install quick couplers on double swing-joint assemblies. Angled nipple relative to pressure supply line shall be no more than 45 degrees and no less than 10 degrees. Install quick coupling valves as detailed.
- E. Blow-Off Valves - Install per manufacturers specifications.
- F. Valve Boxes.
  1. Install one valve box for each type of valve installed as detailed flush with grade.
  2. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
- G. Gate Valves - Install where shown on Drawings or where surveyed as detailed.
- H. Sprinkler Heads.
  1. Install sprinkler heads where indicated on construction documents.
  2. Set plumb to finish grade as detailed. Install heads on double swing-joint risers as detailed.
  3. Adjust part circle heads for proper coverage. The City may request nozzle changes or adjustments without additional cost to the City.

4. Part circle sprinklers along cart paths, streets, greens, tees or other edge lines are to be no further than twelve inches away from the surface edge (greens edge are defined by the outside edge of green collar). If the sprinklers are installed farther than 12" from this edge, the Design-Build Team shall be responsible for the relocation of the sprinkler head at no additional cost to the City.
  - I. Backfilling - All excavations are to be backfilled and compacted on same day. In areas of fitting installation on distribution piping, excavation may be left open for maximum seven (7) calendar days provided it is properly barricaded and marked in accordance with OSHA standards. Under no circumstances can excavations inside fairway limit or around greens, tees, or bunkers be left open at end of day. Open trenches shall be properly marked and barricaded.
    1. All distribution piping lines shall be bedded with 1/2" minus material screened by the Design-Build Team from trench excavation or construction grade sand (SE 30 minimum). Bedding to be 4" below invert of pipe, to 4" above top of pipe and width of trench.
    2. Materials - Excavated material is generally considered satisfactory for backfill purposes after completing bedding requirements. Backfill material below the required 9" topsoil in all turf areas, shall be free of rubbish, vegetable matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. The Design-Build Team shall be responsible for installing suitable backfill if excavated material is unacceptable or not sufficient to meet backfill, compaction, and final grade requirements.
    3. Compact backfill to 90% maximum density in 6" lifts, determined in accordance with ASTM D155-7 utilizing the following methods:
      - a) Mechanical tamping.
      - b) Puddling or ponding. Puddling or ponding and/or jetting are prohibited within 10'- 0" of building or foundation walls.

J. Piping Under Paving.

1. Provide for a minimum cover of 36 inches between the top of the pipe and the bottom of the aggregate base for all distribution piping installed under asphaltic concrete or concrete paving, and 18 inches for lateral piping.
2. Piping shall be bedded with construction grade sand (SE 30 or equivalent)
3. Compact backfill material in 6-inch lifts at 90% maximum density determined in accordance with ASTM D155-7 using manual or mechanical tamping devices.

### **3.3 FIELD QUALITY CONTROL.**

- A. Flushing - After piping, risers, and lateral isolation, air relief, and blow-off valves are in place and connected, but prior to installation of sprinkler heads and quick coupling valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthermost valves. Close lateral isolation valves after flushing.
- B. Walk Through for Beneficial Use.
  - 1. Arrange for the City's presence a minimum of 48 hours in advance of walkthrough.
  - 2. Entire system shall be completely installed and operational prior to scheduling of walk-through.
  - 3. Operate each station automatically at time of walk through and open all valve boxes.
  - 4. The City shall generate a list of items to be corrected prior to Final Completion.
  - 5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from the Contract Documents, and as directed by the City.
  - 6. Provide all required as-built redlines with field measurements as required (Section 1.4).
- C. Walk-Through for Final Completion.
  - 1. Arrange for the City's presence a minimum of 48 hours in advance of walk through.
  - 2. Show evidence that the City has received all accessories, charts, and equipment as required before Final Completion walk-through is scheduled.
  - 3. Operate each station or show equipment assembly identified as deficient at substantial completion walk through for the City at time of final completion walk through to insure correction of all incomplete items.
  - 4. Items deemed not acceptable by the City shall be reworked to complete satisfaction of the City.
  - 5. If after request to the City for walk-through for Final Completion of irrigation system, the City finds items during walk through which have not been properly adjusted, reworked, or replaced as indicated on list of incomplete items from substantial completion walk-through, the Design-Build Team shall be charged for all subsequent walkthroughs. Funds will be withheld from final payment and/or retainage to the Design-Build Team, in amount equal to additional time and expenses required by the City to conduct and document further walk- throughs as deemed necessary to ensure compliance with Contract Documents.

### **3.4 ADJUSTING** - Upon substantial completion of installation, "fine-tune" entire system by setting regulating valves, adjusting patterns, changing nozzles and setting pressure reducing valves

controls at proper pressure to provide optimum and efficient coverage. Flush and adjust all heads for optimum performance and to prevent over spray onto roadways, and buildings as much as possible.

- A. If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to City. Adjustments may also include changes in nozzle sizes, and degrees of arc.
- B. All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.
- C. Areas that do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the City.

**END OF SECTION SEVEN – GOLF COURSE IRRIGATION**

**ATTACHMENT B**

**RESERVED**

**ATTACHMENT C**

**EQUAL OPPORTUNITY CONTRACTING PROGRAM**

# **EQUAL OPPORTUNITY CONTRACTING PROGRAM (EOCP)**

## **SECTION A - GENERAL REQUIREMENTS**

### **A. INTRODUCTION.**

1. This document sets forth the following specifications:
  - a) The City's general EOCP requirements for all Construction Contracts.
  - b) Special Provisions for Contracts subject to SLBE and ELBE requirements only.
2. Additional requirements may apply for state or federally funded projects.
3. These requirements shall be included as Contract provisions for all Subcontracts.
4. The City specified forms, instructions, and guides are available for download from the EOCP's web site at: <http://www.sandiego.gov/eoc/forms/index.shtml>

### **B. GENERAL.**

1. The City of San Diego promotes equal employment and subcontracting opportunities.
2. The City is committed to ensuring that taxpayer dollars spent on public Contracts are not paid to businesses that practice discrimination in employment or subcontracting.
3. The City encourages all companies seeking to do business with the City to share this commitment.

### **C. DEFINITIONS.**

1. For the purpose of these requirements: Terms "Bid" and "Proposal", "Bidder" and "Proposer", "Subcontractor" and "Subconsultant", "Contractor" and "Consultant", "Contractor" and "Prime Contractor", "Consultant" and "Professional Service Provider", "Suppliers" and "Vendors", "Suppliers" and "Dealers", and "Suppliers" and "Manufacturers" may have been used interchangeably.
2. The following definitions apply:
  - a) **Emerging Business Enterprise (EBE)** - A for-profit business that is independently owned and operated; that is not a subsidiary or franchise of another business and whose gross annual receipts do not exceed the amount set by the City Manager and that meets all other criteria set forth in regulations implementing Municipal Code Chapter 2, Article 2, Division 36. The City Manager shall review the threshold amount for EBES on an annual basis and adjust as necessary to reflect changes in the marketplace.

- b) **Emerging Local Business Enterprise (ELBE)** - A Local Business Enterprise that is also an Emerging Business Enterprise.
- c) **Minority Business Enterprise (MBE)** - A certified business that is at least fifty-one percent (51%) owned by one or more minority individuals, or, in the case of a publicly owned business at least fifty-one percent (51%) of the stock is owned by one or more minority individuals; and (2) whose daily business operations are managed and directed by one or more minorities owners. Minorities include the groups with the following ethnic origins: African, Asian Pacific, Asian Subcontinent, Hispanic, Native Alaskan, Native American, and Native Hawaiian.
- d) **Women Business Enterprise (WBE)** - A certified business that is at least fifty-one percent (51%) owned by a woman or women, or, in the case of a publicly owned business at least fifty-one percent (51%) of the stock is owned by one or more women; and (2) whose daily business operations are managed and directed by one or more women owners.
- e) **Disadvantaged Business Enterprise (DBE)** - a certified business that is at least fifty-one percent (51%) owned by socially and economically disadvantaged individuals, or, in the case of a publicly owned business at least fifty-one percent (51%) of the stock is owned by one or more socially and economically disadvantaged individuals; and (2) whose daily business operations are managed and directed by one or more socially and economically disadvantaged owners.
- f) **Disabled Veteran Business Enterprise (DVBE)** - A certified business that is at least fifty-one percent (51%) owned by one or more disabled veterans; and (2) business operations must be managed and controlled by one or more disabled veterans. Disabled Veteran is a veteran of the U.S. military, naval, or air service; the veteran must have a service-connected disability of at least 10% or more; and the veteran must reside in California.
- g) **Other Business Enterprise (OBE)** - Any business which does not otherwise qualify as a Minority, Woman, Disadvantaged, or Disabled Veteran Business Enterprise.
- h) **Small Business Enterprise (SBE)** - A for-profit business that is independently owned and operated; that is not a subsidiary or franchise of another business and whose gross annual receipts do not exceed the amount set by the City Manager and that meets all other criteria set forth in regulations implementing Municipal Code Chapter 2, Article 2, Division 36. The City Manager shall review the threshold amount for SBEs on an annual basis and adjust as necessary to reflect changes in the marketplace. A business certified as a Micro Business (MB) or a Disabled Veteran Business Enterprise (DVBE) by the State of

California and that has provided proof of such certification to the City Manager shall be deemed to be an SBE.

- i) **Small Local Business Enterprise (SLBE)** - A Local Business Enterprise that is also a Small Business Enterprise.

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

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

- a) You, your Subcontractors, and Suppliers shall comply with the requirements of the City's Nondiscrimination in Contracting Ordinance, San Diego Municipal Code §§22.3501 through 22.3517.

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

You shall include the foregoing clause in all Contracts between you and your Subcontractors and Suppliers.

- b) **Disclosure of Discrimination Complaints.** As part of its Bid or Proposal, you shall provide to the City a list of all instances within the past 10 years where a complaint was filed or pending against you in a legal or administrative proceeding alleging that you discriminated against your employees, Subcontractors, vendors, or suppliers, and a description of the status or resolution of that complaint, including any remedial action taken.

- c) Upon the City's request, You agree to provide to the City, within 60 Calendar Days, a truthful and complete list of the names of all Subcontractors and Suppliers that you have used in the past 5 years on any of your Contracts that were undertaken within the San Diego County, including the total dollar amount paid by you for each Subcontract or supply Contract.

- d) You further agree to fully cooperate in any investigation conducted by the City pursuant to the City's Nondiscrimination in Contracting Ordinance, Municipal Code §§22.3501 through 22.3517. You understand and agree that violation of this clause shall be considered a material breach of the Contract and may result in remedies being ordered against you up to and including contract termination, debarment, and other sanctions for the violation of the provisions of the Nondiscrimination in Contracting Ordinance. You further understand and agree that the procedures, remedies, and sanctions provided for in the

Nondiscrimination in Contracting Ordinance apply only to violations of the Ordinance.

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

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

You shall not discriminate against any employee or applicant for employment on any basis prohibited by law. You shall provide equal opportunity in all employment practices. You shall ensure that your Subcontractors comply with this program. Nothing in this section shall be interpreted to hold you liable for any discriminatory practices of your Subcontractors.

You shall include the foregoing clause in all Contracts between you and your Subcontractors and Suppliers.

2. If the Contract is competitively solicited, the selected Bidder shall submit a Work Force Report (Form BB05) within 10 Working Days after receipt by the Bidder to the City for approval as specified in the Notice of Intent to Award letter.
3. The selected Bidder shall submit an Equal Employment Opportunity Plan if a Work Force Report is submitted and if the City determines that there are under-representations when compared to County Labor Force Availability data.
4. If the selected Bidder submits an Equal Employment Opportunity Plan, it shall include the following assurances:
  - a) You shall maintain a working environment free of discrimination, harassment, intimidation, and coercion at all Sites and in all facilities at which your employees are assigned to Work.
  - b) You shall review your EEO Policy annually with all on-Site supervisors involved in employment decisions.
  - c) You shall disseminate and review your EEO Policy with all employees at least once a year, post the policy statement and EEO posters on all company bulletin boards and job sites, and document every dissemination, review, and posting with a written record to identify the time, place, employees present, subject matter, and disposition of meetings.
  - d) You shall review, at least annually, all supervisors' adherence to and performance under the EEO Policy and maintain written documentation of these reviews.

- e) You shall discuss your EEO Policy Statement with Subcontractors with whom you anticipate doing business, including the EEO Policy Statement in your Subcontracts, and provide such documentation to the City upon request.
- f) You shall document and maintain a record of all Bid solicitations and outreach efforts to and from Subcontractors, contractor associations, and other business associations.
- g) You shall disseminate your EEO Policy externally through various media, including the media of people of color and women, in advertisements to recruit. Maintain files documenting these efforts and provide copies of these advertisements to the City upon request.
- h) You shall disseminate your EEO Policy to union and community organizations.
- i) You shall provide immediate written notification to the City when any union referral process has impeded your efforts to maintain your EEO Policy.
- j) You shall maintain a current list of recruitment sources, including those outreaching to people of color and women, and provide written notification of employment opportunities to these recruitment sources with a record of the organizations' responses.
- k) You shall maintain a current file of names, addresses and phone numbers of each walk-in applicant, including people of color and women, and referrals from unions, recruitment sources, or community organizations with a description of the employment action taken.
- l) You shall encourage all present employees, including people of color and women employees, to recruit others.
- m) You shall maintain all employment selection process information with records of all tests and other selection criteria.
- n) You shall develop and maintain documentation for on-the-job training opportunities, participate in training programs, or both for all of your employees, including people of color and women, and establish apprenticeship, trainee, and upgrade programs relevant to your employment needs.
- o) You shall conduct, at least annually, an inventory and evaluation of all employees for promotional opportunities and encourage all employees to seek and prepare appropriately for such opportunities.

p) You shall ensure that the company's working environment and activities are non-segregated except for providing separate or single-user toilets and necessary changing facilities to assure privacy between the sexes.

**F. SUBCONTRACTING.**

1. The City encourages all eligible business enterprises to participate in City contracts as a Contractor, Subcontractor, and joint venture partner with you, your Subcontractors, or your Suppliers. You are encouraged to take positive steps to diversify and expand your Subcontractor solicitation base and to offer subcontracting opportunities to all eligible business firms including SLBEs, ELBEs, MBEs, WBEs, DBEs, DVBEs, and OBEs.
2. For Subcontractor participation level requirements, see the Contract Documents where applicable.
3. For the purposes of achieving the mandatory Subcontractor participation percentages, City percentage calculations will not account for the following:
  - a) "Field Orders" and "City Contingency" Bid items.
  - b) Alternate Bid items.
  - c) Allowance Bid items designated as "EOC Type II".
4. Allowance Bid items designated as "EOC Type I" will be considered as part of the Base Bid and will be included in the percentage calculation.
5. Each joint venture partner shall be responsible for a clearly defined Scope of Work. In addition, an agreement shall be submitted and signed by all parties identifying the extent to which each joint venture partner shares in ownership, control, management, risk, and profits of the joint venture.

**G. LISTS OF SUBCONTRACTORS AND SUPPLIERS.**

1. You shall comply with the Subletting and Subcontracting Fair Practices Act, Public Contract Code §§4100 through 4113, inclusive.
2. You shall list all Subcontractors who will receive more than 0.5% of the total Bid amount or \$10,000, whichever is greater on the form provided in the Contract Documents (Subcontractors list).
3. The Subcontractors list shall include the Subcontractor's name, telephone number including area code, physical address, Scope of Work, the dollar amount of the proposed Subcontract, the California contractor license number, the Public Works contractor registration number issued pursuant to Section 1725.5 of the Labor Code, and the Subcontractor's certification status with the name of the certifying agency.

4. The listed Subcontractor shall be appropriately licensed pursuant to Contractor License Laws.
5. For Design-Build Contracts, refer to the RFQ and RFP for each Project or Task Order.

#### **H. SUBCONTRACTOR AND SUPPLIER SUBSTITUTIONS.**

1. Listed Subcontractors and Suppliers shall not be substituted without the Express authorization of the City or its duly authorized agent.
2. Request for Subcontractor or Supplier substitution shall be made in writing to Purchasing & Contracting Department, Public Works Division, Attention Contract Specialist, 1200 3rd Ave., Suite 200, MS 56P, San Diego, CA 92101 with a copy to the Engineer.
3. The request shall include a thorough explanation of the reason(s) for the substitution, including dollar amounts and a letter from each substituted Subcontractor or Supplier stating that they (the Subcontractors or Suppliers) release all interest in working on the Project and written confirmation from the new Subcontractor or Supplier stating that they agree to work on the Project along with the dollar value of the Work to be performed.
4. Written approval of the substitution request shall be received by you or from the City or its authorized officer prior to any unlisted Subcontractor or Supplier performing Work on the Project.
5. Substitution of Subcontractors and Suppliers without authorization shall subject you to those penalties set forth in Public Contract Code §4110.
6. Requests for Supplier substitution shall be made in writing at least 10 Days prior to the provision of materials, supplies, or services by the proposed Supplier and shall include proof of written notice to the originally listed Supplier of the proposed substitution.
7. A Contractor whose Bid is accepted shall not:
  - a) Substitute a person as Subcontractor or Supplier in place of the Subcontractor or Supplier listed in the original bid, except that the City, or its duly authorized officer, may consent to the substitution of another person as a Subcontractor or Supplier in any of the following situations:
    - i. When the Subcontractor or Supplier listed in the Bid, after having a reasonable opportunity to do so, fails or refuses to execute a written Contract for the scope of work specified in the subcontractor's bid and at the price specified in the subcontractor's bid, when that written contract, based upon the general terms, conditions, plans, and specifications for the

project involved or the terms of the subcontractor's written bid, is presented to the subcontractor by the prime contractor.

- ii. When the listed Subcontractor or Supplier becomes insolvent or the subject of an order for relief in bankruptcy.
- iii. When the listed Subcontractor or Supplier fails or refuses to perform his or her subcontract.
- iv. When the listed Subcontractor fails or refuses to meet bond requirements as set forth in Public Contract Code §4108.
- v. When you demonstrate to the City or its duly authorized officer, subject to the provisions set forth in Public Contract Code §4107.5, that the name of the Subcontractor was listed as the result of an inadvertent clerical error.
- vi. When the listed Subcontractor is not licensed pursuant to Contractor License Law.
- vii. When the City, or its duly authorized officer, determines that the Work performed by the listed Subcontractor or that the materials or supplies provided by the listed Supplier are substantially unsatisfactory and not in substantial accordance with the Plans and specifications or that the Subcontractor or Supplier is substantially delaying or disrupting the progress of the Work.
- viii. When the listed Subcontractor is ineligible to work on a public works project pursuant to §§1777.1 or 1777.7 of the Labor Code.
- ix. When the City or its duly authorized agent determines that the listed Subcontractor is not a responsible contractor.

b) Permit a Contract to be voluntarily assigned or transferred or allow it to be performed by anyone other than the original Subcontractor, Supplier listed in the original Bid without the consent of the City, or its duly authorized officer.

c) Other than in the performance of "Change Orders" causing changes or deviations from the Contract, sublet or subcontract any portion of the Work, or contract for materials or supplies in excess of 0.5% of your total bid or \$10,000, whichever is greater, as to which his or her original Bid did not designate a Subcontractor or Supplier.

8. Following receipt of notice from you of the proposed substitution of a Subcontractor or Supplier, the listed Subcontractor or Supplier who has been so notified shall have 5 Working Days within which to submit written objections to the substitution to the Contract Specialist with a copy to the Engineer. Failure to

file these written objections shall constitute the listed Subcontractor or Supplier's consent to the substitution. If written objections are filed, the City shall give notice in writing of at least 5 Working Days to the listed Subcontractor or Supplier of a hearing by the City on your request for substitution.

**I. PROMPT PAYMENT.**

1. You or your Subcontractors shall pay to any subcontractor, not later than 7 Calendar Days of receipt of each progress payment, unless otherwise agreed to in writing, the respective amounts allowed you on account of the Work performed by the Subcontractors, to the extent of each Subcontractor's interest therein. In cases of Subcontractor performance deficiencies, you shall make written notice of any withholding to the Subcontractor with a copy to the Contracts Specialist. Upon correction of the deficiency, you shall pay the Subcontractor the amount previously withheld within 14 Calendar Days after payment by the City.
2. Any violation of California Business and Professions Code, §7108.5 concerning prompt payment to Subcontractors shall subject the violating Contractor or Subcontractor to the penalties, sanctions, and other remedies of that section. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to you or your Subcontractor in the event of a dispute involving late payment or nonpayment by the Prime Contractor, deficient subcontract performance, or noncompliance by a Subcontractor.

**J. PROMPT PAYMENT OF FUNDS WITHHELD TO SUBCONTRACTORS.**

1. The City will hold retention from you and will make prompt and regular incremental acceptances of portions, as determined by the Engineer, of the Work and pay retention to you based on these acceptances.
2. You or your Subcontractors shall return all monies withheld in retention from a Subcontractor within 30 Calendar Days after receiving payment for Work satisfactorily completed and accepted including incremental acceptances of portions of the Work by the City.
3. Federal law (49CFR26.29) requires that any delay or postponement of payment over 30 Calendar Days may take place only for good cause and with the City's prior written approval. Any violation of this provision by you or your Subcontractor shall subject you or your Subcontractor to the penalties, sanctions, and other remedies specified in §7108.5 of the Business and Professions Code.
4. These requirements shall not be construed to limit or impair any contractual, administrative, or judicial remedies otherwise available to you or your Subcontractor in the event of a dispute involving late payment or nonpayment by you, deficient subcontract performance, or noncompliance by a Subcontractor.

**K.**

**CERTIFICATION.**

1. The City accepts certifications of DBE, DVBE, MBE, SMBE, SWBE, or WBE by any of the following certifying agencies:
  - a) Current certification by the State of California Department of Transportation (CALTRANS) as DBE, SMBE, or SWBE.
  - b) Current MBE, WBE, or DVBE certification from the California Public Utilities Commission.
  - c) DVBE certification is received from the State of California's Department of General Services, Office of Small and Minority Business.
  - d) Current certification by the City of Los Angeles as DBE, WBE, or MBE.
  - e) Subcontractors' valid proof of certification status (copies of MBE, WBE, DBE, or DVBE certifications) shall be submitted as required.

**L.**

**CONTRACT RECORDS AND REPORTS.**

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

## **EQUAL OPPORTUNITY CONTRACTING PROGRAM (EOCP)**

### **SECTION B - SLBE-ELBE SUBCONTRACTING REQUIREMENTS**

**THESE SPECIAL PROVISIONS SUPPLEMENT THE POLICIES AND REQUIREMENTS ESTABLISHED BY THE CITY OF SAN DIEGO EQUAL OPPORTUNITY CONTRACTING PROGRAM SPECIFIED IN THE CITY'S GENERAL EOCP REQUIREMENTS.**

#### **A. GENERAL.**

1. It is the City's policy to encourage greater availability, capacity development, and contract participation by SLBE and ELBE firms in City contracts. This policy is, in part, intended to further the City's compelling interest to stimulate economic development through the support and empowerment of the local community, ensure that it is neither an active nor passive participant in marketplace discrimination, and promote equal opportunity for all segments of the contracting community.
2. The City is committed to maximizing subcontracting opportunities for all qualified and available firms.
3. This policy applies to City-funded construction contracts. Bidders shall be fully informed of this policy as set forth in these specifications. Mandatory or voluntary subcontracting percentages, Bid Discounts, and restricted competitions are specified in the Contract Documents.
4. You shall make subcontracting opportunities available to a broad base of qualified Subcontractors and shall achieve the minimum SLBE-ELBE Subcontractor participation identified for your project.
5. Failure to subcontract the specified minimum (mandatory) percentages of the Bid to qualified available SLBE-ELBE Subcontractors will cause a Bid to be rejected as non-responsive unless the Bidder has demonstrated compliance with the affirmative steps as specified in the City's document titled "Small Local Business (SLBE) Program, INSTRUCTIONS FOR BIDDERS COMPLETING THE GOOD FAITH EFFORT SUBMITTAL" and has submitted documentation showing that all required positive efforts were made prior to the Bid submittal due date. The required Good Faith Effort (GFE) documentation shall be submitted to the Contract Specialist. The instructions for completing the good faith effort submittal can be found on the City's website:  
<https://www.sandiego.gov/sites/default/files/legacy/eoc/pdf/slbegfeinst.pdf>
6. The current list of certified SLBE-ELBE firms and information for completing the GFE submittal can be found on the City's EOC Department website:  
<http://www.sandiego.gov/eoc/programs/slbe>
7. These requirements may be waived, at the City's sole discretion, on projects deemed inappropriate for subcontracting participation.

**B.****DEFINITIONS.**

1. The following definitions shall be used in conjunction with these specifications:

- a) **Bid Discount** – Additional inducements or enhancements in the bidding process that are designed to increase the chances for the selection of SLBE firms in competition with other firms.
- b) **Commercially Useful Function** – An SLBE-ELBE performs a commercially useful function when it is responsible for the execution of the Work and is carrying out its responsibilities by actually performing, managing, and supervising the Work involved. To perform a commercially useful function, the SLBE-ELBE shall also be responsible, with respect to materials and supplies used on the Contract, for negotiating price, determining quantity and quality, ordering the material, and installing (where applicable) and paying for the material itself.

To determine whether an SLBE-ELBE is performing a commercially useful function, an evaluation will be performed of the amount of Work subcontracted, normal industry practices, whether the amount the SLBE-ELBE firm is to be paid under the contract is commensurate with the Work it is actually performing and the SLBE-ELBE credit claimed for its performance of the Work, and other relevant factors. Specifically, an SLBE-ELBE does not perform a commercially useful function if its role is limited to that of an extra participant in a transaction, contract, or project through which funds are passed in order to obtain the appearance of meaningful and useful SLBE-ELBE participation, when in similar transactions in which SLBE-ELBE firms do not participate, there is no such role performed.

- c) **Good Faith Efforts (GFE)** – Documentation of the Bidder's intent to comply with SLBE Program goals and procedures included in the City's SLBE Program, Instructions for Completing Good Faith Effort Submittal available from the City's EOCP website or the Contract Specialist.
- d) **Independently Owned, Managed, and Operated** – Ownership of a SLBE-ELBE firm shall be direct, independent, and by individuals only. Business firms that are owned by other businesses or by the principals or owners of other businesses that cannot themselves qualify under the SLBE-ELBE eligibility requirements shall not be eligible to participate in the Program. Moreover, the day-to-day management of the SLBE-ELBE firm shall be direct and independent of the influence of any other businesses that cannot themselves qualify under the SLBE-ELBE eligibility requirements.
- e) **Joint Venture** – An association of two or more persons or business entities that is formed for the single purpose of carrying out a single defined business enterprise for which purpose they combine their capital, efforts, skills, knowledge, or property. Joint ventures shall be established by written agreement to qualify for this program.

- f) **Local Business Enterprise ("LBE")** – A firm having a Principal Place of Business and a Significant Employment Presence in San Diego County, California that has been in operation for 12 consecutive months and a valid business tax certificate. This definition is subsumed within the definition of Small Local Business Enterprise.
- g) **Minor Construction Program** – A program developed for bidding exclusively among SLBE-ELBE Construction firms.
- h) **Principal Place of Business** – A location wherein a firm maintains a physical office and through which it obtains no less than 50% of its overall customers or sales dollars.
- i) **Protégé** – A firm that has been approved and is an active participant in the City's Mentor-Protégé Program and that has signed the required program participation agreement and has been assigned a mentor.
- j) **Significant Employee Presence** – No less than 25% of a firm's total number of employees are domiciled in San Diego County.

### **C. SUBCONTRACTOR PARTICIPATION.**

1. For the purpose of satisfying subcontracting participation requirements, only 1<sup>st</sup> tier SLBE-ELBE Subcontractors will be recognized as participants in the Contract according to the following criteria:
  - a) For credit to be allowed toward a respective participation level, all listed SLBE-ELBE firms shall have been certified by the Bid due date.
  - b) The Subcontractor shall perform a commercially useful function for credit to be allowed toward subcontractor participation levels. The Subcontractor shall be required by you to be responsible for the execution of a distinct element of the Work and shall carry out its responsibility by actually performing and supervising its own workforce.
  - c) If the Bidder is seeking the recognition of materials, supplies, or both towards achieving any mandatory subcontracting participation level, the Bidder shall indicate on Form AA40 – Named Equipment/Material Supplier List with the Bid the following:
    - i. If the materials or supplies are obtained from a SLBE-ELBE manufacturer, the Bidder will receive 100% of the cost of the materials or supplies toward SLBE participation. For the purposes of counting SLBE-ELBE participation, a manufacturer is a firm that operates or maintains a factory or establishment that produces, on the premises, the materials, supplies, articles, or equipment required under the Contract and of the general character described by the specifications.
    - ii. If the materials or supplies are obtained from a SLBE-ELBE supplier, the Bidder will receive 60% of the cost of the

materials or supplies toward SLBE participation. For the purposes of counting SLBE-ELBE participation a Supplier is a firm that owns, operates, or maintains a store, warehouse, or other establishment in which the materials, supplies, articles or equipment of the general character described by the specifications and required under the Contract are bought, kept in stock, and regularly sold or leased to the public in the usual course of business. To be a supplier, the firm shall be an established, regular business that engages, as its principal business and under its own name, in the purchase and sale or lease of the products in question. A person may be a supplier in such bulk items as petroleum products, steel, cement, gravel, stone, or asphalt without owning, operating, or maintaining a place of business if the person both owns and operates distribution equipment for the products. Any supplementing of the suppliers' own distribution equipment shall be by a long-term lease agreement and shall not be on an ad hoc or contract-by-contract basis.

- iii. If the materials or supplies are obtained from a SLBE-ELBE, which is neither a manufacturer nor a supplier, the entire amount of fees or commissions charged for assistance in the procurement of the materials and supplies, fees or transportation charges for the delivery of materials or supplies required on a job site will be counted toward SLBE-ELBE participation, provided the fees are reasonable and not excessive as compared with fees customarily allowed for similar services. No portion of the cost of the materials and supplies themselves will be counted toward SLBE-ELBE participation.

- d) If the Bidder is seeking the recognition of SLBE-ELBE Trucking towards achieving any mandatory subcontracting participation level, the Bidder shall indicate it on Form AA35 – List of Subcontractors with the Bid. The following factors will be evaluated in determining the credit to be allowed toward the respective participation level:
  - i. The SLBE-ELBE shall be responsible for the management and supervision of the entire trucking operation for which it is getting credit on a particular Contract and there shall not be a contrived arrangement for the purpose of counting SLBE-ELBE participation.
  - ii. The SLBE-ELBE shall itself own and operate at least 1 fully licensed, insured, and operational truck used on the Contract.

- iii. The SLBE-ELBE receives credit for the total value of the transportation services it provides on the Contract using trucks it owns, insures, and operates using drivers it employs.
- iv. The SLBE-ELBE may lease trucks from another SLBE-ELBE firm including an owner-operator who is certified as a SLBE-ELBE. The SLBE-ELBE who leases trucks from another SLBE-ELBE receives credit for the total value of the transportation services the lessee SLBE-ELBE provides on the contract.
- v. The SLBE-ELBE may also lease trucks from a non-SLBE-ELBE firm, including an owner-operator. The SLBE-ELBE who leases trucks from a non-SLBE-ELBE is entitled to credit for the total value of transportation services provided by non-SLBE-ELBE lessees not to exceed the value of transportation services provided by SLBE-ELBE owned trucks on the contract. Additional participation by non-SLBE-ELBE lessees receive credit only for the fee or commission it receives as a result of the lease arrangement.
- vi. A lease shall indicate that the SLBE-ELBE has exclusive use of and control over the truck. This does not preclude the leased truck from working for others during the term of the lease with the consent of the SLBE-ELBE so long as the lease gives the SLBE-ELBE absolute priority for use of the leased truck.

**D.**

**SLBE-ELBE SUBCONTRACTOR PARTICIPATION PERCENTAGES.**

- 1. Contracts valued at \$1,500,000 and above will be considered Major Public Works Contracts and will include a mandatory Subcontractor participation requirement for SLBE-ELBE firms.
  - a) The Bidder shall achieve the mandatory Subcontractor participation requirement or demonstrate GFE.
  - b) The Bidders shall indicate the participation on Forms AA35 - List of Subcontractors and AA40 - Named Equipment/Material Supplier List as applicable regardless of the dollar value.
  - c) An SLBE-ELBE Bidder may count its own participation toward achieving the mandatory goal as long as the SLBE-ELBE Bidder performs 51% of the Contract Price.
- 2. Contracts Valued over \$1,000,000 and under \$1,500,000 will also be considered Major Public Works Contracts and will include the mandatory subcontractor participation requirements described above and the following:
  - a) 5% bid discount for SLBE-ELBE firms.
  - b) Non-certified Contractor will receive 5% bid discount if they achieve the specified mandatory Subcontracting participations.
  - c) Bid discounts shall not apply if the award will result in a total contract cost of \$50,000 in excess of the apparent lowest Bid.

- d) In the event of a tie bid between a SLBE-ELBE Bidder and a non-SLBE-ELBE Bidder, the SLBE-ELBE Bidder will be awarded the Contract.
- e) In the event of a tie bid between a discounted Bid and a non-discounted Bid, the discounted Bid will be awarded the Contract.

3. Contracts valued over \$500,000 up to \$1,000,000 will be considered Minor Public Works Contracts and will be awarded through a competitive Bid process open only to City certified SLBE-ELBE firms. If there are no bidders or no responsible bidders, the Contract will be made available to all Bidders and will be subject to requirements listed in items 1 and 2 for Major Public Works Contracts above.
4. Contracts valued at \$500,000 and below will also be considered Minor Public Works Contracts and will be awarded through a competitive bid process open only to City certified ELBEs unless there are less than 2 firms available at which it will be awarded through a competitive process open only to the City certified SLBE-ELBE firms. If there are no bidders or no responsible bidders, the Contract will be made available to all Bidders and subject to requirements listed in items 1 and 2 for Major Public Works Contracts above.

#### **E. JOINT VENTURES.**

1. The City may allow for Joint Venture bid discounts on some Contracts. Contracts that allow for Joint Venture bid discounts will be designated in Bid documents. A firm that is bidding or competing for City Contracts may partner with a certified SLBE or ELBE to compete for Contracts as a Joint Venture.
2. A Joint Venture shall be between two entities with the same discipline or license as required by the City. Joint ventures will receive bid discounts depending on the SLBE or ELBE percentage of participation. To be eligible for a discount, a Joint Venture Agreement shall be approved by the City at the time of Bid submittal. The maximum allowable discount shall be 5%. The parties shall agree to enter in the relationship for the life of the projects.
3. Joint Venture shall submit a Joint Venture Management Plan, a Joint Venture Agreement, or both at least 2 weeks prior to the Bid due date. Copies of the Joint Venture applications are available upon request to the Contract Specialist. Each agreement or management plan shall include the following:
  - a) Detailed explanation of the financial contribution for each partner.
  - b) List of personnel and equipment used by each partner.
  - c) Detailed breakdown of the responsibilities of each partner.
  - d) Explanation of how the profits and losses will be distributed.
  - e) Description of the bonding capacity of each partner.
  - f) Management or incentive fees available for any one of the partners (if any).

4. Each Joint Venture partner shall perform a Commercially Useful Function. An SLBE or ELBE that relies on the resources and personnel of a non-SLBE or ELBE firm will not be deemed to perform a Commercially Useful Function.
5. Each Joint Venture partner shall possess licenses appropriate for the discipline for which a proposal is being submitted. If a Joint Venture is bidding on a single trade project, at the time of bid submittal, each Joint Venture partner shall possess the requisite specialty license for that trade bid.
6. The SLBE or ELBE partner shall clearly define the portion of the Work to be performed. This Work shall be of the similar type of Work the SLBE or ELBE partner performs in the normal course of its business. The Joint Venture Participation Form shall specify the Bid items to be performed by each individual Joint Venture partner. Lump sum Joint Venture participation shall not be acceptable.
7. Responsibilities of the SLBE or ELBE Joint Venture Partner:
  - a) The SLBE or ELBE partner shall share in the control, management responsibilities, risks and profits of the Joint Venture in proportion with the level of participation in the project.
  - b) The SLBE or ELBE partner shall perform Work that is commensurate with its experience.
  - c) The SLBE or ELBE partner shall use its own employees and equipment to perform its portion of the Work.
  - d) The Joint Venture as a whole shall perform Bid items that equal or exceed 50% of the Contract Price, excluding the cost of manufactured items, in order to be eligible for a Joint Venture discount.

**F.**

**MAINTAINING PARTICIPATION LEVELS.**

1. Credit and preference points are earned based on the level of participation proposed prior to the award of the Contract. Once the Project begins you shall achieve and maintain the SLBE-ELBE participation levels for which credit and preference points were earned. You shall maintain the SLBE-ELBE percentages indicated at the Award of Contract and throughout the Contract Time.
2. If the City modifies the original Scope of Work, you shall make reasonable efforts to maintain the SLBE-ELBE participation for which creditor preference points were earned. If participation levels will be reduced, approval shall be received from the City prior to making changes.
3. You shall notify and obtain written approval from the City in advance of any reduction in subcontract scope, termination, or substitution for a designated SLBE-ELBE Subcontractor. Failure to do so shall constitute a material breach of the Contract.
4. If you fail to maintain the SLBE-ELBE participation listed at the time the Contract is awarded and have not received prior approval from the City, the

City may declare you in default and will be considered grounds for debarment under Chapter 2, Article 2, Division 8, of the San Diego Municipal Code.

**G. SUBCONTRACTING EFFORTS REVIEW AND EVALUATION.**

1. Documentation of your subcontracting efforts will be reviewed by EOCP to verify that you made subcontracting opportunities available to a broad base of qualified Subcontractors, negotiated in good faith with interested Subcontractors, and did not reject any bid for unlawful discriminatory reasons. The EOCP review is based on the federal "Six Good Faith Efforts" model.
2. The GFEs are required methods to ensure that all ELBE and SLBE firms have had the opportunity to compete for the City's Public Works procurements. The Six Good Faith Efforts, also known as affirmative steps, attract and utilize ELBE and SLBE firms:
  - a) Ensure ELBE firms are made aware of contracting opportunities to the fullest extent practicable through outreach and recruitment activities.
  - 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 to SLBE-ELBE firms for a minimum of 10 Working Days before the Bid or Proposal due date.
  - c) Consider in the contracting process whether firms competing for large Contracts could subcontract with SLBE-ELBE firms.
  - d) Encourage contracting with a consortium of ELBE-SLBE firms when a Contract is too large for one of these firms to handle individually.
  - e) Use the services and assistance of the City's EOC Office and the SLBE-ELBE Directory.
  - f) If you award subcontracts, require your Subcontractors to take the steps listed above.

**H. GOOD FAITH EFFORT DOCUMENTATION.**

1. If the specified SLBE-ELBE Subcontractor participation percentages are not met, you shall submit information necessary to establish that adequate GFEs were taken to meet the Contract Subcontractor participation percentages. See the City's document titled "Small Local Business (SLBE) Program, INSTRUCTIONS FOR BIDDERS COMPLETING THE GOOD FAITH EFFORT SUBMITTAL." The instructions for completing the good faith effort submittal can be found on the City's website:

<https://www.sandiego.gov/sites/default/files/legacy/eoc/pdf/slbegfeinst.pdf>

**I. SUBCONTRACTOR SUBSTITUTION.**

1. Evidence of fraud or discrimination in the substitution of Subcontractors will result in sanctions including assessment of penalty fines, termination of Contract, or debarment. This section does not replace applicable California Public Contract Code.

**J. FALSIFICATION OF SUB-AGREEMENT AND FRAUD.**

1. Falsification or misrepresentation of a sub-agreement as to company name, Contract amount or actual Work performed by Subcontractors, or any falsification or fraud on the part your submission of documentation and forms pursuant to this program, will result in sanctions against you including assessment of penalty fines, termination of the Contract, or debarment. Instances of falsification or fraud which are indicative of an attempt by you to avoid subcontracting with certain categories of Subcontractors on the basis of race, gender, gender expression, gender identity, religion, national origin, ethnicity, sexual orientation, age, or disability shall be referred to the Equal Opportunity Contracting Program's Investigative Unit for possible violations of Article 2, Division 35 of the City Administrative Code, §§22.3501 et seq. (Nondiscrimination in Contracting).

**K. RESOURCES.**

1. The current list of certified SLBE-ELBE firms and information for completing the GFE submittal can be found on the City's EOC Department website:  
<http://www.sandiego.gov/eoc/programs/slbe>

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

## ATTACHMENT D

### PREVAILING WAGE

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

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

- 1.1.1.** Copies of such prevailing rate of per diem wages are on file at the City and are available for inspection to any interested party on request. Copies of the prevailing rate of per diem wages also may be found at <http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm>. Contractor and its subcontractors shall post a copy of the prevailing rate of per diem wages determination at each job site and shall make them available to any interested party upon request.
- 1.1.2.** The wage rates determined by the DIR refer to expiration dates. If the published wage rate does not refer to a predetermined wage rate to be paid after the expiration date, then the published rate of wage shall be in effect for the life of this Contract. If the published wage rate refers to a predetermined wage rate to become effective upon expiration of the published wage rate and the predetermined wage rate is on file with the DIR, such predetermined wage rate shall become effective on the date following the expiration date and shall apply to this Contract in the same manner as if it had been published in said publication. If the predetermined wage rate refers to one or more additional expiration dates with additional predetermined wage rates, which expiration dates occur during the life of this Contract, each successive predetermined wage rate shall apply to this Contract on the date following the expiration date of the previous wage rate. If the last of such predetermined wage rates expires during the life of this Contract, such wage rate shall apply to the balance of the Contract.

- 1.2. **Penalties for Violations.** Contractor and its subcontractors shall comply with California Labor Code section 1775 in the event a worker is paid less than the prevailing wage rate for the work or craft in which the worker is employed. This shall be in addition to any other applicable penalties allowed under Labor Code sections 1720 – 1861.
- 1.3. **Payroll Records.** Contractor and its subcontractors shall comply with California Labor Code section 1776, which generally requires keeping accurate payroll records, verifying and certifying payroll records, and making them available for inspection. Contractor shall require its subcontractors to also comply with section 1776. Contractor and its subcontractors shall submit weekly certified payroll records online via the City's web-based Labor Compliance Program. Contractor is responsible for ensuring its subcontractors submit certified payroll records to the City.
  - 1.3.1. Contractor and their subcontractors shall also furnish records specified in Labor Code section 1776 directly to the Labor Commissioner in the manner required by Labor Code section 1771.4.
- 1.4. **Apprentices.** Contractor and its subcontractors shall comply with California Labor Code sections 1777.5, 1777.6 and 1777.7 concerning the employment and wages of apprentices. Contractor is held responsible for the compliance of their subcontractors with sections 1777.5, 1777.6 and 1777.7.
- 1.5. **Working Hours.** Contractor and their subcontractors shall comply with California Labor Code sections 1810 through 1815, including but not limited to: (i) restrict working hours on public works contracts to eight hours a day and forty hours a week, unless all hours worked in excess of 8 hours per day are compensated at not less than 1½ times the basic rate of pay; and (ii) specify penalties to be imposed on contractors and subcontractors of \$25 per worker per day for each day the worker works more than 8 hours per day and 40 hours per week in violation of California Labor Code sections 1810 through 1815.
- 1.6. **Required Provisions for Subcontracts.** Contractor shall include at a minimum a copy of the following provisions in any contract they enter into with a subcontractor: California Labor Code sections 1771, 1771.1, 1775, 1776, 1777.5, 1810, 1813, 1815, 1860 and 1861.
- 1.7. **Labor Code Section 1861 Certification.** Contractor in accordance with California Labor Code section 3700 is required to secure the payment of compensation of its employees and by signing this Contract, Contractor certifies that "I am aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract."

**1.8. Labor Compliance Program.** The City has its own Labor Compliance Program authorized in August 2011 by the DIR. The City will withhold contract payments when payroll records are delinquent or deemed inadequate by the City or other governmental entity, or it has been established after an investigation by the City or other governmental entity that underpayment(s) have occurred. For questions or assistance, please contact the City of San Diego's Prevailing Wage Unit at [PWDPrevailingWage@sandiego.gov](mailto:PWDPrevailingWage@sandiego.gov).

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

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

**1.9.2.** By submitting a bid or proposal to the City, Contractor is certifying that he or she has verified that all subcontractors used on this public work project are registered with the DIR in compliance with Labor Code sections 1771.1 and 1725.5, and Contractor shall provide proof of registration for themselves and all listed subcontractors to the City at the time of bid or proposal due date or upon request.

**1.10. Stop Order.** For Contractor or its subcontractors engaging in the performance of any public work contract without having been registered in violation of Labor Code sections 1725.5 or 1771.1, the Labor Commissioner shall issue and serve a stop order prohibiting the use of the unregistered contractors or unregistered subcontractor(s) on ALL public works until the unregistered contractor or unregistered subcontractor(s) is registered. Failure to observe a stop order is a misdemeanor.

**1.11. List of all Subcontractors.** The Contractor shall provide the list of subcontractors (regardless of tier), along with their DIR registration numbers, utilized on this Contract prior to any work being performed; and the Contractor shall provide a complete list of all subcontractors with each invoice. Additionally, Contractor shall provide the City with a complete list of all subcontractors (regardless of tier) utilized on this contract

within ten working days of the completion of the contract, along with their DIR registration numbers. The City shall withhold final payment to Construction Management Professional until at least thirty (30) days after this information is provided to the City.

**1.12. Exemptions for Small Projects.** There are limited exemptions for installation, alteration, demolition, or repair work done on projects of \$25,000 or less. The Contractor shall still comply with Labor Code sections 1720 et. seq. The only recognized exemptions are listed below:

- 1.12.1.** Registration. The Contractor will not be required to register with the DIR for small projects. (Labor Code section 1771.1)
- 1.12.2.** Certified Payroll Records. The records required in Labor Code section 1776 shall be required to be kept and submitted to the City of San Diego, but will not be required to be submitted online with the DIR directly. The Contractor will need to keep those records for at least three years following the completion of the Contract. (Labor Code section 1771.4).
- 1.12.3.** List of all Subcontractors. The Contractor shall not be required to hire only registered subcontractors and is exempt from submitting the list of all subcontractors that is required in section 1.11. above. (Labor code section 1773.3).

**ATTACHMENT E**

**SUPPLEMENTARY SPECIAL PROVISIONS**

## **SUPPLEMENTARY SPECIAL PROVISIONS**

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

1. The **2021 Edition** of the Standard Specifications for Public Works Construction (The "GREENBOOK").
2. The **2021 Edition** of the City of San Diego Standard Specifications for Public Works Construction (The "WHITEBOOK"), including the following:
  - a) General Provisions (A) for all Construction Contracts.
  - b) General Provisions (B) for Design-Build and Multiple Award Construction Contracts.

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

**1-2 TERMS AND DEFINITIONS.** To the "WHITEBOOK":

To Item 47, "Holiday", ADD the following:

<b>Holiday</b>	<b>Observed On</b>
Juneteenth	June 19

To Item 55, "Normal Working Hours", DELETE in its entirety and SUBSTITUTE with the following:

**Normal Working Hours:** Normal Working Hours shall be **7:30 AM to 3:30 PM, Monday through Friday**, inclusive. Saturdays, Sundays, and City Holidays are excluded. Unless otherwise specified on the Traffic Control Permits.

### **SECTION 3 – CONTROL OF THE WORK**

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

1. You shall perform, with your own organization, Contract Work amounting to at least **50%** of the Base Bid.

**3-4 AUTHORITY OF THE BOARD AND THE ENGINEER.** To the "WHITEBOOK", ADD the following:

4. See **Appendix K - Sample Contractor Performance Evaluation (CPE) (Form.**

**3-7.6.1** **Use of Computer Aided Drafting and Design.** To the "WHITEBOOK", Item 1, DELETE in its entirety and SUBSTITUTE the following:

1. Use Bentley Connect ORD Version 10.12 format with the ability to convert to AutoCAD for the preparation of Plans and As-Built drawings in accordance with the City's CADD Standards.

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

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

**3-10.1** **General.**

1. You shall provide all required site layout not specified in this section.
2. Unless surveying services are provided by the City, only the Design Firm, not the Contractor, shall be allowed to hire a Licensed Land Surveyor or a Registered Civil Engineer authorized to practice land surveying within the State of California to provide all surveying services needed for the design, and if requested by the City, also for the construction activities required for the completion of the Project. Surveying services include, but are not limited to: land, aerial, topographic and construction.
3. If requested by the City, the Design Firm shall submit a letter to the City's Project Manager identifying the Licensed Land Surveyor or the Registered Civil Engineer authorized to practice land surveying within the State of California that will be performing the design and/or construction phase survey services for the Project.
4. Where applicable, notify the City in writing at least 2 Working Days prior to requesting survey services to be provided by the City.
5. The Design Firm is responsible for performing and meeting the accuracy of surveying standards adequate for design and construction through the Design Firm's Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying within the State of California.
6. All Survey Services deliverables shall be submitted per the City's CADD Standards and pertinent Engineering & Capital Projects Department Engineering Deliverable specifications.

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

7. All Survey Services and deliverables which reveal non-compliance with the requirements of the Construction Documents and standards shall be corrected as deemed necessary by the City at the Design-Builder's expense.
8. Where Survey Services are provided by the City, all construction survey stakes, control points, and other survey related marks shall be preserved for the duration of the Project. If any construction survey stakes, control points, or other survey

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

9. The City's Land Survey Section (LSS) shall be notified a minimum of 2 Working Days (large projects may require more) before any ground is to be disturbed within the City of San Diego (concrete, asphalt, or dirt). The LSS may need to inspect the site and provide monumentation information.
10. The following surveying services, as defined in Cal. Bus. & Prof. Code §8726, shall be provided by the City:
  - a) Locating or establishing a minimum of 4 project geodetic survey control points that provide horizontal and vertical reference values for site feature and structure layout reference locations.
  - b) Locating, establishing, or reestablishing project site boundary lines, survey monuments, right-of-way lines, or easement lines.
  - c) Locating or establishing building design structure locations (building corners or envelope limits) sufficient for structure construction.

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

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

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

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

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

1. Topographic field survey shall include all existing ground surface topography, fencing, hardscape, utilities, roadway surface, and curb returns within the delineated mapping limit. Monument survey shall include the sufficient

collection of existing record survey monuments to perform right-of-way (ROW) analysis along within subject mapping limits.

2. Unless otherwise specified, the Land Surveyor shall adhere to Section 3 of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016).

<https://www.nspus.com/page/ALTANSPSStandards>

3. Horizontal Control shall be based on the CCS83 Zone 6, 1991.35 epoch, U.S. Survey Feet per Record of Survey Map No. 14492 (ROS 14492). It is required to tie into a first order monument per ROS 14492 unless a first order monument no longer exists within a three mile radius. Horizontal control measurements shall be collected in conformance with the local standard of practice.
4. Vertical Control shall be based on NGVD29 per benchmarks in the City of San Diego Bench Book. Non 1970 adjusted and 1970 adjusted benchmarks listed with an asterisk (\*) in the City Benchmark book are not to be used together for Vertical Control – common adjustment sets are to be used.
5. All topographic field survey data shall be collected using conventional survey methods utilizing total station instrumentation.
6. Deliverables.
  - a) Horizontal and Vertical Control.
    - i. Completed Calibration sheet as provided indicating the monuments used to establish the Basis of Bearings and Vertical Benchmark held to control this survey.
  - b) Field Data.
    - i. Data collected as points and break lines to define a proper DTM if requested outside of aerial mapping.
    - ii. Includes utilities collected on surface as required.
    - iii. Includes Horizontal control points from ROS 14492 used to define the Basis of Bearings and Vertical control Benchmark(s) to establish elevation.
    - iv. Includes record monument points.
    - v. Data collector project files.
    - vi. Raw (unedited) data file.
    - vii. Project file.
    - viii. Point comma delimited text file formatted.

- c) Topography.
  - i. Create and deliver a complete ASCII coordinate list (.txt/.doc etc.) of all field collected survey points.
    - The contours produced from the surface digital terrain model (dtm) shall meet or exceed ASPRS 90 standards where 68% ( $1\sigma$ ) of the contours tested fall within 1/3 contour interval. Any point tested that is more than  $3\sigma$  out shall be regarded as a blunder. These standards closely parallel the familiar National Map Accuracy Standards.
- d) Records Research.
  - i. All public or private records acquired to determine the City's ROW in the project area delivered in digital or hardcopy format with any markups and City Records as acquired.
    - City records may include but are not limited to GIS scope plots, sewer and water sheets, loose leaf survey notes, Tie Point sheets, dedication or vacation drawings, easement drawings, benchmark list, and etc.
    - After initial search of City records by the Surveyor, they may request City assistance to search for hard to find records.
- e) Survey Monument Measurements.
  - i. All found monuments located within, or near, the survey limits shall be searched and measured. Sufficient additional monuments to control all boundaries extending from the survey limits shall be tied (i.e. block corners, Points of Curve etc.) to the next available survey monument past the survey limits.
    - All Monuments found shall be described with details as to what was found along with identifying number.

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

- 1. The monument survey, for each designated site, shall be of sufficient coverage and quality for a Right-of-Way boundary analysis performed and provided in conformance with City CADD standards.

2. Surveyor shall deliver to the City all requested survey information and CADD data, as specified below, upon completion of the Monument Survey and Boundary Analysis.
3. Unless otherwise specified, the Land Surveyor shall adhere to Section 3 of the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016).

<https://www.nsps.us.com/page/ALTANSPPStandards>
4. Field monument survey to be performed and provided in conformance with City CADD standards.
5. Field Measurements shall be collected in conformance the local standard of practice.
6. Horizontal Control shall be based on the CCS83 Zone 6, 1991.35 epoch, U.S. Survey Feet units, per City of San Diego Record of Survey Map No. 14492 (ROS 14492). All Project survey control shall be based upon field-tied measurements to a Horizontal First Order monument as shown on ROS 14492. Where existing First Order monument cannot be recovered or located within a 3-mile radial distance from the project site a Horizontal Second-Order Monument may be used as Project survey basis. The Project vertical control datum shall be based on NGVD29 per benchmarks identified in the City of San Diego Vertical Control Bench Book (Bench Book). All Project benchmarks shall be selected from a common Bench Book source group:
  - a) Benchmarks with elevations updated per U.S.C.G.S adjustment of 1970, identified with an asterisk (\*).
  - b) Benchmarks not adjusted per the 1970 adjusted values (non-asterisked identifiers).
7. Deliverables.
  - a) Horizontal and Vertical Control.
    - i. Completed Calibration sheet indicating the monuments used to establish the Basis of Bearings and Vertical Benchmark held to control this survey.
  - b) Field Data.
    - i. Complete, Correct CADD file in conformance with City CADD Standards and industry standards.
      - Includes Horizontal control points from ROS 14492 used to define the Basis of Bearings and Vertical control Benchmark(s) to establish elevation.
      - Includes Monument points covering the area of work.

- ii. Data collector project files.
  - Raw (unedited) data file.
  - Project file.
  - Point comma delimited text file.
- c) Records Research.
  - i. If requested, all public or private records acquired to determine the City's ROW in the project area delivered in digital or hardcopy format with any markups and City Records as acquired.
  - ii. City records may include but are not limited to GIS scope plots, sewer and water sheets, loose leaf survey notes, Tie Point sheets, dedication or vacation drawings, easement drawings, benchmark list, and etc.
- d) Boundary Ties
  - i. All monuments within the survey limits shall be searched and tied if found. Sufficient additional monuments to control all boundaries extending from the survey limits shall be tied (i.e. Block Corners, Points of Curve etc.) to the next available survey monument past the survey limits.
    - All Monuments found shall be described details as to what was found along with identifying number.

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

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

<https://www.nsps.us.com/page/ALTANSPSStandards>
4. Field Measurements shall be collected in conformance with the local standard of practice.
5. Project Horizontal and Vertical Control.
  - a) The Horizontal and Vertical Control for this project shall be based on the same datum, basis of bearing, calibration and benchmark as used for the Aerial Survey.

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

6. Deliverables.

- a) Horizontal and Vertical Control.
  - i. Completed Calibration sheet indicating the monuments used to establish the Basis of Bearings and Vertical Benchmark held to control this survey. The horizontal and vertical control shall be set by the Surveyor that's issued the first Notice to Proceed.
- b) Field Data.
  - i. Data collected as points and break lines to define a proper DTM beyond the identified mapping limits if requested.
  - ii. Include utilities collected on surface as required.
  - iii. Include horizontal control points from ROS 14492 to define the Basis of Bearings and Vertical control Benchmark(s) to establish elevation.
  - iv. Include Monument points covering the area of work.
  - v. Data collector project files.
    - Raw (unedited) data file.
    - Project file.
    - Point data text file in "comma delimited format".
  - vi. CADD File.
    - A digital design file displaying all field work, existing right-of-way monuments, and utility feature data per City CADD standards. The design file shall be complete, correct, and free of duplicate elements.

- The following data shall be included in the electronic mapping file: Name of Design/Engineering Firm and/or Surveyor doing the project, Company Logo (if available), Name of project, Work order number, Date & Scale.
- Include right-of-way monument elements.
- Use appropriate levels and attributes for all elements to meet City of San Diego CADD Standards.

c) Topography

- i. Create and deliver a complete ASCII coordinate list (.txt/.doc etc.) as a result of the geometry report of the final .ALG file.
- ii. Use appropriate levels and attributes for all elements to meet City of San Diego CADD Standards.

d) Records Research.

- i. If requested, all public or private records acquired to assist with right-of-way monument collection.
- ii. City records may include but are not limited to GIS scope plots, sewer and water sheets, loose leaf survey notes, Tie Point sheets, dedication or vacation drawings, easement drawings, benchmark list, and etc.
- iii. After initial search of City records by the Surveyor, they may request City assistance to search for hard to find records.

e) Right-of-Way Monument Survey Locations

- i. All monuments within the survey limits shall be searched and located if found. Sufficient additional monuments to control all boundaries extending from the survey limits shall be located to facilitate LSS ROW Mapping (i.e. block corners, points of curve, and etc.).
  - All found survey monuments shall describe the character and identifying reference marks.
  - City survey notes and City drawings can be provided, as applicable.

f) The appropriate City of San Diego cell library (V8 City existing.cel), font resource file (V8 City font.rsc), color table (V8 City color.tbl), line style (V8 City Line style.rsc), level scheme, and seed file parameters are to be used for placement of all elements in the design files, with strict adherence to "Working Units" and seed file "Global Origin". Base map level schemes are attached. A CD containing the most current version of the above seed files, cell libraries and font resource files will be provided, if needed, upon request.

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

1. Construction staking surveying shall be performed with the standards customarily adhered to by an experienced and competent land surveying firm using the degree of care and skill ordinarily exercised by reputable professionals practicing in the same field of service in the State of California. Where approval by the City is required, it is understood to be general approval only and shall not relieve the Design Firm of their responsibility to comply with all applicable laws, codes, and good consulting practices.
2. Field Measurements shall comply with the local standards of practice. All construction staking with a gradient of less than 1.5% shall be performed by a total station survey instrument. Gradients less than 0.2% shall require a level run prior to construction, and all said services shall be performed by the Surveyor.
3. The following are minimum requirement guidelines for various types of staking:
  - a) Limits of work 50-foot maximum interval.
  - b) Limits of Demolition 50-foot maximum interval.
  - c) Rough grade stakes 50-foot maximum interval.
  - d) Finish grade stakes 50-foot maximum interval.
  - e) Slope staking at 50-foot maximum interval.
  - f) Contour staking @ 50-foot maximum interval.
  - g) Curb stakes with offset to face of curb, and grade to top of curb with 50-foot maximum interval.
  - h) Storm drain at 50-foot maximum interval where grade exceeds 1%.
  - i) Sewer lines at 50-foot maximum interval where grade exceeds 1%.
  - j) Water lines at 50-foot' maximum interval offset to near curb face (no grades – minimum cover).
  - k) Dry utilities at 50-foot maximum interval where grade exceeds 1%.
  - l) Construction staking involving horizontal and vertical curves shall be staked at 25-foot maximum intervals, and further densification for deltas on applicable curb returns and pipe joints.
  - m) Storm Drain inlet stakes shall be on face of curb produced, and on string line grade.
  - n) Walls staked at footing breaks, with station interval of 25-foot maximum intervals.
  - o) Buildings – offsets to outside face of wall.
  - p) Bridge abutments and bents on opposing sides.

**3-12.8.3** **Equipment.** To the "WHITEBOOK", item 4, DELETE in its entirety and SUBSTITUTE with the following:

4. The approved dewatering system shall include a suitably sized pipeline to transport extracted groundwater from the Work Site to the indicated point of discharge as applicable under the dewatering permit in force during the dewatering operations. The alignment of this pipeline shall be subject to the approval by the Engineer. Where the pipeline is allowed to cross roadways or parking areas, you shall be required to install a conduit below the traveled surface. The installation shall provide protection for the temporary pipeline and a smooth transition across the traveled Surface in accordance with Standard Drawing SDG-107, "Pavement Restoration for Asphalt Concrete Surfaced Streets - Major Excavation" or a concrete trench cap in accordance with Standard Drawing SDG-108, "Pavement Restoration for Concrete Surfaced Streets and Alleys - Major Excavation".

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

2. Other adjacent City projects are scheduled for construction for the same time period in the vicinity of Golf Course Drive. See **Appendix F – Adjacent Project Map** for the approximate location. Coordinate the Work with the adjacent projects as listed below:
  - a) Golf Course Drive Improvements, Chun Yu Chan, 619-533-7416

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

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

11. You shall submit your list of proposed substitutions for an "equal" item **no later than 5 Working Days after the issuance of the Notice of Intent to Award** and on the City's Product Submittal Form available at:

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

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

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

**5-4** **INSURANCE.**

1. The insurance provisions herein shall not be construed to limit your indemnity and defense duties set forth in the Contract.

**5-4.1** **Policies and Procedures.**

1. You shall 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.

2. Insurance coverage for property damage resulting from your operations is on a replacement cost valuation. The market value will not be accepted.
3. You shall maintain this insurance as required by this Contract and at all times thereafter when you are correcting, removing, or replacing Work in accordance with this Contract. Your duties under the Contract, including your indemnity obligations, are not limited to the insurance coverage required by this Contract.
4. If you maintain broader coverage or higher limits than the minimums shown below, City requires and shall be entitled to the broader coverage or the higher limits maintained by you. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to City.
5. Your payment for insurance shall be included in the Contract Price you bid. You are not entitled to any additional payment from the City to cover your insurance, unless the City specifically agrees to payment in writing. Do not begin any Work under this Contract or allow any Subcontractors to begin work, until you have provided, and the City has approved, all required insurance.
6. Policies of insurance shall provide that the City is entitled to 30 days advance written notice of cancellation or non-renewal of the policy or 10 days advance written notice for cancellation due to non-payment of premium. Maintenance of specified insurance coverage is a material element of the Contract. Your failure to maintain or renew coverage and to provide evidence of renewal during the term of the Contract may be treated by the City as a material breach of the Contract.

## **5-4.2           Types of Insurance.**

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

1. Commercial General Liability Insurance shall be written on the current version of the ISO Occurrence form CG 00 01 07 98 or an equivalent form providing coverage at least as broad.
2. The policy shall cover liability arising from premises and operations, XCU (explosions, underground, and collapse), independent contractors, products/completed operations, personal injury and advertising injury, bodily injury, property damage, and liability assumed under an insured's contract (including the tort liability of another assumed in a business contract).
3. There shall be no endorsement or modification limiting the scope of coverage for either "insured vs. insured" claims or contractual liability. You shall

maintain the same or equivalent insurance for at least 10 years following completion of the Work.

4. All costs of defense shall be outside the policy limits. Policy coverage shall be in liability limits of not less than the following:

<u>General Annual Aggregate Limit</u>	<u>Limits of Liability</u>
Other than Products/Completed Operations	\$10,000,000
Products/Completed Operations Aggregate Limit	\$10,000,000
Personal Injury Limit	\$5,000,000
Each Occurrence	\$5,000,000

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

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

#### **5-4.2.3 Workers' Compensation Insurance and Employers Liability Insurance.**

1. In accordance with the provisions of California Labor Code section 3700, you shall provide, at your expense, Workers' Compensation Insurance and Employers Liability Insurance to protect you against all claims under applicable state workers' compensation laws. The City, its elected officials, and employees will not be responsible for any claims in law or equity occasioned by your failure to comply with this requirement.
2. Statutory Limits shall be provided for Workers' Compensation Insurance as required by the state of California, and Employer's Liability Insurance with limits of no less than \$1,000,000 per accident for bodily injury or disease.
3. By signing and returning the Contract, you certify that you are aware of the provisions of California's Workers' Compensation laws, including Labor Code section 3700, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance, and that you will comply with these provisions before commencing the Work.

#### **5-4.2.8 Architects and Engineers Professional Insurance (Errors and Omissions Insurance).**

1. For Contracts with required engineering services, including Design-Build and preparation of engineered Traffic Control Plans (TCP) by you, you shall keep or require all of your employees and Subcontractors, who provide professional engineering services under Contract, to provide to the City proof of

Professional Liability coverage with a limit of no less than **\$3,000,000** per claim and **\$3,000,000** aggregate per policy period of one year.

2. You shall ensure the following:
  - a) The policy retroactive date is on or before the date of commencement of the Project.
  - b) The policy will be maintained in force for a period of three years after completion of the Project or termination of the Contract, whichever occurs last. You agree that, for the time period specified above, there will be no changes or endorsements to the policy that affect the specified coverage.
3. If professional engineering services are to be provided solely by the Subcontractor, you shall:
  - a) Certify this to the City in writing, and
  - b) Agree in writing to require the Subcontractor to procure Professional Liability coverage in accordance with the requirements set forth here.

**5-4.3** **Rating Requirements.** Except for the State Compensation Insurance Fund, all insurance required by this Contract shall be carried only by responsible insurance companies with a rating of, or equivalent to, at least "A-, VI" by A.M. Best Company, that are authorized by the California Insurance Commissioner to do business in the state of California, and that have been approved by the City.

**5-4.3.1** **Non-Admitted Carriers.** The City will accept insurance provided by non-admitted, "surplus lines" carriers only if the carrier is authorized to do business in the state of California and is included on the List of Approved Surplus Lines Insurers (LASLI list).

All policies of insurance carried by non-admitted carriers shall be subject to all of the requirements for policies of insurance provided by admitted carriers described in this Contract.

**5-4.4** **Evidence of Insurance.** You shall furnish the City with original Certificates of Insurance, including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause), prior to your commencement of Work under this Contract. In addition, The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

**5-4.5** **Policy Endorsements.**

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

**5-4.5.1.1** **Additional Insured.** To the fullest extent permitted by law and consistent with the limiting provisions set forth at California Civil Code section 2782, California Insurance Code section 11580.04, and any applicable successor statutes limiting indemnification of public agencies that bind the City, the policy or policies shall be endorsed to include

as an Additional Insured the City and its respective elected officials, officers, employees, agents, and representatives, with respect to liability arising out of:

1. Ongoing operations performed by you or on your behalf,
2. your products,
3. your work, e.g., your completed operations performed by you on your behalf, or
4. premises owned, leased, controlled, or used by you.

**5-4.5.1.2 Primary and Non-Contributory Coverage.** The policy shall be endorsed to provide that the coverage with respect to operations, including the completed operations, if appropriate, of the Named Insured is primary to any insurance or self-insurance of the City and its elected officials, officers, employees, agents and representatives. Further, it shall provide that any insurance maintained by the City and its elected officials, officers, employees, agents and representatives shall be in excess of your insurance and shall not contribute to it.

**5-4.5.1.3 Project General Aggregate Limit.** The policy or policies shall be endorsed to provide a Designated Construction Project General Aggregate Limit that will apply only to the Work. Only claims payments which arise from the Work shall reduce the Designated Construction Project General Aggregate Limit. The Designated Construction Project General Aggregate Limit shall be in addition to the aggregate limit provided for the products-completed operations hazard.

**5-4.5.2 Workers' Compensation Insurance and Employers Liability Insurance.**

**5-4.5.2.1 Waiver of Subrogation.** The policy or policies shall be endorsed to provide that the insurer will waive all rights of subrogation against the City and its respective elected officials, officers, employees, agents, and representatives for losses paid under the terms of the policy or policies and which arise from Work performed by the Named Insured for the City.

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

1. You shall procure and maintain at your expense or require your Subcontractor, as described below, to procure and maintain Contractors Pollution Liability Insurance applicable to the Work being performed, with a limit no less than \$2,000,000 per claim or occurrence and \$4,000,000 aggregate per policy period of one year.
2. All costs of defense shall be outside the limits of the policy.
3. You shall obtain written approval from the City for any insurance provided by your Subcontractor instead of you.
4. For approval of a substitution of your Subcontractor's insurance, you shall certify that all activities for which the Contractors Pollution Liability Insurance will provide coverage will be performed exclusively by the Subcontractor providing the insurance. The deductible shall not exceed \$25,000 per claim unless the City has provided prior, written approval.

5. Occurrence based policies shall be procured before the Work commences. Claims Made policies shall be procured before the Work commences, shall be maintained for the Contract Time, and shall include a 12-month extended Claims Discovery Period applicable to this contract or the existing policy or policies that shall continue to be maintained for 12 months after the completion of the Work without advancing the retroactive date.

#### 5-4.2.5

#### **Contractors Hazardous Transporters Pollution Liability Insurance.**

1. You shall procure and maintain at your expense or require your Subcontractor, as described below, to procure and maintain 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 no less than \$2,000,000 limit per occurrence and \$4,000,000 aggregate per policy period of one year.
2. All costs of defense shall be outside the limits of the policy.
3. You shall obtain written approval from the City from any insurance provided by a Subcontractor instead of you..
4. To obtain City approval of a Subcontractor's insurance coverage in lieu of the Contractor's insurance, the Contractor shall certify that all activities under the Contractor's Hazardous Transporters Pollution Liability Insurance will be performed exclusively by the Subcontractor providing the insurance. The deductible shall not exceed \$25,000 per claim without prior approval of the City.
5. Occurrence based policies shall be procured before the Work commences. Claims Made policies shall be procured before the Work commences, shall be maintained for the duration of this contract, and shall include a 12-month extended Claims Discovery Period applicable to this Contract or the existing policy or policies that shall continue to be maintained for 12 months after the completion of the Work under this Contract without advancing the retroactive date.

#### 5-4.5.3

#### **Contractors Pollution Liability Insurance Endorsements.**

##### 5-4.5.3.1

**Additional Insured.** To the fullest extent permitted by law and consistent with the limiting provisions set forth at California Civil Code section 2782, California Insurance Code section 11580.04, and any applicable successor statutes limiting indemnification of public agencies that bind the City, the policy or policies shall be endorsed to include as an Additional Insured the City and its respective elected officials, officers, employees, agents, and representatives, with respect to liability arising out of:

1. Ongoing operations performed by you or on your behalf,
2. your products,

3. your work, e.g., your completed operations performed by you on your behalf, or
4. premises owned, leased, controlled, or used by you.

**5-4.5.3.2 Primary and Non-Contributory Coverage.** The policy or policies shall be endorsed to provide that the insurance afforded by the Contractors Pollution Liability Insurance policy or policies is primary to any insurance or self-insurance of the City and its elected officials, officers, employees, agents and representatives with respect to operations including the completed operations of the Named Insured. Any insurance maintained by the City and its elected officials, officers, employees, agents and representatives shall be in excess of your insurance and shall not contribute to it.

**5-4.5.3.3 Severability of Interest.** For Contractors Pollution Liability Insurance, the policy or policies shall provide that your insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability and shall provide cross-liability coverage.

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

**5-4.5.4.1 Additional Insured.** To the fullest extent permitted by law and consistent with the limiting provisions set forth at California Civil Code section 2782, California Insurance Code section 11580.04, and any applicable successor statutes limiting indemnification of public agencies that bind the City, the policy or policies shall be endorsed to include as an Additional Insured the City and its respective elected officials, officers, employees, agents, and representatives, with respect to liability arising out of:

1. Ongoing operations performed by you or on your behalf,
2. your products,
3. your work, e.g., your completed operations performed by you on your behalf, or
4. premises owned, leased, controlled, or used by you.

**5-4.5.4.2 Primary and Non-Contributory Coverage.** The policy or policies shall be endorsed to provide that the insurance afforded by the Contractors Pollution Liability Insurance policy or policies is primary to any insurance or self-insurance of the City and its elected officials, officers, employees, agents and representatives with respect to operations including the completed operations of the Named Insured. Any insurance maintained by the City and its elected officials, officers, employees, agents and representatives shall be in excess of your insurance and shall not contribute to it.

**5-4.5.4.3 Severability of Interest.** For Contractors Hazardous Transporters Pollution Liability Insurance, the policy or policies shall provide that your insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability, and shall provide cross-liability coverage.

**5-4.6** **Deductibles and Self-Insured Retentions.** You shall disclose deductibles and self-insured retentions to the City at the time the evidence of insurance is provided. The City may require you to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.

**5-4.7** **Reservation of Rights.** The City reserves the right, from time to time, to review your insurance coverage, limits, deductibles, and self-insured retentions to determine if they are acceptable to the City. The City will reimburse you, without overhead, profit, or any other markup, for the cost of additional premium for any coverage requested by the Engineer, but not required by this Contract.

**5-4.8** **Notice of Changes to Insurance.** You shall notify the City, in writing, 30 days prior to any material change to the policies of insurance provided under this Contract. This written notice is in addition to the requirements of paragraph 6 of Section 5-4.1.

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

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

**5-10.2.1** **Public Notice by Contractor.**

1. Post Project Identification Signs in accordance with 3-11.2, "Project Identification Signs".
2. No less than 5 and no more than 10 Working Days in advance of Project construction activities and utility service interruptions, you shall notify all critical facilities, businesses, institutions, property owners, residents, or any other impacted stakeholders within a minimum 300-foot (90 m) radius of the Project i.e., work area and any other affected areas as shown on the "Notification of Planned Water Shutdown" when you perform the Work.
3. The notification process must be repeated for delays and long pauses in construction activities. Verbal and written notifications, such as door hangers, shall be sent to critical facilities (including but not limited to police stations, fire stations, hospitals, and schools). A copy of written notifications sent to any critical facility shall also be sent to the Engineer.
4. You shall keep records of the people contacted, along with the dates of notification, and shall provide the record e.g., time-stamped pictures of the notices, to the Engineer upon request. You shall identify all other critical facilities that need to be notified.
5. Verbal and written notifications shall also include specific impacts from the construction of the City facilities, e.g., fire hydrants, air vacuum and blow-off devices, pedestrian ramps, and sidewalks, e.g., the loss of parking, access, and impact to private property, e.g., landscaping.

6. Furnish and distribute public notices in the form of door hangers using the City's format to all occupants and/or property owners along streets and all critical facilities such as police stations, fire stations, hospitals, and schools.
7. Where Work is to be performed at least 5 and at most 10 Working Days before starting construction, survey activities, or impacting the community as approved by the Engineer.
8. Within 5 Working Days of the completion or pausing of your construction activities where Work was performed, you shall distribute public notices in the form of door hangers, which outline the anticipated dates of Asphalt Resurfacing, Slurry Seal, Sidewalk, or Curb Ramp Work. Upon resuming construction activities, you shall redistribute door hangers.
9. "No Parking" signs shall be placed 72 hours before the scheduled construction activities and must include the name and phone number of the Contractor. The Contractor shall document the placement of the signs with time-stamped pictures.
10. Leave the door hanger notices on or at the front door of each dwelling and apartment unit and at each commercial building tenant abutting each street block segment.
11. Where the front doors of apartment units are inaccessible or occupants are unavailable, distribute the door hanger notices to the apartment manager or security officer and leave your contact information, such as business cards.
12. Provide time-stamped pictures of the notices to the Engineer.
13. Door Hanger Material: You shall use Blanks/USA brand, Item Number DHJ5B6WH, 1¼ inch (31.8 mm) Holes (removed), 2-up Jumbo Door Hanger in Bristol White, or approved equal.
14. Door hangers shall include the funding source if project is funded in part by State Gas Tax Revenue (SB1).
15. Mailed Notice Material: You shall use Cougar by Domtar, Item Number 2834, or approved equal.
16. For all Work on private property, contact each owner and occupant individually a minimum of 15 Working Days before the Work. If the Work has been delayed, re-notify owners and occupants of the new Work schedule, as directed by the Engineer.
17. A sample of public notices will be included in the Contract.

## **SECTION 6 – PROSECUTION AND PROGRESS OF THE WORK**

### **6-1.1**

**Construction Schedule.** To the "WHITEBOOK", ADD the following:

3. Refer to the Sample City Invoice **Appendix D – Sample City Invoice** and use the format shown.

4. The **90 Calendar Day** Plant Establishment Period is included in the stipulated Contract Time and shall begin with the acceptance of the installation of the vegetation plan in accordance with Section 801-6, "MAINTENANCE AND PLANT ESTABLISHMENT."

**6-3.1** **General.** To the "WHITEBOOK", item 3, subitem d, DELETE in its entirety and SUBSTITUTE with the following:

d) 30 Calendar Days for full-depth asphalt final mill and resurfacing work required per SDG-107, "Pavement Restoration for Asphalt Concrete Surfaced Streets - Major Excavation".

**ADD:**

**6-6.1.1**

**Environmental Document.**

1. The City of San Diego has prepared a **Notice of Exemption** for **Balboa Park Golf Course Improvements (9 Hole Course)**, Project No. **B-23071.02.06**, as referenced in the Contract Appendix. You shall comply with all requirements of the **Notice of Exemption** as set forth in **Appendix A**.
2. Compliance with the City's environmental document shall be included in the Contract Price, unless separate bid items have been provided.

**6-9** **LIQUIDATED DAMAGES.** To the "WHITEBOOK", item 2, DELETE in its entirety and SUBSTITUTE with the following:

2. The execution of the Contract shall constitute agreement between you and the City that the liquidated damage amount described in the table below is the value of the damage caused by your failure to complete the Work within the allotted time. Such sum shall not be construed as a penalty and may be deducted from your payments if such delay occurs.

<b>Contract Value</b>	<b>Liquidated Damages Daily Amount</b>
Less than \$200,001	\$1,000
\$200,001 to \$500,000	\$1,500
\$500,001 to \$1,000,000	\$2,000
\$1,000,001 to \$2,000,000	\$2,500
\$2,000,001 to \$5,000,000	\$3,000
\$5,000,001 to \$10,000,000	\$5,500
\$10,000,001 to \$20,000,000	\$6,500

Contract Value	Liquidated Damages Daily Amount
Greater Than \$20,000,000	\$7,000

## SECTION 7 – MEASUREMENT AND PAYMENT

### 7-3.1

**General.** To the "WHITEBOOK", ADD the following:

4. The Lump Sum Bid item for "**Engineering and Design Services**" shall include, and not be limited to, full compensation for furnishing all design, engineering, calculations, technical reports, City review, meetings, response to comments, agencies approval, and permits acquiring as required for the construction of Balboa Park Golf Course Improvements - 9 Hole Course and as specified in the Bridging Documents, Contract Documents, and Technical Specifications.
5. The Lump Sum Bid item for "**Grading**" shall include, and not be limited to, full compensation for furnishing all labor, tools, materials, equipment, and incidentals for the site grading construction and fine grading for tee box, fairway, green, and bunker as required for Balboa Park Golf Course Improvements - 9 Hole Course and as specified in the Bridging Documents, Contract Documents, and Technical Specifications.
6. The Lump Sum Bid item for "**Construction of Storm Drain Improvements**" shall include, and not be limited to, full compensation for furnishing all labor, tools, materials, equipment, and incidentals for the sub-drains, detention basin, storm drain line, and other storm drain improvements as required for the construction of Balboa Park Golf Course Improvements - 9 Hole Course and as specified in the Bridging Documents, Contract Documents, and Technical Specifications.
7. The Lump Sum Bid item for "**Construction of Irrigation System**" shall include, and not be limited to, full compensation for furnishing all labor, tools, materials, equipment, and incidentals for the irrigation system installation as required for the construction of Balboa Park Golf Course Improvements - 9 Hole Course and as specified in the Bridging Documents, Contract Documents, and Technical Specifications.
8. The Lump Sum Bid item for "**Construction of Landscaping**" shall include, and not be limited to, full compensation for furnishing all labor, tools, materials, equipment, and incidentals for the turf, shrub, and tree planting installation as required for the construction of Balboa Park Golf Course Improvements - 9 Hole Course and as specified in the Bridging Documents, Contract Documents, and Technical Specifications.

9. The Lump Sum Bid item for **“Construction of Site Improvements”** shall include, and not be limited to, full compensation for furnishing all labor, tools, materials, equipment, and incidentals for the concrete flatwork, site elements, fencing, golf course elements, accessible pathway, accessible parking for golf cart as required for the construction of Balboa Park Golf Course Improvements - 9 Hole Course as specified in the Bridging Documents, Contract Documents, and Technical Specifications.
10. Lump Sum Bid item for **“Design Survey Services”** shall include, and not be limited to, full compensation for furnishing all labor, tools, materials, equipment, and incidentals for the design of Balboa Park Golf Course Improvements - 9 Hole Course as specified in the Bridging Documents, Contract Documents, and Technical Specifications.
11. The Lump Sum Bid item for **“Construction Staking Survey Services”** shall include, and not be limited to, full compensation for furnishing all labor, tools, materials, equipment, and incidentals for the construction of Balboa Park Golf Course Improvements - 9 Hole Course as specified in the Bridging Documents, Contract Documents, and Technical Specifications

**7-3.9** **Field Orders.** To the “WHITEBOOK”, DELETE in its entirety and SUBSTITUTE with the following:

1. If the cumulative total of Field Order items of Work does not exceed the **“Field Orders”** Bid Item, the City shall pay those Field Orders as shown below:

**TABLE 7-3.9**  
**FIELD ORDER LIMITS**

<b>Contract Price</b>	<b>Maximum Each Field Order Work Amount</b>
Less than \$1,000,001	\$10,000
\$1,000,001 to \$5,000,000	\$20,000
\$5,000,001 to \$10,000,000	\$25,000
\$10,000,001 to \$30,000,000	\$40,000
Greater than \$30,000,000	\$70,000

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

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

## SECTION 207 - GRAVITY PIPE

**207-17.2.1** **Identification Marks.** To the "GREENBOOK", DELETE in its entirety and SUBSTITUTE with the following:

**207-17.2.1** **Identification Marks.** Polywrap shall not be used as pipe color identification for plastic pipe. All pipe, fittings, and couplings shall be clearly marked at intervals not to exceed 5 feet as follows:

- a. Color: Green (for wastewater applications).
- b. Nominal pipe diameter.
- c. PVC cell classification.
- d. Company, plant, shift, ASTM, SDR, and date designation.
- e. Service designation or legend.
- f. For fittings and couplings, the SDR designation is not required.

## SECTION 401 - REMOVAL

**401-3.1** **Concrete Pavement.** To the "WHITEBOOK", ADD the following:

4. See Section **400-1 GENERAL** for permanent resurfacing requirements.

**401-3.2** **Concrete Curb, Walk, Gutters, Cross Gutters, Curb Ramps, Driveway, and Alley Intersections.** To the "WHITEBOOK", ADD the following:

7. See Section **400-1 GENERAL** for permanent resurfacing requirements.

## SECTION 402 - UTILITIES

**402-1.1** **General.** To the "GREENBOOK", paragraph 5, DELETE in its entirety and SUBSTITUTE with the following:

The Contractor shall complete excavation, backfill, and placement of temporary resurfacing on the same Day. Backfill shall conform to 306-12. Temporary resurfacing shall conform to 306-13.1. Permanent resurfacing shall be placed within 10 Working Days unless otherwise specified in the Special Provisions or directed by the Engineer. See Section **400-1 GENERAL** for permanent resurfacing requirements.

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

2. You shall fill all potholes on the same day of potholing if no trenching is to be performed within 10 Working Days of the excavation. Fully restore all potholes and any damaged surrounding areas to their original condition unless otherwise specified by the Engineer. Permanent resurfacing shall conform to SDG-123, "36-Inch and Smaller Pothole and Exploratory Excavation".

**402-8** **PAYMENT.** To the "WHITEBOOK", ADD the following:

6. Payment for pavement restoration, including influence area, shall be included in the associated Bid items pertinent to the Work.

## SECTION 700 - MATERIALS

**700-1.3** **(86-1.02B) Conduit.** To the "WHITEBOOK", item 1, DELETE in its entirety and SUBSTITUTE with the following:

1. When approved by the Engineer, conduit runs shown on the plans to be located behind curbs may be installed in the street, within 4 feet of and parallel to the curb, by narrow trenching. All pull boxes shall be located behind the curb or at locations shown on the plans. Narrow trenching shall be performed in accordance with the latest City Standards. Any changes in conduit location shall be approved in advance by the Engineer. All narrow trenching shall conform to the City of San Diego Standard Drawings SDG-117, "Pavement Restoration for Asphalt Concrete Surface Streets - Minor Excavation", SDG-118, "Pavement Restoration for Concrete Surface Streets and Alleys - Minor Excavation" and be inspected prior to backfill. Trenches behind sidewalks shall be compacted using compaction tools to ensure no sinking of trench will occur. Trenches wider than 6 inch (15.2 cm) shall conform to the City of San Diego Standard Drawings SDG-107, "Pavement Restoration for Asphalt Concrete Surfaced Streets - Major Excavation", SDG-108, "Pavement Restoration for Concrete Surfaced Streets and Alleys - Major Excavation", and SDG-119, "Trench Types G, H & I Backfill for Dry Utility". A 3-inch (7.6 mm) bed of fine soil or sand shall be placed in the trench.

## SECTION 701 - CONSTRUCTION

**701-2** **PAYMENT.** To the "WHITEBOOK", item 3, DELETE in its entirety and SUBSTITUTE with the following:

3. The payment for the trenching and pavement restoration, including influence areas, is included in the payment for the associated Work.

## SECTION 800 - MATERIALS

**800-1.2.5** **Mulch.** To the "WHITEBOOK", item 3, subsection "i", ADD the following:

**Type 9 Mulch** shall be 2 inches maximum in size.

**802-2.4** **Working in Unpaved Areas.** To the "WHITEBOOK", add the following:

7. The Contractor shall retain a qualified Biologist to perform pre-construction surveys described in 802-2.4.2 for any tree removal occurring during the avian breeding season (February 1 to September 15).
8. Payment for this work shall be included in contract price.

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

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

8.        Based on a preliminary assessment by the City, this Contract is subject to **SWPPP Risk Level 2**.

**1001-2.10**    **BMP Inspection, Maintenance, and Repair.** To the "WHITEBOOK", ADD the following:

5.        Maintenance activities shall be documented by the QSP or QSD in the Construction BMP Maintenance Log for projects subject to SWPPP requirements. See **Appendix J - SWPPP Construction BMP Maintenance Log**.

---

## **SUPPLEMENTARY SPECIAL PROVISIONS**

### **APPENDICES**

**APPENDIX A**  
**NOTICE OF EXEMPTION**

## NOTICE OF EXEMPTION

(Check one or both)

TO:  Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

FROM: City of San Diego  
Engineering & Capital Projects Department  
525 B Street, Suite 750, MS 908A  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name:** Balboa Park Golf Course Improvements (9 Hole Course) **WBS No.:** B-23071.02.06

**Project Location-Specific:** The Project is located at 2600 Golf Course Drive, San Diego within the Balboa Park East Mesa Precise Plan Area (Council District 3).

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The Project proposes to redesign and regrade the Balboa Park 9 Hole Golf Course with improvements being made to individual course holes. The proposed work will include the design and construction of new and replacement greens/fairways, new trunk drainage lines, new pedestrian cart paths, new greens, removal and replacement of fairway bunkers, and enlargement of tees. All graded areas will be re-sodded, and all irrigation systems impacted by construction will be reconstructed. All work will be contained within the limits of the existing developed/landscaped golf course bounded by Golf Course Drive, Russ Boulevard, and 28th Street.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** City of San Diego  
Engineering and Capital Projects Department  
Contact: Thomas Park  
Email/Phone No.: [TPark@sandiego.gov](mailto:TPark@sandiego.gov) / 619-533-4612  
525 B Street, Suite 750 (MS 908A), San Diego, CA 92101

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15301 [Existing Facilities], 15302 [Replacement or Reconstruction], and 15303 [New Construction or Conversion of Small Structures].
- Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review which determined that the project meets the categorical exemption criteria set forth in CEQA State Guidelines, Section 15301 [Existing Facilities], which allows operation, repair, maintenance, or minor alteration of existing public structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use, such as replacement greens/fairways, removal and replacement of fairway bunkers, enlargement of tees, resodding of graded areas, and reconstructed irrigation systems; 15302 [Replacement or Reconstruction] which allows replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the

same purpose and capacity as the structure replaced, such as replacement greens/fairways, removal and replacement of fairway bunkers, enlargement of tees, resodding of graded areas, and reconstructed irrigation systems; 15303 [New Construction or Conversion of Small Structures] which allows construction and location of limited numbers of new, small facilities or structures, such as new greens/fairways, new trunk drainage lines, and new pedestrian cart paths; and where the exceptions listed in Section 15300.2 would not apply. The project will implement paleontological resources monitoring for grading activities in accordance with San Diego Municipal Code Section 142.0151.

Lead Agency Contact Person: Thomas Park

Telephone: 619-533-4612

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA.

James Arnhart  
James Arnhart, Program Manager

6/21/24

\_\_\_\_\_  
Date

Check One:

(X) Signed By Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

**APPENDIX B**  
**RESERVED**

**APPENDIX C**

**MATERIALS TYPICALLY ACCEPTED BY CERTIFICATE OF COMPLIANCE**

## **MATERIALS TYPICALLY ACCEPTED BY CERTIFICATE OF COMPLIANCE**

1. Soil amendment
2. Fiber mulch
3. PVC or PE pipe up to 16 inch diameter
4. Stabilizing emulsion
5. Lime
6. Preformed elastomeric joint seal
7. Plain and fabric reinforced elastomeric bearing pads
8. Steel reinforced elastomeric bearing pads
9. Waterstops (Special Condition)
10. Epoxy coated bar reinforcement
11. Plain and reinforcing steel
12. Structural steel
13. Structural timber and lumber
14. Treated timber and lumber
15. Lumber and timber
16. Aluminum pipe and aluminum pipe arch
17. Corrugated steel pipe and corrugated steel pipe arch
18. Structural metal plate pipe arches and pipe arches
19. Perforated steel pipe
20. Aluminum underdrain pipe
21. Aluminum or steel entrance tapers, pipe downdrains, reducers, coupling bands and slip joints
22. Metal target plates
23. Paint (traffic striping)
24. Conductors
25. Painting of electrical equipment
26. Electrical components
27. Engineering fabric
28. Portland Cement
29. PCC admixtures
30. Minor concrete, asphalt
31. Asphalt (oil)
32. Liquid asphalt emulsion
33. Epoxy

**APPENDIX D**  
**SAMPLE CITY INVOICE**

City of San Diego, CM&FE Div., 9573 Chesapeake Drive, SD CA 92123

**Project Name:**

Work Order No or Job Order No.

City Purchase Order No.

Resident Engineer (RE):

RE Phone#: Fax#:

**Contractor's Name:**

Contractor's Address:

Contractor's Phone #:

Contractor's fax #:

Contact Name:

**Invoice No.**

**Invoice Date:**

Billing Period: ( To )

Trigger Asset	Item #	Item Description	Contract Authorization				Previous Totals To Date		This Estimate		Totals to Date		Amount Remaining			
			Unit	Price	Qty	Extension	%/QTY	Amount	% / QTY	Amount	% / QTY	Amount				
	1			1.00	\$ -		\$0.00		\$0.00	0.00	\$0.00	\$ -				
	2			1.00	\$ -		\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	3			1.00	\$ -		\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	4			1.00	\$ -		\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	5			1.00	\$ -		\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	6			1.00	\$ -		\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	7			1.00	\$ -		\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	8			1.00	\$ -		\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	5			1.00	\$ -		\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	6			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	7			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	8			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	9			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	10			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	11			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	12			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	13			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	14			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	15			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	16			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	17			\$ -			\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	<b>CHANGE ORDER No.</b>						\$0.00		\$0.00	0.00%	\$0.00	\$ -				
							\$0.00		\$0.00	0.00%	\$0.00	\$ -				
	Total Authorized Amount (Original)						\$ -		\$0.00		\$0.00	\$ -				
	Total Authorized Amount (including approved Change Order)						\$ -		\$0.00		<b>Total Billed</b>	\$0.00				
	<b>SUMMARY</b>															
	A. Original Contract Amount			\$0.00	<p>I certify that the materials have been received by me, or services have been rendered, in the quality and quantity specified per the approved contracted amounts, and is approved for payment</p>		<p><b>Retention and/or Escrow Payment Schedule</b></p> <table border="1"> <tr> <td>Total Retention Required as of this billing (Item E)</td> <td>\$0.00</td> </tr> <tr> <td>Previous Retention Withheld in PO or in Escrow</td> <td>\$0.00</td> </tr> <tr> <td>Add'l Amt to Withhold in PO/Transfer in Escrow:</td> <td><b>\$0.00</b></td> </tr> <tr> <td>Amt to Release to Contractor from PO/Escrow:</td> <td>\$0.00</td> </tr> </table>		Total Retention Required as of this billing (Item E)	\$0.00	Previous Retention Withheld in PO or in Escrow	\$0.00	Add'l Amt to Withhold in PO/Transfer in Escrow:	<b>\$0.00</b>	Amt to Release to Contractor from PO/Escrow:	\$0.00
Total Retention Required as of this billing (Item E)	\$0.00															
Previous Retention Withheld in PO or in Escrow	\$0.00															
Add'l Amt to Withhold in PO/Transfer in Escrow:	<b>\$0.00</b>															
Amt to Release to Contractor from PO/Escrow:	\$0.00															
	B. Approved Change Order #00 Thru #00			\$0.00												
	C. Total Authorized Amount (A+B)			\$0.00												
	D. Total Billed to Date			\$0.00												
	E. Less Total Retention (5% of D )			\$0.00												
	F. Less Total Previous Payments			\$0.00												
	<b>G. Payment Due Less Retention</b>			<b>\$0.00</b>												
	H. Remaining Authorized Amount			\$0.00												
1/10/2024 Rev		Contractor Signature and Date: _____														

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



Engineering &  
Capital Projects

## Balboa Park Golf Course Improvements Location Map

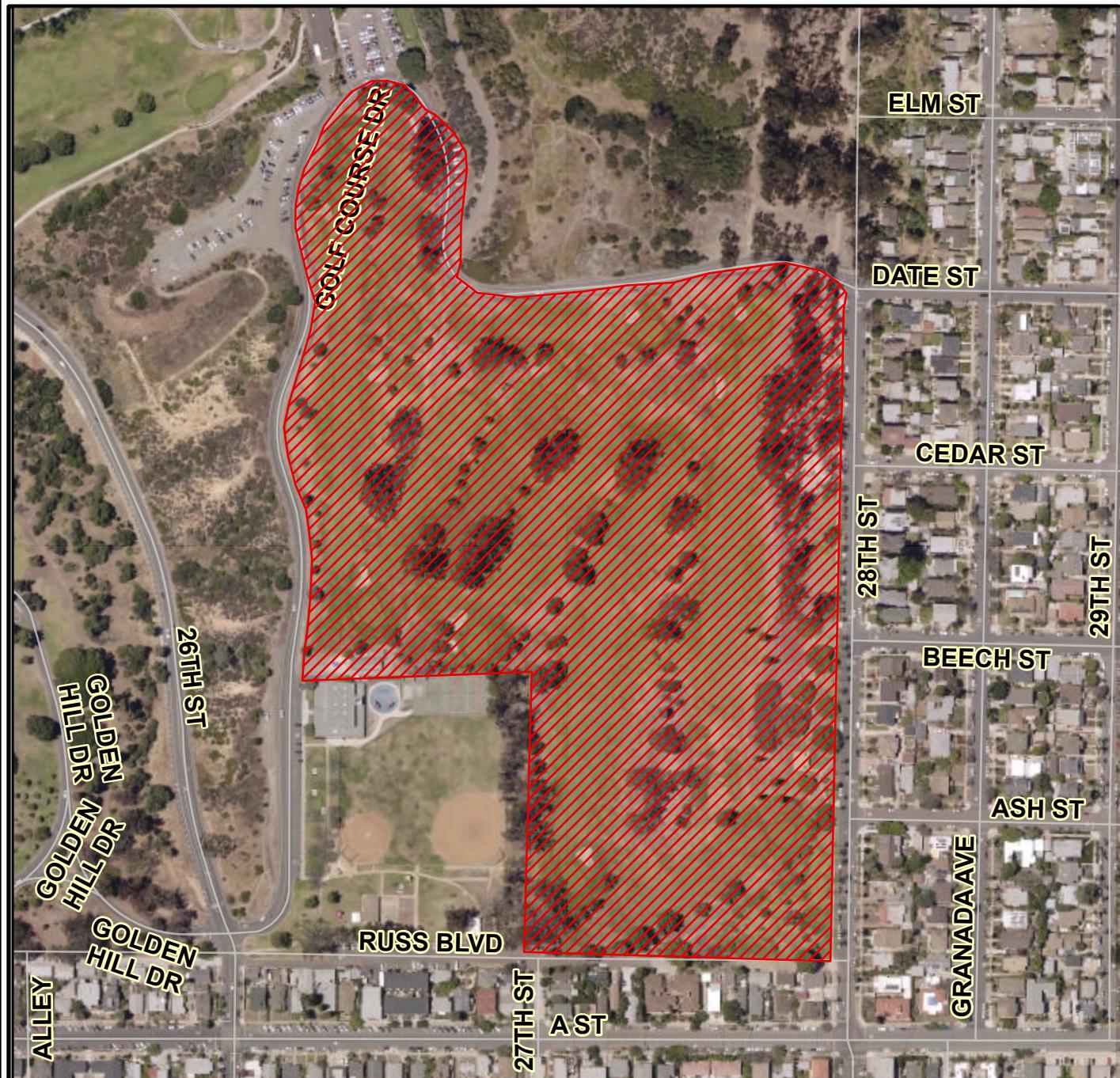


PROJECT OFFICER II  
DARREN GENOVA

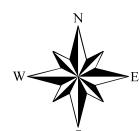
PROJECT MANAGER  
LING CHAN

PROJECT ENGINEER  
NATHAN AUDO

FOR QUESTIONS ABOUT THIS PROJECT  
Call: (619) 533-4207  
Email: [engineering@sandiego.gov](mailto:engineering@sandiego.gov)



### LEGEND



COMMUNITY NAME: BALBOA PARK

Date: 10/7/2024

COUNCIL DISTRICT: 3

WBS NO: B23071



**APPENDIX F**  
**ADJACENT PROJECT MAP**

THIS MAP DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OR MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission granted by RAND MCNALLY & COMPANY® to SanGIS. This map is copyrighted by RAND MCNALLY & COMPANY®. It is unlawful to copy or reproduce all or any part thereof, whether for personal use or resale, without the prior, written permission of RAND MCNALLY & COMPANY.



The City of  
**SAN DIEGO** Public Works

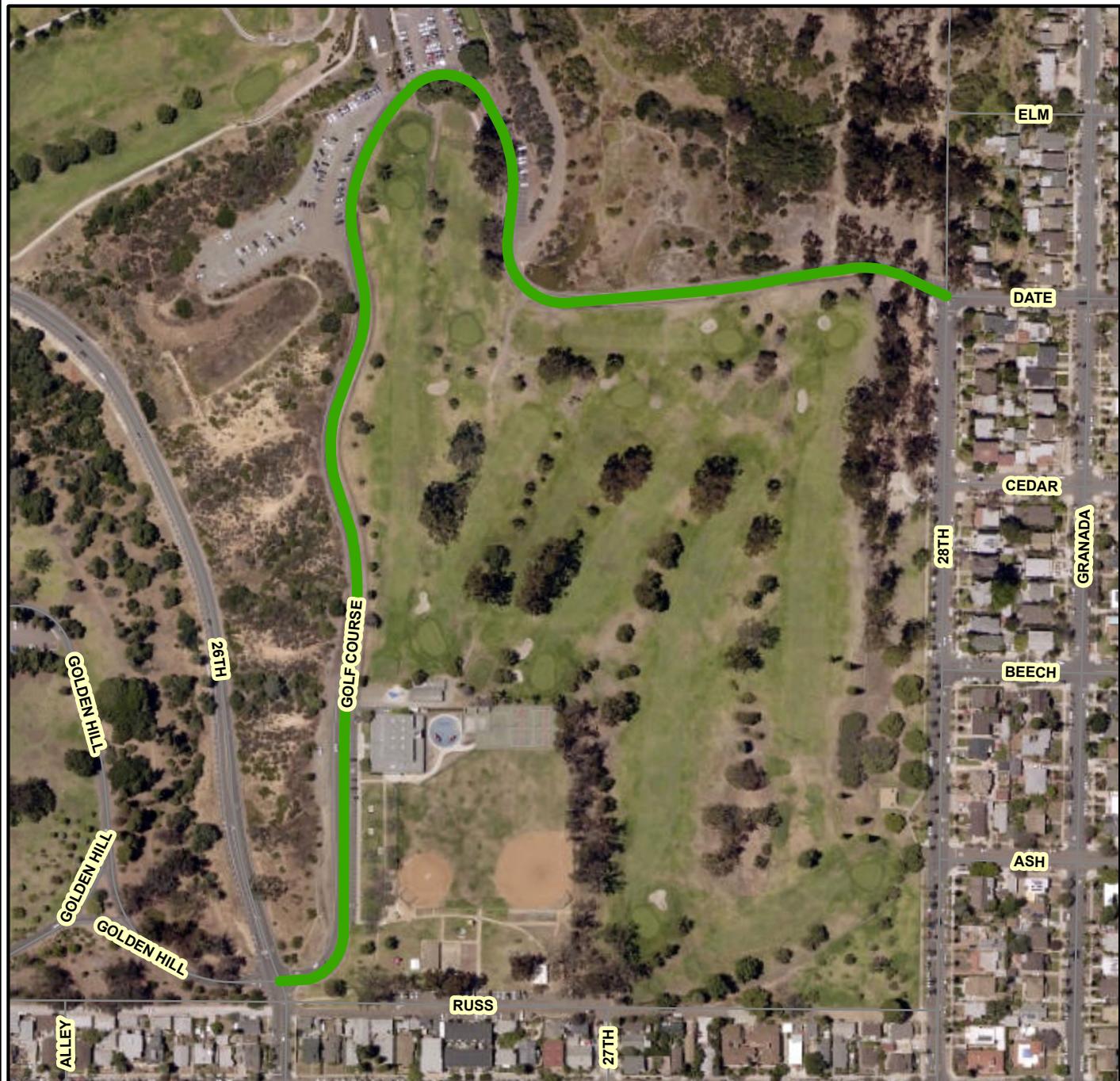
## GOLF COURSE DRIVE IMPROVEMENTS

SENIOR ENGINEER  
CHUN YU CHAN  
619-533-7416

PROJECT MANAGER  
RAMIN NASRABADI  
619-533-4189

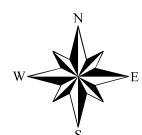
PROJECT ENGINEER  
LEAMARIE DIAZ  
619-533-5210

FOR QUESTIONS ABOUT THIS  
PROJECT Call: (619) 533-4207  
Email: [engineering@sandiego.gov](mailto:engineering@sandiego.gov)



### Legend

 Golf Course Drive Improvements Project



COMMUNITY NAME: BALBOA PARK

COUNCIL DISTRICT: 03

SAP ID: S-1504

Date: JANUARY 04, 2024

Balboa Park Golf Course Improvements - 9 Hole Course  
K-25-2376-DB1-3-A

SanGIS

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

# HAZARDOUS WASTE

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

GENERATOR NAME	24 Hr. PHONE	
ADDRESS		
CITY	STATE	ZIP
EPA ID NO.	MANIFEST DOCUMENT NO.	
EPA WASTE NO.	CA WASTE NO.	ACCUMULATION / / START DATE / /
CONTENTS, COMPOSITION		
PROPER DOT SHIPPING NAME		
TECHNICAL NAME (S)		
UNM# WITH PREFIX		
PHYSICAL STATE <input type="checkbox"/> SOLID <input type="checkbox"/> LIQUID	HAZARDOUS PROPERTIES <input type="checkbox"/> CORROSIVE <input type="checkbox"/> REACTIVE	<input type="checkbox"/> FLAMMABLE <input type="checkbox"/> OTHER
<b>HANDLE WITH CARE!</b> CONTAINS HAZARDOUS OR TOXIC WASTES		

# INCIDENT/RELEASE ASSESSMENT FORM <sup>1</sup>

## If you have an emergency, Call 911

*Handlers of hazardous materials are required to report releases. The following is a tool to be used for assessing if a release is reportable. Additionally, a non-reportable release incident form is provided to document why a release is not reported (see back).*

### **Questions for Incident Assessment:**

	YES	NO
1. Was anyone killed or injured, or did they require medical care or admitted to a hospital for observation?	<input type="checkbox"/>	<input type="checkbox"/>
2. Did anyone, other than employees in the immediate area of the release, evacuate?	<input type="checkbox"/>	<input type="checkbox"/>
3. Did the release cause off-site damage to public or private property?	<input type="checkbox"/>	<input type="checkbox"/>
4. Is the release greater than or equal to a reportable quantity (RQ)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Was there an uncontrolled or unpermitted release to the air?	<input type="checkbox"/>	<input type="checkbox"/>
6. Did an uncontrolled or unpermitted release escape secondary containment, or extend into any sewers, storm water conveyance systems, utility vaults and conduits, wetlands, waterways, public roads, or off site?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will control, containment, decontamination, and/or clean up require the assistance of federal, state, county, or municipal response elements?	<input type="checkbox"/>	<input type="checkbox"/>
8. Was the release or threatened release involving an unknown material or contains an unknown hazardous constituent?	<input type="checkbox"/>	<input type="checkbox"/>
9. Is the incident a threatened release (a condition creating a substantial probability of harm that requires immediate action to prevent, reduce, or mitigate damages to persons, property, or the environment)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Is there an increased potential for secondary effects including fire, explosion, line rupture, equipment failure, or other outcomes that may endanger or cause exposure to employees, the general public, or the environment?	<input type="checkbox"/>	<input type="checkbox"/>

If the answer is YES to any of the above questions – report the release to the California Office of Emergency Services at 800-852-7550 and the local CUPA daytime: (619) 338-2284, after hours: (858) 565-5255. Note: other state and federal agencies may require notification depending on the circumstances.

\*Call 911 in an emergency\*

If all answers are NO, complete a Non Reportable Release Incident Form (page 2 of 2) and keep readily available. Documenting why a “no” response was made to each question will serve useful in the event questions are asked in the future, and to justify not reporting to an outside regulatory agency.

If in doubt, report the release.

---

<sup>1</sup> This document is a guide for assessing when hazardous materials release reporting is required by Chapter 6.95 of the California Health and Safety Code. It does not replace good judgment, Chapter 6.95, or other state or federal release reporting requirements.

# NON REPORTABLE RELEASE INCIDENT FORM

## 1. RELEASE AND RESPONSE DESCRIPTION

Incident # \_\_\_\_\_

Date/Time Discovered	Date/Time Discharge	Discharge Stopped <input type="checkbox"/> Yes <input type="checkbox"/> No
Incident Date / Time:		
Incident Business / Site Name:		
Incident Address:		
Other Locators (Bldg, Room, Oil Field, Lease, Well #, GIS)		
Please describe the incident and indicate specific causes and area affected. Photos Attached?: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Indicate actions to be taken to prevent similar releases from occurring in the future.		

## 2. ADMINISTRATIVE INFORMATION

Supervisor in charge at time of incident:	Phone:
Contact Person:	Phone:

## 3. CHEMICAL INFORMATION

Chemical	Quantity	<input type="checkbox"/> GAL	<input type="checkbox"/> LBS	<input type="checkbox"/> FT <sup>3</sup>
Chemical	Quantity	<input type="checkbox"/> GAL	<input type="checkbox"/> LBS	<input type="checkbox"/> FT <sup>3</sup>
Chemical	Quantity	<input type="checkbox"/> GAL	<input type="checkbox"/> LBS	<input type="checkbox"/> FT <sup>3</sup>

Clean-Up Procedures & Timeline:


Completed By:	Phone:
Print Name:	Title:

**EMERGENCY RELEASE FOLLOW - UP NOTICE REPORTING FORM**

A	BUSINESS NAME				FACILITY EMERGENCY CONTACT & PHONE NUMBER (   ) -						
B	INCIDENT DATE	MO	DAY	YR	TIME OES NOTIFIED	(use 24 hr time)	OES CONTROL NO.				
C	INCIDENT ADDRESS LOCATION				CITY / COMMUNITY		COUNTY	ZIP			
	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 NOTIFI- CATION UNDER 42 U.S.C. Section 9603 (a) <input type="checkbox"/>				
	PHYSICAL STATE CONTAINED			PHYSICAL STATE RELEASED			QUANTITY RELEASED				
	<input type="checkbox"/> SOLID	<input type="checkbox"/> LIQUID	<input type="checkbox"/> GAS	<input type="checkbox"/> SOLID	<input type="checkbox"/> LIQUID	<input type="checkbox"/> GAS					
	ENVIRONMENTAL CONTAMINATION				TIME OF RELEASE		DURATION OF RELEASE				
	<input type="checkbox"/> AIR	<input type="checkbox"/> WATER	<input type="checkbox"/> GROUND	<input type="checkbox"/> OTHER			<u>—DAYS</u> <u>—HOURS</u> <u>—MINUTES</u>				
	ACTIONS TAKEN										
E											
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											
I	COMMENTS (INDICATE SECTION (A - G) AND ITEM WITH COMMENTS OR ADDITIONAL INFORMATION)										
	CERTIFICATION: I certify under penalty of law that I have personally examined and I am familiar with the information submitted and believe the submitted information is true, accurate, and complete.										
	REPORTING FACILITY REPRESENTATIVE (print or type) _____										
	SIGNATURE OF REPORTING FACILITY REPRESENTATIVE _____ DATE: _____										

## **EMERGENCY RELEASE FOLLOW-UP NOTICE REPORTING FORM INSTRUCTIONS**

### **GENERAL INFORMATION:**

Chapter 6.95 of Division 20 of the California Health and Safety Code requires that written emergency release follow-up notices prepared pursuant to 42 U.S.C. § 11004, be submitted using this reporting form. Non-permitted releases of reportable quantities of Extremely Hazardous Substances (listed in 40 CFR 355, appendix A) or of chemicals that require release reporting under section 103(a) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 [42 U.S.C. § 9603(a)] must be reported on the form, as soon as practicable, but no later than 30 days, following a release. The written follow-up report is required in addition to the verbal notification.

### **BASIC INSTRUCTIONS:**

- The form, when filled out, reports follow-up information required by 42 U.S.C § 11004. Ensure that all information requested by the form is provided as completely as possible.
- If the incident involves reportable releases of more than one chemical, prepare one report form for each chemical released.
- If the incident involves a series of separate releases of chemical(s) at different times, the releases should be reported on separate reporting forms.

### **SPECIFIC INSTRUCTIONS:**

Block A: Enter the name of the business and the name and phone number of a contact person who can provide detailed facility information concerning the release.

Block B: Enter the date of the incident and the time that verbal notification was made to OES. The OES control number is provided to the caller by OES at the time verbal notification is made. Enter this control number in the space provided.

Block C: Provide information pertaining to the location where the release occurred. Include the street address, the city or community, the county and the zip code.

Block D: Provide information concerning the specific chemical that was released. Include the chemical or trade name and the Chemical Abstract Service (CAS) number. Check all categories that apply. Provide best available information on quantity, time and duration of the release.

Block E: Indicate all actions taken to respond to and contain the release as specified in 42 U.S.C. § 11004(c).

Block F: Check the categories that apply to the health effects that occurred or could result from the release. Provide an explanation or description of the effects in the space provided. Use Block H for additional comments/information if necessary to meet requirements specified in 42 U.S.C. § 11004(c).

Block G: Include information on the type of medical attention required for exposure to the chemical released. Indicate when and how this information was made available to individuals exposed and to medical personnel, if appropriate for the incident, as specified in 42 U.S.C. § 11004(c).

Block H: List any additional pertinent information.

Block I: Print or type the name of the facility representative submitting the report. Include the official signature and the date that the form was prepared.

### **MAIL THE COMPLETED REPORT TO:**

**State Emergency Response Commission (SERC)**  
**Attn: Section 304 Reports**  
**Hazardous Materials Unit**  
**3650 Schriever Avenue**  
**Mather, CA 95655**

NOTE: Authority cited: Sections 25503, 25503.1 and 25507.1, Health and Safety Code. Reference: Sections 25503(b)(4), 25503.1, 25507.1, 25518 and 25520, Health and Safety Code.

**APPENDIX H**

**SAMPLE OF PUBLIC NOTICE**



## CONSTRUCTION NOTICE

### PROJECT TITLE

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

#### The work will consist of:

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

#### How your neighborhood may be impacted:

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

#### Hours and Days of Operation:

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

#### City of San Diego Contractor:

Company Name, XXX-XXX-XXXX



## CONSTRUCTION NOTICE

### PROJECT TITLE

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

#### The work will consist of:

- Saw-cutting and trench work on Ingulf Street from Morena Boulevard to Galveston Street to install new water mains, water laterals and fire hydrants.
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- Parking restrictions will exist because of the presence of construction equipment and materials.
- "No Parking" signs will be displayed 72 hours in advance of the work.
- Cars parked in violation of signs will be TOWED.

#### Hours and Days of Operation:

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

#### City of San Diego Contractor:

Company Name, XXX-XXX-XXXX

## **APPENDIX I**

### **ADVANCED METERING INFRASTRUCTURE (AMI) DEVICE PROTECTION**

## **Protecting AMI Devices in Meter Boxes and on Street Lights**

The Public Utilities Department (PUD) has begun the installation of the Advanced Metering Infrastructure (AMI) technology as a new tool to enhance water meter reading accuracy and efficiency, customer service and billing, and to be used by individual accounts to better manage the efficient use of water. **All AMI devices shall be protected per Section 402-2, "Protection", of the 2021 Whitebook.**

AMI technology allows water meters to be read electronically rather than through direct visual inspection by PUD field staff. This will assist PUD staff and customers in managing unusual consumption patterns which could indicate leaks or meter tampering on a customer's property.

Three of the main components of an AMI system are the:

A. Endpoints, see Photo 1:

**Photo 1**



B. AMI Antenna attached to Endpoint (antenna not always required), see Photo 2:



---

Network Devices, see Photo 3:



AMI endpoints transmit meter information to the AMI system and will soon be on the vast majority of meters in San Diego. These AMI devices provide interval consumption data to the PUD's Customer Support Division. If these devices are damaged or communication is interrupted, this Division will be alerted of the situation. The endpoints are installed in water meter boxes, coffins, and vaults adjacent to the meter. A separate flat round antenna may also be installed through the meter box lid. This antenna is connected to the endpoint via cable. The following proper installation shall be implemented when removing the lid to avoid damaging the antenna, cable, and/or endpoint. Photo 4 below demonstrates a diagram of the connection:

**Photo 4**



The AMI device ERT/Endpoint/Transmitter shall be positioned and installed as discussed in this Appendix. If the ERT/Endpoint/Transmitter is disturbed, it shall be re-installed and returned to its original installation with the end points pointed upwards as shown below in Photo 5.

**The PUD's code compliance staff will issue citations and invoices to you for any damaged AMI devices that are not re-installed as discussed in the Contract Document**

Photo 5 below shows a typical installation of an AMI endpoint on a water meter.

**Photo 5**

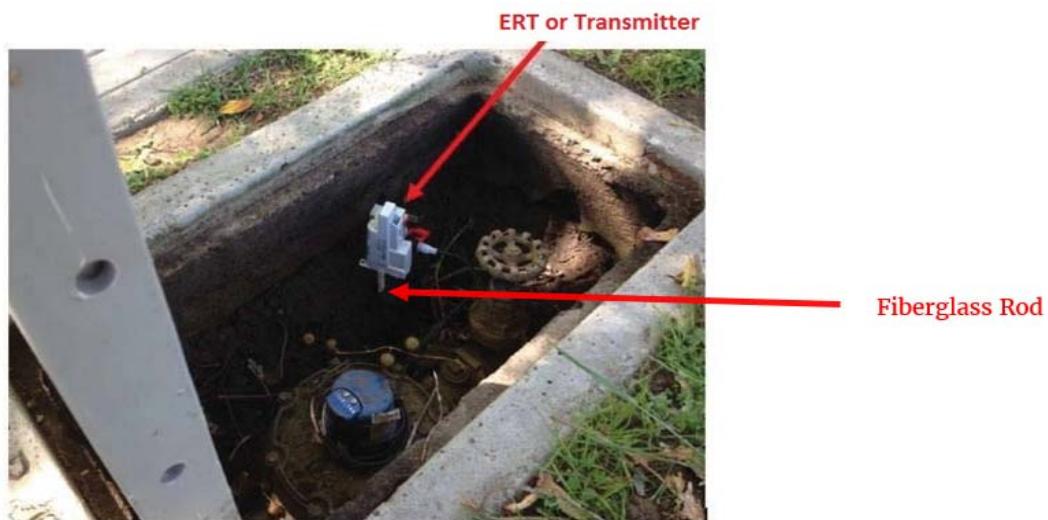


Photo 6 below is an example of disturbance that shall be avoided:

**Photo 6**



**You are responsible when working in and around meter boxes.** If you encounter these endpoints, use proper care and do not disconnect them from the registers on top of the water meter. If the lid has an antenna drilled through, do not change or tamper with the lid and inform the Resident Engineer immediately about the location of that lid. Refer to Photo 7 below:

**Photo 7**



Another component of the AMI system are the Network Devices. The Network Devices are strategically placed units (mainly on street light poles) that collect interval meter reading data from multiple meters for transmission to the Department Control Computer. **If you come across any of these devices on street lights that will be removed or replaced (refer to Photos 8 and 9 below), notify Elvira Santiesteban, Compliance & Metering Manager 619-380-3804 and Kevin Wilson, Senior Water Utility Supervisor 619-857-8257 immediately.**

Photo 8 shows an installed network device on a street light. On the back of each Network Device is a sticker with contact information. See Photo 9. **Call PUD Water Emergency Repairs at 619-515-3525 if your work will impact these street lights.** These are assets that belong to the City of San Diego and you shall be responsible for any costs of disruption of this network.

**Photo 8**



**Network Device**

**Photo 9**



If you encounter any bad installations, disconnected/broken/buried endpoints, or inadvertently damage any AMI devices or cables, notify the Resident Engineer immediately. The Resident Engineer will then immediately contact Elvira Santiesteban, Compliance & Metering Manager 619-380-3804 and Kevin Wilson, Senior Water Utility Supervisor 619-857-8257.

Rev. 9.11.2023

**APPENDIX J**  
**SWPPP CONSTRUCTION BMP MAINTENANCE LOG**

## SWPPP Construction BMP Maintenance Log

Examples of construction BMP maintenance activities include but are not limited to tasks listed below. The contractor is ultimately responsible for compliance with the Storm Water Standards Manual and/or the Construction General Permit, and for ensuring all BMPs function per manufacturer's specifications. Use the attached log to schedule and document maintenance activities. The log shall be kept with the project SWPPP document at all times.

### **Construction BMP Maintenance Activities**

- Maintain stabilized construction entrances/exits
- Redress gravel/rock to full coverage and remove any sediment accumulation
- Remove and replace geotextile/compost blanket/plastic with holes or tears
- Redress and restabilize erosion or rilling greater than 1-inch deep
- Reapply hydraulic stabilization products to full coverage
- Remove and replace silt fence/fiber roll/gravel bags/etc. with holes or tears
- Reinstall or replace silt fence/fiber roll/etc. with sags
- Remove sediment accumulation from perimeter controls
- Remove sediment accumulation from storm drain inlet protection and check dams
- Remove sediment accumulation from energy dissipators
- Repair or remove any vehicle/equipment that leaks
- Remove any accumulation in drip pans or containment
- Empty concrete washouts when they reach 75% capacity
- Empty waste disposal containers when they reach 95% capacity

## Construction BMP Maintenance Log

**Project Title:**

**WBS/IO No:**

**WDID:**

Scheduled Date/Time	Completion Date/Time	Location	Maintenance Tasks Performed	Logged By

**APPENDIX K**  
**SAMPLE CONTRACTOR PERFORMANCE EVALUATION (CPE) FORM**



**CITY OF SAN DIEGO  
CONTRACTOR PERFORMANCE EVALUATION (CPE) FORM**

Date: \_\_\_\_\_

**INTERIM EVALUATION:** at \_\_\_\_\_% of a \_\_\_\_\_  Working Day  Calendar Day  
 **FINAL EVALUATION:** Submitted at completion of a \_\_\_\_\_  Working Day  Calendar Day

**TITLE OF CONTRACT:** Title of Contract

**CONTRACT AMOUNT (ORIGINAL/FINAL)** \_\_\_\_\_ / \_\_\_\_\_

**FIRM NAME:** Contractor Firm Name

**FIRM ADDRESS:** \_\_\_\_\_

**CONTRACTOR REPRESENTATIVE'S NAME:** \_\_\_\_\_

**CONTRACTOR SUPERINTENDENT'S NAME:** \_\_\_\_\_

**CONTRACTOR FOREMAN'S NAME:** \_\_\_\_\_

**WBS #:** \_\_\_\_\_

**BID #:** \_\_\_\_\_

**TYPE OF WORK** (CHECK ALL THAT APPLY):

TREATMENT PLANT	<input type="checkbox"/>	PUMP STATION	<input type="checkbox"/>	SEWER MAIN	<input type="checkbox"/>	STORM DRAIN	<input type="checkbox"/>
WATER MAIN	<input type="checkbox"/>	FLOOD CONTROL	<input type="checkbox"/>	ENVTL. MITIGATION	<input type="checkbox"/>	BRIDGE	<input type="checkbox"/>
STREETS/HIGHWAYS	<input type="checkbox"/>	TRAFFIC SIGNAL	<input type="checkbox"/>	STREET LIGHTS	<input type="checkbox"/>	PARK	<input type="checkbox"/>
BUILDING [specify]	<input type="checkbox"/>	PIPING SYSTEM	<input type="checkbox"/>	OTHER (SPECIFY)	<input type="checkbox"/>	_____	

CPE are one of the tools the City uses to determine if a contractor has the quality, fitness, and capacity to perform proposed work satisfactorily and is, therefore, a responsible contractor. See San Diego Municipal Code sections 22.3003 and 22.3004. This evaluation represents the observations and conclusions of the City of San Diego, prepared by City staff in the course of their official duties. The Contractor may agree with or dispute the contents and conclusions of this evaluation. Anyone not affiliated with the City of San Diego should conduct his/her investigation to confirm or dispel the conclusions expressed herein.

**Notes:**

- The Contractor will be allowed (60) calendar days after notice of the final performance evaluation pursuant to SDMC 22.0806 to protest this evaluation in writing; otherwise, the City will deem the evaluation accepted by the Contractor.
- Refer to the end of the form for definitions used in this evaluation.

## 1. Contract Administration

**SAMPLE**

**The Contractor's overall rating for Section 1 is (check one):**

Outstanding    Above Satisfactory    Satisfactory    Needs Improvement    Unsatisfactory

## 2. Compliance with Contract Documents

**SAMPLE**

**The Contractor's overall rating for Section 2 is (check one):**

Outstanding    Above Satisfactory    Satisfactory    Needs Improvement    Unsatisfactory

### 3. Construction Workmanship

**The Contractor's overall rating for Section 3 is (check one):**

Outstanding    Above Satisfactory    Satisfactory    Needs Improvement    Unsatisfactory

### 4. Safety

**The Contractor's overall rating for Section 4 is (check one):**

Outstanding    Above Satisfactory    Satisfactory    Needs Improvement    Unsatisfactory

## 5. Storm Water / BMP Compliance

**The Contractor's overall rating for Section 5 is (check one):**

Outstanding     Above Satisfactory     Satisfactory     Needs Improvement     Unsatisfactory

## 6. Cooperation, Professionalism, Communication & Public Outreach

**The Contractor's overall rating for Section 6 is (check one):**

Outstanding     Above Satisfactory     Satisfactory     Needs Improvement     Unsatisfactory

## 7. Subcontracting Performance and Management

**The Contractor's overall rating for Section 7 is (check one):**

Outstanding     Above Satisfactory     Satisfactory     Needs Improvement     Unsatisfactory

### OVERALL EVALUATION

THE OVERALL EVALUATION IS DERIVED FROM THE HOLISTIC REVIEW OF THE SEVEN FACTORS ABOVE.

**The Contractor's overall rating (check one):**

Outstanding     Above Satisfactory     Satisfactory     Needs Improvement     Unsatisfactory

### OVERALL SUMMARY:

RESIDENT ENGINEER

SUPERVISOR

By:

---

(signature / date)

---

(signature / date)

---

(print name)

---

(print name)

Section Head's Initial \_\_\_\_\_

Asst. Deputy Director's Initials \_\_\_\_\_

ADD:

Date: \_\_\_\_\_

CC:

- Contractor
- Program Coordinator, Engineering & Capital Projects/Contracting Group, Pre-qualification Program
- Director, Purchasing & Contracting
- Deputy Director, Purchasing & Contracting
- eFile CityHub/SDShare

SAMPLE

**Definitions:**

**1. Performance Areas** - These include the Contractor's record of conforming to the requirements and standards of Contract Administration, Compliance with Contract Documents, Construction Workmanship, Safety, Stormwater Best Management Practices, Cooperation, Professionalism, Communication and Public Outreach, and Subcontracting Performance and Management.

Here are definitions for the specified terms within the context of contractor performance areas:

- Contract Administration: Managing all aspects of a construction contract to ensure compliance with its terms and conditions. This includes handling project documentation, managing changes or modifications, e.g., requests for changes, processing payments, monitoring timelines, requests for information, submittals, resolving disputes, and ensuring all parties fulfill their contractual obligations.
- Compliance with Contract Documents: Adherence to the plans, specifications, and other legally binding documents that outline the scope of work, quality standards, and technical requirements. This involves ensuring all construction activities align with approved designs, materials, and regulations specified in the contract.
- Construction Workmanship: The quality and standard of the physical work performed on the project. It reflects the Contractor's ability to deliver durable, precise, and code-compliant construction through skilled labor and proper techniques specified in the contract.
- Safety: Implementing and maintaining measures to protect workers, site visitors, and the public from hazards. This includes compliance with Occupational Safety and Health Administration standards, site-specific safety plans, and accident prevention strategies throughout the project lifecycle.
- Stormwater Best Management Practices (BMPs): Techniques and measures used to control and reduce the impact of stormwater runoff during and after construction. This includes erosion control, sediment barriers, proper waste management, and other strategies to minimize pollution and protect water quality in compliance with environmental regulations.
- Cooperation: The Contractor's ability to work collaboratively and effectively with the City, subcontractors, government agencies, and other stakeholders. This involves being responsive and adaptable and maintaining a solution-oriented approach to project challenges.
- Professionalism: Demonstrating ethical conduct, integrity, and respect in all aspects of the Contractor's work. It includes maintaining a positive work environment, adhering to industry standards, and fostering trust through reliable and responsible business practices.
- Communication and Public Outreach: Providing clear, timely, and accurate information to stakeholders and the public as specified in the Contract Documents. This involves regular project updates, responding to concerns, and maintaining transparency to build positive community relations and ensure all parties remain informed.
- Subcontracting Performance and Management: The contractor's ability to select, oversee, and coordinate Subcontractors to ensure their work meets quality standards, deadlines, and compliance requirements. Effective management includes monitoring performance, enforcing contractual terms, and resolving issues to maintain project continuity.

The above criteria are not equally weighted. For example, though the Contractor may receive an outstanding rating for Contract Administration, Cooperation, Professionalism and/or Communication, the frequent lapses in safety on the job site or disregard for stormwater compliance resulting in serious injury or damages on site justify the Contractor receiving an overall unsatisfactory rating. Therefore, in the context of the Contractor performance ratings, the definitions can be adjusted to focus more on the quality of the Work, timeliness, and adherence to safety standards than other areas.

**2. Performance Rating** - See below for a breakdown of the Contractor's performance rating definitions. These definitions provide a set of expectations across multiple areas of the Contractor's performance, ensuring the Contractor is evaluated holistically on various critical aspects of contract execution.

**a) Outstanding:**

- Contract Administration: Consistently submits all required documentation on time and maintains proper documentation. Fully adheres to the contract's terms and proactively resolves any issues.
- Compliance with Contract Documents: Demonstrates full understanding of and strict adherence to Contract Documents. Any changes or deviations are well-communicated and documented.
- Construction Workmanship: The quality of the Work consistently exceeds expectations, with few to no defects, attention to detail, and thorough craftsmanship.

- Safety: Safety is a top priority, with zero safety incidents, proactive safety training, and implementing additional safety measures beyond required.
- Storm Water Best Management Practices: Consistently implements and exceeds all environmental guidelines for stormwater management and addresses issues before they arise.
- Cooperation: Fully cooperative with all stakeholders, including the client, Subcontractors, and suppliers, with a strong emphasis on team collaboration and problem-solving.
- Professionalism: Maintains the highest standards of conduct, integrity, and respect in all dealings with stakeholders and regulatory agencies.
- Communication and Public Outreach: Regularly updates stakeholders, responds promptly to concerns, and engages with the public in a respectful and transparent manner. Issues are resolved proactively.
- Subcontracting Performance and Management: Subcontractors are managed effectively, adhering to contract terms and producing high-quality work. Coordination between Subcontractors is seamless.

**b) *Above Satisfactory:***

- Contract Administration: Completes necessary documentation with minimal errors and on time. Any issues or changes are addressed promptly.
- Compliance with Contract Documents: Follows Contract Documents well, with only minor discrepancies or deviations that are communicated and resolved.
- Construction Workmanship: Work quality is generally excellent, with a few minor issues or areas for improvement that are promptly corrected.
- Safety: Strong safety record, with minor issues addressed quickly. Safety practices generally meet or exceed expectations.
- Stormwater Best Management Practices: Stormwater management practices are followed effectively, with few issues. Implements best practices and corrects problems when they arise.
- Cooperation: Works well with all parties, addressing issues with minimal conflict. Collaboration is generally smooth.
- Professionalism: Maintains a professional demeanor, resolving conflicts appropriately, and adhering to industry standards.
- Communication and Public Outreach: Communication is proactive and responsive, with timely updates to stakeholders and the public. Public outreach is effective but could be more frequent.
- Subcontracting Performance and Management: Subcontractors are effectively managed, but minor coordination issues may arise. Work is generally on time and meets the standards.

**c) *Satisfactory:***

- Contract Administration: Documentation is completed as required, with occasional delays or missing information. Issues are resolved, but reminders may be required.
- Compliance with Contract Documents: Generally, complies with contract documents, with occasional deviations addressed upon discovery but may result in delays or minor issues.
- Construction Workmanship: Meets the minimum expected quality, with some defects or areas that could be improved. Issues are typically addressed once raised.
- Safety: Safety protocols are followed, though there may be occasional minor incidents or near-misses. The overall safety record is acceptable but not exemplary.
- Stormwater Best Management Practices: Meets basic requirements for stormwater management but may not always go above and beyond to exceed environmental standards.
- Cooperation: Cooperation with others is generally acceptable but may not be proactive. Occasionally requires intervention to resolve conflicts or issues.

- Professionalism: Conducts business professionally, though there may be occasional lapses in communication or judgment.
- Communication and Public Outreach: Provides regular updates but may not always engage proactively with stakeholders or the public. Responses are typically timely but occasionally delayed.
- Subcontracting Performance and Management: Subcontractors are managed adequately, though there may be some delays or quality issues. Coordination could be improved.

**d) Needs Improvement:**

- Contract Administration: Frequently submits documentation late or incomplete. Requires frequent reminders to stay on track with contract requirements.
- Compliance with Contract Documents: Regularly deviates from contract documents or fails to follow specifications. Changes or deviations are not always communicated effectively.
- Construction Workmanship: Work quality does not consistently meet the minimum standards. There are frequent defects or the need for rework.
- Safety: Safety violations occur, or safety protocols are inconsistently followed. There are notable safety incidents or risks that need to be addressed.
- Stormwater Best Management Practices: Fails to comply consistently with stormwater management practices, leading to potential environmental concerns or violations.
- Cooperation: Struggles to cooperate with others, leading to frequent conflicts, delays, or miscommunications.
- Professionalism: Displays unprofessional behavior, including poor communication, lack of respect for other stakeholders, or failure to resolve conflicts properly.
- Communication and Public Outreach: Communication is often reactive rather than proactive, failing to inform stakeholders or the public promptly or transparently.
- Subcontracting Performance and Management: Subcontractors are not properly managed, leading to frequent delays, quality issues, or resource mismanagement.

**e) Unsatisfactory:**

- Contract Administration: Consistently fails to submit required documentation, and there are significant discrepancies or ongoing issues with contract compliance.
- Compliance with Contract Documents: Major deviations from contract documents are frequent and unaddressed. The Contractor fails to follow essential specifications or standards.
- Construction Workmanship: The quality of the Work is consistently poor, with widespread defects and the need for significant rework. It is below industry standards.
- Safety: Serious safety violations or significant incidents affecting worker safety or project progress. Safety regulations are often ignored or not implemented.
- Stormwater Best Management Practices: Failure to implement or adhere to environmental best practices leads to violations or significant environmental impacts.
- Cooperation: Exhibits a lack of cooperation, leading to frequent conflicts with stakeholders, delays, and disruptions in project progress.
- Professionalism: Consistently unprofessional behavior, lack of integrity, failure to meet basic expectations for respect and conduct.
- Communication and Public Outreach: Poor or nonexistent communication, leaving stakeholders or the public uninformed. Issues are ignored or not addressed on time.
- Subcontracting Performance and Management: Subcontractors are poorly managed, leading to significant delays, quality issues, or violations of contract terms. Coordination and oversight are lacking.

**ATTACHMENT F**

**IN-USE OFF-ROAD DIESEL FUELED FLEET REGULATION (OFF-ROAD REGULATION)  
COMPLIANCE (CARB)**

## ATTACHMENT F

### IN-USE OFF-ROAD DIESEL FUELED FLEET REGULATION (OFF-ROAD REGULATION) COMPLIANCE

The California Air Resources Board (CARB) approved amendments to the Off-Road Regulations which can be found at 13 California Code of Regulations (CCR) sections 2449, 2449.1, and 2449.2. These amendments apply to any person, business, or government agency who owns or operates within California any vehicles with a diesel-fueled or alternative diesel fueled off-road compression-ignition engine with maximum power (max hp) of 25 horsepower (hp) or greater provided that the vehicle cannot be registered and driven safely on-road or was not designed to be driven on-road, even if it has been modified so that it can be driven safely on-road. See 13 CCR section 2449 (b) for the full list of vehicles covered by these Off-Road Regulations.

Beginning **January 1, 2024**, Contractor shall be subject to the requirements below. No Contractor or public works awarding body, as applicable, shall enter into a contract with a fleet for which it does not have a valid Certificate of Reported Compliance for the fleet and its listed subcontractors, if applicable, prior to entering into a new or renewed contract with that fleet. Contractor shall comply with the following requirements:

- (1) For a project involving the use of vehicles subject to the Off-Road Regulation, Contractor must obtain copies of the valid Certificates of Reported Compliance, as described in 13 CCR section 2449(n), for the fleet selected for this Contract and their listed subcontractors, if applicable, prior to entering into a new or renewed contract with that fleet and provide copies of such Certificates of Reported Compliance to the City within 10 days of issuance of the Notice of Intent to Award letter. Contractor shall enter into a contract with a fleet for which it does not have a valid Certificates of Reported Compliance for the fleet and its listed subcontractors. City shall not enter into a contract with Contractor until all current Certificates of Reported Compliance for the fleet to be used on this Project are provided by Contractor.
- (2) The Certificates of Reported Compliance received by Contractor for this Project must be retained by Contractor for three years after the Project's completion. Upon request by CARB, these records must be provided to CARB within five business days of the request. Additionally, upon request by City, these records must be produced to City within five business days of the request.
- (3) For emergency contracts that meet the definition of "emergency operations" as defined in 13 CCR section 2449(c)(18), they are exempt from the requirements in 13 CCR section 2449(i)(1)-(3) and sections (1) and (2) above, but must still retain records verifying vehicles subject to the regulation that are operating on the "emergency operations" project are actually being operated on the project for "emergency operations" only. These records, as described in more detail below in section (B) must be retained by Contractor for three years after completion of the Project and upon request from either CARB or the City, Contractor shall provide those records to the requesting party within five business days. All other emergency contracts that do not meet the definition of "emergency operations" must comply with the requirements above and 13 CCR section 2449(i)(1) – (3).

- A. "Emergency Operations" is defined as:
  - 1. Any activity for a project conducted during emergency, life threatening situations, where a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or an essential public service; or in conjunction with any officially declared disaster or state of emergency, as declared by an authorized health officer, agricultural commissioner, fire protection officer, or other authorized health officer;
  - 2. Any activity for a project conducted by essential service utilities to provide electricity, natural gas, telephone, water, or sewer during periods of service outages and emergency; or
  - 3. Operations including repairing or preventing damage to roads, buildings, terrain, and infrastructure as a result of an earthquake, flood, storm, fire, other infrequent act of nature, or terrorism. Routine maintenance or construction to prevent public health risks does not constitute emergency operations under the Off-Road Regulations.
- B. The records retained by Contractor for "emergency operations" projects must include:
  - 1. A description of the emergency;
  - 2. The address or a description of the specific location of the emergency;
  - 3. The dates on which the emergency operations were performed; and
  - 4. An attestation by the fleet that the vehicles are operated on the Project for "emergency operations" only.

Beginning **January 1, 2024**, Contractor is also subject to the requirements described in 13 CCR section 2449(j).

- (1) Between March 1 and June 1 of each year, Contractor must collect new valid Certificates of Reported Compliance for the current compliance year, as defined in 13 CCR section 2449(n), from all fleets that have an ongoing contract with Contractor as of March 1 of that year. Contractors shall not write contracts to evade this requirement.
- (2) Contractor shall only allow fleets with valid Certificates of Reported Compliance on the Contractor's job sites.
- (3) If Contractor discovers that any fleet intending to operate vehicles subject to this regulation for Contractor does not have a valid Certificate of Reported Compliance, as defined in 13 CCR section 2449(n), or if Contractor observes any noncompliant vehicles subject to the regulation on Contractor's job site, then Contractor must report the that to CARB at <https://calepacomplaints.secure.force.com/complaints/Complaint>, or email [dieselcomplaints@arb.ca.gov](mailto:dieselcomplaints@arb.ca.gov), for each fleet without a valid Certificate of Reported Compliance or each noncompliant vehicle, as applicable, within five business days of such discovery. See 13 CCR 2449(n) for the information required to be disclosed to CARB when reporting non-compliance.
- (4) Upon request by CARB, Contractor must immediately disclose to CARB the name and contact information of each responsible party for all vehicles subject to this regulation operating at the job site or for Contractor.

(5) Contractor shall prominently display signage for any project where vehicles subject to this Off-Road Regulation will operate for 8 calendar days or more. The signage must be posted by the eighth calendar day from which the first vehicle operates. The signage will be in lettering larger than size 14-point type and displayed in a conspicuous place where notices to employees are customarily posted at the job site or where there is employee foot traffic. If one of the above locations is also viewable by the public, it should be posted at that location. An exemption to this posting requirement is permitted if the operational time of a project is 7 calendar days or less. The signage must include the following language, verbatim:

(A) Who does the In-Use Off-Road Regulation Apply to?

The In-Use Off-Road Diesel-Fueled Fleets Regulation (Off-Road Regulation) applies to all self-propelled off-road diesel vehicles 25 horsepower or greater and most two-engine vehicles (except on-road two-engine sweepers) owned or operated in California. This includes vehicles that are rented or leased (rental or leased fleets)."

(B) "In-Use Off-Road Regulation Requirements

Idling Limit: Vehicles cannot idle longer than five minutes. There are exceptions for vehicles that need to idle to perform work.

Labeling: Vehicles must be labeled with a CARB assigned equipment identification number (EIN). The EIN shall be white on a red background, unless the vehicle is part of a captive attainment area fleet, in which case the EIN shall be white on a green background.

The EIN shall be located in clear view on both sides of the outside of the vehicle."

**ATTACHMENT G**

**EVALUATION AND SELECTION CRITERIA**

## **EVALUATION AND SELECTION CRITERIA**

Proposals will be ranked according to the criteria described below:

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

- 1.1. If the Proposer takes exception to any portion of the contract terms, the Proposer must identify and explain to the City in writing the basis for the exception. The Proposer must submit any claimed exception a minimum of 10 calendar days prior to the due date for submission of Proposals. Exceptions taken after the submission period for this RFP may cause rejection of the Proposal as being **non-responsive**.

**Selection (100 Points Total)**

**2. Executive Summary (2 Points Max)**

- 2.1. Each Proposer must submit a one to two-page Executive Summary of its Proposal.

**3. Project Team (15 Points Max)**

Describe the proposed management plan for this Project. Describe the qualifications of key construction and technical personnel and subcontractors and their commitment to the complete duration of the task, including the following:

- 3.1. Project Manager – Design-Builder shall employ a minimum of (1) fully experienced and qualified project manager. This person shall be responsible for the budget, schedule and performance of the project. Duties also include responsibility for all necessary paperwork such as obtaining permits; coordination of requests for information (RFI) and submittals; schedule generation and updates; resource management to maintain the project schedule; and overall project management. The person shall have previously functioned in a similar role on a minimum of five (5) comparable, eighteen (18) hole golf courses. USGA and/or PGA experience is recommended.
- 3.2. Project Superintendent - Design-Builder shall employ a minimum of (1) fully experienced and qualified Project Superintendent. This person shall be responsible for all construction efforts. Duties include coordination with the course designer and shaper, irrigation installation, quality control, compliance with all required permits, coordination with environmental requirements, and field construction in coordination with the Project Manager. This person shall have previously functioned in a similar role, on a minimum of five (5) comparable, eighteen (18) hole golf courses. USGA and/or PGA experience is recommended.
- 3.3. Assistant Superintendent/Asst. Project Manager – This person shall assist the Project Manager and Project Superintendent as necessary with all relevant tasks. This person shall have previously functioned in a similar role, on a minimum of two (2) comparable, eighteen (18) hole golf courses. USGA and/or PGA experience recommended.
- 3.4. Lead Shaper – This person shall be able to convey the Golf Designer's intent to the Project Superintendent and field staff for implementation. This person shall have

previously functioned in a similar role on a minimum of five (5) comparable, eighteen (18) hole golf courses. USGA and/or PGA experience is recommended.

- 3.5. Irrigation Specialist – This person shall be responsible for the supervision and coordination of all aspects of the timely and proper installation of the irrigation system. This person shall have previously functioned in a similar role, on a minimum of five (5) comparable, eighteen (18) hole golf courses. USGA and/or PGA experience recommended.
- 3.6. Concrete and flatwork installers. This subcontractor shall have demonstrable high-quality control standards and positive customer service. Provide two examples and references of said course work.
- 3.7. Environmental Experts – Demonstrate that your team has a solid record with each specialty below having experience relative to local City of San Diego Development Services Department Environmental Documents compliance, including but not limited to Biology, Noise, Paleontology, Archeology, and Native American Monitoring. Monitors are to meet the standards required and the approval of the Development Services Department.
- 3.8. Civil Engineer and Experts as they relate to drainage, grading and stormwater control – Experience Requirement: Registered in the state of California with experience in the development of SWPPP documents, grading and drainage projects. At least one member of the team shall be a QSP and QSD.
- 3.9. Golf Course Architect – The Design-Builder shall employ an experienced and qualified Golf Course Architect. This person shall be responsible for all architectural designs related to the golf course. This person shall have previously functioned in a similar role on a minimum of five (5) comparable golf courses.
- 3.10. Provide a brief and general description of the crew (not individuals) for the project and their irrigation installation experience, including quick coupler and irrigation head installs, communication and electrical wire installations, drainage boxes, etc. The majority of the staff shall have completed golf-type installations.
- 3.11. Provide an Organizational Chart of all the key members of the project team from the Project Manager to all subcontractors/suppliers on your team.

#### **4. Technical Approach and Construction Plan (49 Points Max)**

The following elements shall be included in the Technical Proposal for evaluation:

##### **4.1. Design Coordination (15 Points Max):**

- 4.1.1. Describe the Design-Builder's design process and how they intend to solicit City input and approval for compliance with RFP directives.

**4.2. Construction Approach and Methods (10 Points Max)**

Explain the Design-Builder's approach to the design of the golf course as a whole. Include information about the following:

- 4.2.1. Provide overall approach and methods to bunker construction.
- 4.2.2. Provide overall approach and methods to tee construction.
- 4.2.3. Explain the shaper's approach to the work.
- 4.2.4. Provide a description of the methodology and timing for open trench and vibratory plow usage for irrigation installation.
- 4.2.5. Explain backup strategies the Design Builder intends to employ should rock and/or hard soils be encountered.
- 4.2.6. Explain quick coupler, sump, controller and electrical/communications box installations and locations, etc.

**4.3. Proposed Construction Schedule (14 Points Max):**

Describe the Design-Builder's resource management of the work inclusive of staffing and work hours.

- 4.3.1. Provide a schedule that shows the tasks, resources (number of crews), and crew work hours projected to complete the work.
- 4.3.2. Provide timing for open trench and vibratory plow usage for irrigation installation.
- 4.3.3. Explain backup strategies the Design Builder intends to employ should rock and/or hard soils be encountered.
- 4.3.4. In this module, explain all measures intended to be employed to complete the project on time.

**4.4. Environmental Efforts (5 Points Max):**

- 4.4.1. Describe the Design-Builder's coordination efforts respective to Environmental monitoring during construction, Dust Control and Storm Water Pollution Prevention Plan implementation.

**4.5. Traffic Control Management/Public Safety (5 Points Max):**

- 4.5.1. Provide public safety and traffic control measures Design Builder intends to employ for the project.
- 4.5.2. Design Builder is not allowed to use personal motor vehicles on the course unless vehicles are necessary to perform physical work on the course; carts are to be employed.
- 4.5.3. All damage caused by Design-Builder's vehicle traffic must be remediated.

## **5. Added Value Items (7 Points Max):**

Describe the Added Value Items that are included in your proposal.

### **5.1. Construction Coordination (5 Points Max):**

Construction coordination with the Golf Course Drive Improvement project. Provide proposed measures to demonstrate how to avoid schedule and on-site construction conflicts.

### **5.2. Accessible Path During Construction (2 Points Max):**

Provide proposed measures to demonstrate how to provide an accessible path from the clubhouse to the hole # 1 tee box in a safe manner and avoid on-site construction conflicts.

## **6. Equal Opportunity Contracting Program (25 Points Max)**

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

6.2. Subcontractor Documentation

6.2.1. The points will be awarded according to the chart below, based upon actual subcontract award amounts, as set forth in the price proposals.

<b>OUTCOME</b>		<b>MAXIMUM POSSIBLE POINTS</b>
1	5% - 9% participation SLBE, ELBE or DVBE	5
2	10%-14% participation SLBE, ELBE or DVBE	10
3	15%-19% participation SLBE, ELBE or DVBE	15
4	20%-24% participation SLBE, ELBE or DVBE	20
5	25% participation SLBE, ELBE or DVBE	25
In no case the points shall exceed 25.		

## **7. Reference Checks (2 Points Max):**

7.1 Two (2) references are required, with the contact's name, title, organization, phone number, and email. Provide a brief description of each reference and its relevance to the project.

**TOTAL POINTS: 100**

## **8. Review of Technical Proposal**

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

## **9. Final Selection Based on Weighted Criteria**

9.1. Based on the Design-Builders' Proposals and any follow-up presentations, and using the Project's Evaluation Criteria, the Panel will continue to rank the Design-Builder's Proposals by determining an overall score which shall be calculated as follows:

9.2. A maximum of 20 points will be assigned for the Contract Price as proposed. The lowest total Contract Price of all the Proposals that meet the requirements of this RFP will receive the maximum assigned points to this category. The other Price Proposals will be scored based on how much higher their total Contract Prices compare to the lowest:

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

9.3. A maximum of 80.00 points will be assigned for the qualitative criteria described in the RFP. All Proposals shall receive scores based on 80 times the average of the composite ratings provided by the Panel.

9.4. The Selected Design-Builder will be the team with the highest total score earned. Design-Builders will be notified in writing of the City's final decision.

9.5. For example, if the lowest total Contract Price of all proposals is \$100, that Proposal would receive the maximum allowable points for the price category. If the total Contract Price of another proposal is \$105 and the maximum allowable points is 20 points, then that Proposal would receive  $(1 - ((105-100)/100)) \times 20 = 19$  points, or 95% of the maximum points. The lowest score a Proposal can receive for this category is zero points - the score cannot be a negative number. The below example using the same 80/20 split illustrates the calculation outcomes with Firm A winning the competition even though Firm A did not have the highest rated proposal or the lowest price:

Firm	Avg. Composite Rating	Qualitative Score (20 Max)	Price Proposal	Price Score (80 Max)	Total Score (100 Max)
A	85.00	17.00	\$105	76.00	93.00
<b>B</b>	<b>88.00</b>	<b>17.60</b>	<b>\$130</b>	<b>56.00</b>	<b>73.60</b>
C	50.00	10.00	\$100	80.00	90.00
Note: All figures will be rounded off to two decimal places.					

**ATTACHMENT H**

**PRICE FORMS**

## PRICE PROPOSAL FORMS

The Design-Builder agrees to the design and construction of **Balboa Park Golf Course Improvements - 9 Hole Course**, for the City of San Diego, in accordance with these contract documents for the lump sum price listed below. The Design-Builder guarantees the proposed prices for a period of 120 Days from the date Proposals are due. The duration of the price guarantee may be extended as required by mutual consent.

**Design-Builder must complete and submit the Excel Price Proposal Sheet as a General Attachment.**

**The Price Proposal Forms, including the following forms must be submitted as the Cost File in PlanetBids.**

1. TOTAL PRICE FOR DESIGN-BUILD PROPOSAL
2. DESIGN-BUILD LIST OF SUBCONTRACTORS
3. DESIGN-BUILD NAMED EQUIPMENT/MATERIAL SUPPLIER LIST

#### **TOTAL PRICE FOR DESIGN-BUILD PROPOSAL**

Total Price For Design-Build Proposal, (Excel Price Proposal Sheet items 1 through 13, inclusive) amount written in words:  
Four million, two hundred eighty four thousand, eight hundred sixty three dollars and zero cents.

---

Design-Builder Marcon Engineering, INC- Maryory Contreras

Title: President & CEO

Signature: Maryory Contreras

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

Maryory Contreras- President & CEO

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**IMPORTANT NOTICE:** If Design-Builder or other interested person is a corporation, state secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing firm; if Design-Builder or other interested person is an individual, state first and last names in full.

NOTES:

- A. Proposals shall not contain any recapitulation of the Work. Conditional Proposals may be rejected as being **nonresponsive**. Alternative proposals will not be considered unless called for.
- B. Subcontractors' License Numbers must be filled in on the Design-Build List of Subcontractors. Failure to provide the information specified may deem the bidder **nonresponsive**.
- C. The Excel Spreadsheet named "Price Proposal Sheet" in the Documents tab of PlanetBids must be downloaded, completed, and submitted within the General Attachments section in PlanetBids.
- D. Only Unit Prices must be filled in on the Excel Price Proposal Sheet. Other boxes are not altered. The Extension boxes will automatically calculate the total of the Unit Price x Quantity. The Total boxes will automatically calculate the total of all Extension prices.
- E. All extension prices and the Total will be subject to verification by the City.

**DESIGN-BUILD LIST OF SUBCONTRACTORS**  
TO BE INCLUDED WITH THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	DIR Registration Number	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB <sup>①</sup>	WHERE CERTIFIED <sup>①</sup>	CHECK IF JOINT VENTURE PARTNERSHIP <sup>②</sup>
Name: <u>Villa Civil</u> Address: <u>406 Jolina Way</u> City: <u>Encinitas</u> State: <u>CA</u> Zip: <u>92024</u> Phone: <u>(858) 922-4652</u> Email: <u>christy@villacivil.com</u>	Consultant	1000988925	N/A	Civil Engineering Consultant	\$97,500	ELBE	CITY	N/A
Name: <u>Hill Forrest Smith Architects</u> Address: <u>7046 Dunstans Lane</u> City: <u>Toledo</u> State: <u>OH</u> Zip: <u>43617</u> Phone: <u>(419) 841-8553</u> Email: <u>spforrest@hillsforrestsmith.com</u>	Designer	N/A	N/A	Golf Course Architects	\$66,500	N/A	N/A	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.**

Form AA05 –Design-Build List of Subcontractors to be Included in the Price Proposal Only

**DESIGN-BUILD LIST OF SUBCONTRACTORS**  
TO BE INCLUDED WITH THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	DIR Registration Number	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB <sup>①</sup>	WHERE CERTIFIED <sup>①</sup>	CHECK IF JOINT VENTURE PARTNERSHIP <sup>②</sup>
Name: <u>D3 Construction Services</u> Address: <u>7002 Via Mariposa Sur</u> City: <u>Bonsall</u> State: <u>CA</u> Zip: <u>92003</u> Phone: <u>760-707-9663</u> Email: <u>d3constructionservicesinc@gmail.com</u>	Constructor	1000060017	1049274	Temporary Fencing	\$73,350	SLBE	CITY	N/A
Name: <u>Rancho Land Company</u> Address: <u>960 Main Street</u> City: <u>Ramona</u> State: <u>CA</u> Zip: <u>92065</u> Phone: <u>760-871-4504</u> Email: <u>clynch@rancholandco.com</u>	Constructor / Designer	2000012759	8380	Survey / Construction Staking	\$162,600	SLBE	CITY	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.**

Form AA05 –Design-Build List of Subcontractors to be Included in the Price Proposal Only

**DESIGN-BUILD LIST OF SUBCONTRACTORS**  
TO BE INCLUDED WITH THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of 0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	DIR Registration Number	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB <sup>①</sup>	WHERE CERTIFIED <sup>①</sup>	CHECK IF JOINT VENTURE PARTNERSHIP <sup>②</sup>
Name: <u>Western Gardens Landscaping Inc</u> Address: <u>4616 Pannonia Rd</u> City: <u>Carlsbad</u> State: <u>CA</u> Zip: <u>92008</u> Phone: <u>760-720-1459</u> Email: <u>greg@westerngardens.net</u>	Constructor	1000004289	662550	Landscape Drainage	\$1,180,427	SLBE	CITY	N/A
Name: <u>Blue Wave Environmental Inc</u> Address: <u>PO Box 712259</u> City: <u>San Diego</u> State: <u>CA</u> Zip: <u>92171</u> Phone: <u>714-326-4579</u> Email: <u>operations@bluewaveenc.com</u>	Consultant	2000005580	1127686	Erosion Control SWPPP Development	\$19,595	N/A	CITY	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.**

Form AA05 –Design-Build List of Subcontractors to be Included in the Price Proposal Only

## DESIGN-BUILD NAMED EQUIPMENT/MATERIAL SUPPLIER LIST

TO BE INCLUDED WITH THE PRICE PROPOSAL ONLY

For credit calculations for City-funded contracts, see Chapter 10 in The WHITEBOOK. For non-City funded contracts, refer to the Funding Agency Provisions. If no indication of the supplier, manufacturer, or non-supplier is provided, listed firm will receive no credit for purpose of calculating the Subcontractor Participation Percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF VENDOR/SUPPLIER	MATERIAL OR SUPPLIES	DIR Registration Number	DOLLAR VALUE OF MATERIAL OR SUPPLIES	SUPPLIER (Yes/No)	MANUFACTURER (Yes/No)	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB <sup>①</sup>	WHERE CERTIFIED <sup>②</sup>
Name: <u>CalPortland Cement</u> Address: <u>920 Bay Marina Drive</u> City: <u>National City</u> State: <u>CA</u> Zip: <u>91950</u> Phone: <u>619-474-5141</u> Email: _____	Concrete Supplier	N/A	\$43,050	Yes	No	N/A	CA
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____							

① As appropriate, Design-Builder shall identify Vendor/Supplier as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

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.**

Form AA25 – Design-Build Named Equipment/Material Supplier List to be Included in the Price Proposal Only

**ATTACHMENT I**  
**DESIGN-BUILD AGREEMENT**

## DESIGN-BUILD AGREEMENT

This Design-Build agreement [Contract] is made and entered into this 21 day of October, 2025, by and between The City of San Diego [City], a municipal corporation, and **Marcon Engineering, Inc.** [Design-Builder], for the purpose of designing and constructing the **Balboa Park Golf Course Improvements - 9 Hole Course** (Project) in the total amount of Four Million Two Hundred Eighty Four Thousand Eight Hundred Sixty Three Dollars and Zero Cents (\$4,284,863.00), which is comprised of the Base Proposal.

The City and Design-Builder are referred to herein as the "Parties".

### RECITALS

- A. The City desires to construct the Project located in the City of San Diego, California.
- B. The City desires to contract with a single entity for design and construction of the Project, as set forth in this Agreement.
- C. The City has issued Request for Proposal (RFP) number **K-25-2376-DB1-3** for **Balboa Park Golf Course Improvements - 9 Hole Course**, 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 Design-Builder is ready, willing, and able to perform the services required in accordance with the terms and conditions of this Agreement.
- F. Execution of this Agreement by the Design-Builder is a representation that the Design-Builder has visited the Site, become familiar with the local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

In consideration of the above recitals and the mutual covenants and conditions set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby set forth their mutual covenants and understandings as follows.

### AGREEMENT

- A. Recitals and Attachments. The above referenced recitals are true and correct and are incorporated into this Agreement by this reference. All attachments referenced in this Agreement section are incorporated into the Contract by this reference.
- B. Contract Performance. The Design-Builder shall design and construct the Project in a good and workmanlike manner to the satisfaction of the City, lien free and in compliance with the Contract Documents and within the time specified, in return for timely payment by the City in accordance with the Contract.
- C. Attachments. All attachments e.g., Reference Standards in the RFP, Supplementary Special Provisions (SSP), the attached Faithful Performance and Payment Bonds, Agreement and Supplemental Agreements, and the attached Proposal included in the Proposal documents by the Contractor are incorporated into the Contract by this reference.

D. Contract Documents. This Contract incorporates the 2021 Edition of the Standard Specifications for Public Works Construction [The GREENBOOK], including amendments set forth in the 2021 edition of the San Diego Specifications for Public Works Construction [The WHITEBOOK]. The Contract Documents shall include the items mentioned in section 3-7.2 of The WHITEBOOK and shall follow that order of precedence.

**IN WITNESS WHEREOF**, this Agreement is signed by the City of San Diego, acting by and through its Mayor or designee, pursuant to Municipal Code §22.3102 authorizing such execution.

**CONTRACTOR**

By Maryory Contreras

Print Name: Maryory Contreras

Title: Chief Executive Officer

Date: 10/21/2025

City of San Diego License No.: 2013060627

State Contractor's License No.: 631811

DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGISTRATION NUMBER: 1000029618

**THE CITY OF SAN DIEGO**

By: Stephen Samara

Print Name: Stephen Samara  
Principal Contract Specialist  
Purchasing & Contracting Department

Date: 12/17/2025

**APPROVED AS TO FORM**

Heather Ferbert, City Attorney

By: Ray Palmoza

Print Name: Ray Palmoza  
Deputy City Attorney

Date: 12/17/25

## PERFORMANCE BOND, LABOR AND MATERIALMEN'S BOND

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### **FAITHFUL PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND:**

Marcon Engineering, Inc., a corporation, as principal, and Endurance Assurance Corporation, 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 Four Million Two Hundred Eighty Four Thousand Eight Hundred Sixty Three Dollars and Zero Cents (\$4,284,863.00) for the faithful performance of the annexed contract, and in the sum of Four Million Two Hundred Eighty Four Thousand Eight Hundred Sixty Three Dollars and Zero Cents (\$4,284,863.00) for the benefit of laborers and materialmen designated below.

#### **Conditions:**

If the Principal shall faithfully perform the annexed contract with the City of San Diego, California, then the obligation herein with respect to a faithful performance shall be void; otherwise it shall remain in full force.

If the Principal shall promptly pay all persons, firms and corporations furnishing materials for or performing labor in the execution of this contract, and shall pay all amounts due under the California Unemployment Insurance Act then the obligation herein with respect to laborers and materialmen shall be void; otherwise it shall remain in full force.

The obligation herein with respect to laborers and materialmen shall inure to the benefit of all persons, firms and corporations entitled to file claims under the provisions of Article 2. Claimants, (iii) public works of improvement commencing with Civil Code Section 9100 of the Civil Code of the State of California.

Changes in the terms of the annexed contract or specifications accompanying same or referred to therein shall not affect the Surety's obligation on this bond, and the Surety hereby waives notice of same.

The Surety shall pay reasonable attorney's fees should suit be brought to enforce the provisions of this bond.

The Surety expressly agrees that the City of San Diego may reject any contractor or subcontractor which may be proposed by Surety in fulfillment of its obligations in the event of default by the Principal.

The Surety shall not utilize the Principal in completing the improvements and work specified in the Agreement in the event the City terminates the Principal for default.

PERFORMANCE BOND, LABOR AND MATERIALMEN'S BOND (continued)

**CONTRACTOR**

MarCon Engineering, Inc.

By: MarCon

Print Name: MarCon Contract  
Principal & CEO

Date: 10/21/2025

**SURETY**

Endurance Assurance Corporation

By: f

Print Name: Lawrence F. McMahon  
Attorney-In-Fact

Date: October 22, 2025

725 S. Figueroa St., Ste 2100  
Los Angeles, CA 90017

Local Address of Surety

(213) 270-7000

Local Phone Number of Surety

\$39,872.00 (SUBJECT TO ADJUSTMENT BASED  
ON FINAL CONTRACT PRICE)

Premium

EACX4023229

Bond Number

**THE CITY OF SAN DIEGO**

By: Stephen Samara

Print Name: Stephen Samara  
Principal Contract Specialist  
Purchasing & Contracting Department

Date: 12/17/2025

**APPROVED AS TO FORM**

Heather Ferbert, City Attorney

By: Ray Polmar

Print Name: Ray Polmar  
Deputy City Attorney

Date: 12/17/25

## **CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

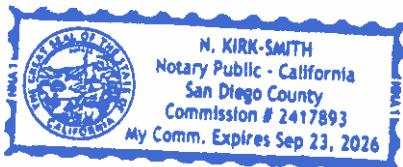
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

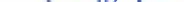
State of California )  
County of San Diego )  
On OCT 22 2025 before me, N. Kirk-Smith, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Lawrence F. McMahon  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature   
Signature of Notary Public

*Place Notary Seal Above*

**OPTIONAL**

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

**Description of Attached Document**

**Title or Type of Document:**

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Signer's Name:

**Corporate Officer – Title(s):** \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee       Guardian or Conservator       Trustee       Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: Surety Company \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

For more information, contact the Office of the Vice President for Research and the Office of the Vice President for Student Affairs.

# JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Lawrence F. McMahon, Sarah Myers, Dale G. Harshaw, John R. Qualin, Geoffrey Shelton, Tara Bacon, Minna Huovila, Maria Hallmark, Natassia Smith, Maria Guise

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

In Unlimited Amounts

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

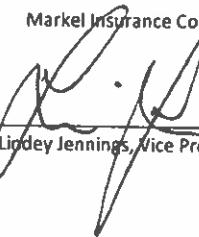
IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 21st day of August, 2024.

SureTec Insurance Company

By:   
Michael C. Keisling, President



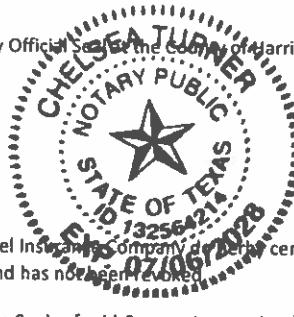
Markel Insurance Company

By:   
Lindsey Jennings, Vice President

State of Texas  
County of Harris:

On this 21st day of August, 2024 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, deposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal of the County of Harris, the day and year first above written.



By:   
Chelsea Turner, Notary Public  
My commission expires 7/6/2028

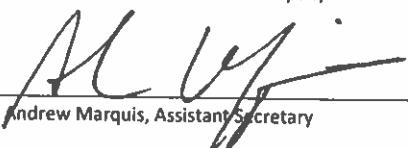
We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 22nd day of October, 2025.

SureTec Insurance Company

By:   
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By:   
Andrew Marquis, Assistant Secretary

## **ELECTRONICALLY SUBMITTED FORMS**

**FAILURE TO FULLY COMPLETE AND SUBMIT ANY OF THE FOLLOWING FORMS WILL DEEM YOUR PROPOSAL NON-RESPONSIVE.**

**PLANETBIDS WILL NOT ALLOW FOR PROPOSAL SUBMISSIONS WITHOUT THE ATTACHMENT OF THESE FORMS**

The following forms are to be completed by the proposer and submitted (uploaded) electronically with the bid in PlanetBids.

- A. CONTRACTOR'S CERTIFICATION OF PENDING ACTIONS**
- B. MANDATORY DISCLOSURE OF BUSINESS INTERESTS FORM**
- C. DEBARMENT AND SUSPENSION CERTIFICATION FOR PRIME CONTRACTOR**
- D. DEBARMENT AND SUSPENSION CERTIFICATION FOR SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS**
- E. DESIGN-BUILD PROPOSAL**
- F. DESIGN-BUILDER'S GENERAL INFORMATION**
- G. EXCEL PRICE PROPOSAL SHEET**

## CONTRACTOR'S CERTIFICATION OF PENDING ACTIONS

As part of its bid or proposal (Non-Price Proposal in the case of Design-Build contracts), the Bidder shall provide to the City a list of all instances within the past 10 years where a complaint was filed or pending against the Bidder in a legal or administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers, and a description of the status or resolution of that complaint, including any remedial action taken.

CHECK ONE BOX ONLY.

The undersigned certifies that within the past 10 years the Bidder has NOT been the subject of a complaint or pending action in a legal administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers.

The undersigned certifies that within the past 10 years the Bidder has been the subject of a complaint or pending action in a legal administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers. A description of the status or resolution of that complaint, including any remedial action taken and the applicable dates is as follows:

DATE OF CLAIM	LOCATION	DESCRIPTION OF CLAIM	LITIGATION (Y/N)	STATUS	RESOLUTION/REMEDIAL ACTION TAKEN

Contractor Name: Marcon Engineering, INC

Certified By Maryory Contreras Title President & CEO

Name



Signature

Date July 31, 2025

USE ADDITIONAL FORMS AS NECESSARY

## Mandatory Disclosure of Business Interests Form

### BIDDER/PROPOSER INFORMATION

Legal Name		DBA	
Marcon Engineering, INC			
Street Address	City	State	Zip
876 N Broadway St. Escondido		California	92025
Contact Person, Title	Phone	Fax	
Maryory Contreras- President & CEO	760-737-8440	N/A	

Provide the name, identity, and precise nature of the interest\* of all persons who are directly or indirectly involved\*\* in this proposed transaction (SDMC § 21.0103).

\* The precise nature of the interest includes:

- the percentage ownership interest in a party to the transaction,
- the percentage ownership interest in any firm, corporation, or partnership that will receive funds from the transaction,
- the value of any financial interest in the transaction,
- any contingent interest in the transaction and the value of such interest should the contingency be satisfied, and
- any philanthropic, scientific, artistic, or property interest in the transaction.

\*\* Directly or indirectly involved means pursuing the transaction by:

- communicating or negotiating with City officers or employees,
- submitting or preparing applications, bids, proposals or other documents for purposes of contracting with the City, or
- directing or supervising the actions of persons engaged in the above activity.

Name	Title/Position
Maryory Contreras	President & CEO
City and State of Residence	Employer (if different than Bidder/Proposer)
San Diego, California	Marcon Engineering, INC
Interest in the transaction	
100%	

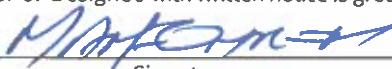
Name	Title/Position
City and State of Residence	Employer (if different than Bidder/Proposer)
Interest in the transaction	

### \* Use Additional Pages if Necessary \*

Under penalty of perjury under the laws of the State of California, I certify that I am responsible for the completeness and accuracy of the responses contained herein, and that all information provided is true, full and complete to the best of my knowledge and belief. I agree to provide written notice to the Mayor or Designee within five (5) business days if, at any time, I learn that any portion of this Mandatory Disclosure of Business Interests Form requires an updated response. Failure to timely provide the Mayor or Designee with written notice is grounds for Contract termination.

Maryory Contreras - President & CEO

Print Name, Title



Signature

July 31, 2025

Date

Failure to sign and submit this form with the bid/proposal shall make the bid/proposal non-responsive. In the case of an informal solicitation, the contract will not be awarded unless a signed and completed Mandatory Disclosure of Business Interests Form is submitted.

**DEBARMENT AND SUSPENSION CERTIFICATION**  
**PRIME CONTRACTOR**  
**FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE**

**EFFECT OF DEBARMENT OR SUSPENSION**

To promote integrity in the City's contracting processes and to protect the public interest, the City shall only enter into contracts with responsible bidders and contractors. In accordance with San Diego Municipal Code §22.0814 (a): *Bidders and contractors who have been debarred or suspended are excluded from submitting bids, submitting responses to requests for proposal or qualifications, receiving contract awards, executing contracts, participating as a subcontractor, employee, agent or representative of another person contracting with the City.*

As part of its bid or proposal (Non-Price Proposal in the case of Design-Build contracts), the Bidder shall provide to the City a list of Names of the Principal Individual owner(s).

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

NAME	TITLE
Maryory Contreras	President & CEO
Joel Moreno	Secretary

**IMPORTANT NOTICE:** If Bidder or other interested person is a corporation, state secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing firm; if Bidder or other interested person is an individual, state first and last names in full.

The Bidder, under penalty of perjury, certifies that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, manager:

- Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

N/A

Exceptions will be considered in determining bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

Contractor Name: Marcon Engineering, INC

Certified By

Maryory Contreras

Name



Signature

Title President & CEO

Date July 31, 2025

**NOTE:** Providing false information may result in criminal prosecution or administrative sanctions.

**DEBARMENT AND SUSPENSION CERTIFICATION**  
**SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS**  
**\*TO BE COMPLETED BY BIDDER\***  
**FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE**

Names of the Principal individual owner(s)

As part of its bid or proposal (Non-Price Proposal in the case of Design-Build contracts), the Bidder shall provide to the City a list of Names of the Principal Individual owner(s) for their subcontractor/supplier/manufacturers.

Please indicate if principal owner is serving in the capacity of **subcontractor, supplier, and/or manufacturer**:



SUBCONTRACTOR



SUPPLIER



MANUFACTURER

NAME	TITLE
Villa Civil	Civil Engineering
406 Jolina Way, Encinitas, CA 92024	



SUBCONTRACTOR



SUPPLIER



MANUFACTURER

NAME	TITLE
Hill Forrest Smith Architects	Architect / Designer
7046 Dunstans Lane, Toledo OH, 43617	



SUBCONTRACTOR



SUPPLIER



MANUFACTURER

NAME	TITLE
D3 Construction Services	Temporary Fencing
7002 Via Mariposa Sur, Bonsall CA, 92003	



SUBCONTRACTOR



SUPPLIER



MANUFACTURER

NAME	TITLE
Rancho Land Company	Survey
960 Main Street, Ramona CA, 92065	

Contractor Name: Marcon Engineering, INC

Certified By

Maryory Contreras

Name

Title President & CEO

Maryory Contreras

Signature

Date July 31, 2025

\*USE ADDITIONAL FORMS AS NECESSARY\*\*

**DEBARMENT AND SUSPENSION CERTIFICATION**  
**SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS**  
**\*TO BE COMPLETED BY BIDDER\***  
**FAILURE TO COMPLETE AND SUBMIT AT TIME OF BID SHALL RENDER BID NON-RESPONSIVE**

Names of the Principal individual owner(s)

As part of its bid or proposal (Non-Price Proposal in the case of Design-Build contracts), the Bidder shall provide to the City a list of Names of the Principal Individual owner(s) for their subcontractor/supplier/manufacturers.

Please indicate if principal owner is serving in the capacity of **subcontractor, supplier, and/or manufacturer**:



**SUBCONTRACTOR**



**SUPPLIER**



**MANUFACTURER**

<b>NAME</b>	<b>TITLE</b>
Western Gardens Landscaping Inc	Landscape, Irrigation, Planting, Drainage
4616 Pannonia Rd, Carlsbad CA, 92008	



**SUBCONTRACTOR**



**SUPPLIER**



**MANUFACTURER**

<b>NAME</b>	<b>TITLE</b>
Blue Wave Environmental Inc	SWPPP Development
PO Box 712259, San Diego CA, 92171	



**SUBCONTRACTOR**



**SUPPLIER**



**MANUFACTURER**

<b>NAME</b>	<b>TITLE</b>



**SUBCONTRACTOR**



**SUPPLIER**



**MANUFACTURER**

<b>NAME</b>	<b>TITLE</b>

Contractor Name: Marcon Engineering, INC

Certified By

Maryory Contreras

Name

Title President & CEO

Maryory Contreras

Signature

Date July 31, 2025

**\*USE ADDITIONAL FORMS AS NECESSARY\*\***

## **DESIGN-BUILD PROPOSAL**

1. The undersigned The Design-Builder proposes and agrees, if this Proposal is accepted, to enter into an agreement with the City in the form included in the Contract Documents to perform the Work as specified or indicated in said Contract Documents entitled **Balboa Park Golf Course Improvements - 9 Hole Course** Design-Build Contract.
2. The Design-Builder accepts all of the terms and conditions of the Contract Documents, including without limitation those in the RFP.
3. This Proposal will remain open for the period stated in the RFP unless otherwise required by law. The Design-Builder will enter into an agreement within the time and in the manner required in the RFP and will furnish the insurance certificates, Payment Bond, and Performance Bond required by the Contract Documents.
4. The Design-Builder has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules, and regulations), and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as The Design-Builder deems necessary.

To all the foregoing, and including all Proposal schedule(s) and information required of the Design-Builder contained in this Proposal Form, said The Design-Builder further agrees to complete the Work and Services required under the Contract Documents within the Contract Time stipulated in said Contract Documents, and to accept in full payment therefore the Contract Price based on the Total Proposal Price(s) named in the aforementioned Proposal schedule(s).

Dated: July 31, 2025

The Design-Builder: Marcon Engineering, INC

By:   
(Signature)

Title: President & CEO

## PROPOSAL

### DESIGN-BUILDER'S GENERAL INFORMATION

To the City of San Diego:

Pursuant to the "Request for Proposal", specifications, and requirements on file with the City Clerk, and subject to all provisions of the Charter and Ordinances of the City of San Diego and applicable laws and regulations of the United States and the State of California, the undersigned hereby proposes to furnish to the City of San Diego, complete at the prices stated herein, the items or services hereinafter mentioned. The undersigned further warrants that this proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from proposing; that the proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true; and, further, that the proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof to effectuate a collusive or sham proposal. The undersigned proposer(s) further warrants that proposer(s) has thoroughly examined and understands the entire Contract Documents (plans and specifications) and the Proposal Documents therefore, and that by submitting said Proposal Documents as its proposal, proposer(s) acknowledges and is bound by the entire Contract Documents, including any addenda issued thereto, as such Contract Documents incorporated by reference in the Proposal Documents.

#### IF A SOLE OWNER OR SOLE CONTRACTOR SIGN HERE:

- (1) Name under which business is conducted \_\_\_\_\_
- (2) Signature (Given and surname) of proprietor \_\_\_\_\_
- (3) Place of Business (Street & Number) \_\_\_\_\_
- (4) City and State \_\_\_\_\_ Zip Code \_\_\_\_\_
- (5) Telephone No. \_\_\_\_\_ Facsimile No. \_\_\_\_\_
- (6) Email Address \_\_\_\_\_

#### IF A PARTNERSHIP, SIGN HERE:

- (1) Name under which business is conducted \_\_\_\_\_

(2) Name of each member of partnership, indicate character of each partner, general or special (limited):

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---

(3) Signature (Note: Signature must be made by a general partner)

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(4) Place of Business (Street & Number) \_\_\_\_\_

(5) City and State \_\_\_\_\_ Zip Code \_\_\_\_\_

(6) Telephone No. \_\_\_\_\_ Facsimile No. \_\_\_\_\_

(7) Email Address \_\_\_\_\_

**IF A CORPORATION, SIGN HERE:**

(1) Name under which business is conducted Marcon Engineering, INC

(2) Signature, with official title of officer authorized to sign for the corporation:

  
(Signature)

Maryory Contreras

(Printed Name)

President & CEO

(Title of Officer)

(Impress Corporate Seal Here)

(3) Incorporated under the laws of the State of California

(4) Place of Business (Street & Number) 876 N Broadway St.

(5) City and State Escondido, CALIFORNIA Zip Code 92025

(6) Telephone No. 760-737-8440 Facsimile No. N/A

(7) Email Address maryory.contreras@marconeng.com

**THE FOLLOWING SECTIONS MUST BE FILLED IN BY ALL PROPOSERS:**

In accordance with the "Request for Proposal", the proposer holds a California State Contractor's license for the following classification(s) to perform the work described in these specifications:

LICENSE CLASSIFICATION A,B, C-8

LICENSE NO. 631811 EXPIRES 11/30/2026,

DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGISTRATION NUMBER: 1000029618

This license classification must also be shown on the front of the proposal envelope. Failure to show license classification on the proposal envelope may cause return of the proposal unopened.

TAX IDENTIFICATION NUMBER (TIN): ██████████

E-Mail Address: maryory.contreras@marconeng.com

**THIS PROPOSAL MUST BE NOTARIZED BELOW:**

I certify, under penalty of perjury, that the representations made herein regarding my State Contractor's license number, classification and expiration date are true and correct.

Signature Maryory Contreras Title President & CEO

SUBSCRIBED AND SWEORN TO BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

Notary Public in and for the County of \_\_\_\_\_, State of \_\_\_\_\_

(NOTARIAL SEAL)

*for attached*

**CALIFORNIA ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San DiegoOn Aug 5<sup>th</sup> 2025

Date

before me,

Joel Moreno, Public Notary

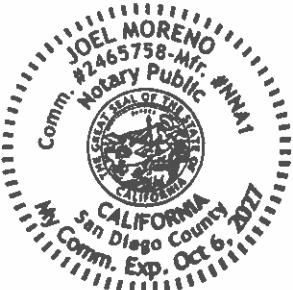
Here Insert Name and Title of the Officer

personally appeared

Maryjory Contreras

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.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: Request for Proposal

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

 Corporate Officer – Title(s): \_\_\_\_\_ Corporate Officer – Title(s): \_\_\_\_\_ Partner –  Limited  General Partner –  Limited  General Individual  Attorney in Fact Individual  Attorney in Fact Trustee  Guardian or Conservator Trustee  Guardian or Conservator Other: \_\_\_\_\_ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

# City of San Diego

**CITY CONTACT:** Juan E. Espindola, Senior Contract Specialist, Email: [jeespindola@sandiego.gov](mailto:jeespindola@sandiego.gov)  
Phone No. (619) 533-4491

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## ADDENDUM 1

## PROPOSAL DOCUMENTS



FOR

## BALBOA PARK GOLF COURSE IMPROVEMENTS – 9 HOLE COURSE

RFP NO.: **K-25-2376-DB1-3**

SAP NO. (WBS/IO/CC): **B-23071**

CLIENT DEPARTMENT: **1714**

COUNCIL DISTRICT: **3**

PROJECT TYPE: **EA**

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### **PROPOSALS DUE:**

**2:00 PM  
AUGUST 13, 2025**

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

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

## **A. CHANGES TO CONTRACT DOCUMENTS**

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

**THE SUBMITTAL DATE FOR THIS PROJECT HAS BEEN EXTENDED AS STATED ON THE COVER PAGE.**

## **B. BIDDER's QUESTIONS**

Q1. Per RFP Section 2.1.7, the tee boxes for Holes 1, 7, 8, and 9 are to be expanded by 100% of their existing size. However, Plan Sheet E-3 only references new tee boxes at Holes 4 and 5 (Notes 23 & 29), with no indication of expansion at Holes 1, 7, 8, or 9. Please confirm whether tee box expansion is required for these holes, and clarify why the plans do not reflect this scope.

A1. The tee boxes at Holes 1, 7, 8, and 9 shall be expanded per RFP Attachment A, Section 2.1.9. The Scope of Work is to provide a minimum of approximately 4,000 sf. The layout and shape of the expanded tee boxes shall be designed by the design builder so the extents of the expanded tee boxes are not shown graphically on the bridging documents. Refer to updated Exhibit notes 17 on E-3 and 23 on E-2 per the link in RFP Attachment A, Section 3.16.7. Please see Section C, item 2 of this Addendum.

Q2. Please confirm whether RFP Sections 2.1.8 and 2.1.9 refer to the same tee box scope. If not, identify which additional 11 tee boxes are affected. These scopes appear in the RFP but are not shown in the drawings—please confirm their validity and intent.

A2. The 3 separate existing tee boxes for hole #4 will become the new hole #3 tee boxes but do not require modification per Note 14 on E-2. Proposed Hole #3 has (3) three tee boxes, which make a total of (11) eleven tee boxes for the 9-hole course. Per note 18 on E-2, the two existing tee boxes for hole #5 will be removed and two new tee boxes will be created for new layouts of holes #4 and #5 per notes 23 and 29 on E-3. All new and relocated tee boxes shall be realigned, reshaped, leveled, and resodded per RFP attachment A, section 2.1.8. Existing tee boxes shown to remain on E-2, shall be leveled and resodded.

Q3. Per RFP Section 2.1.10, are there any areas where sod replacement is required regardless of construction disturbance? Please clarify if any locations require mandatory sod replacement beyond restoration of impacted areas

A3. RFP Attachment A, Section 2.1.10 is intended to address sod replacement and repair requirement for areas. All areas disturbed and/or impacted by construction shall be re-sodded. In addition, all tee boxes and greens shall be re-sodded.

Q4. Per Sheet E-2, note 20 indicates that some trees will be removed by GOLF COURSE DRIVE IMPROVEMENT PROJECT (SEPARATE PROJECT), however, the initial symbol in the legend indicates all trees with such symbol to be removed. Please clarify if all trees with such symbol ought to be removed.

A4. All trees with the symbol (Existing trees to be removed) are to be removed. The 3 trees called out by note 20 are the only ones to be removed by the Golf Course Drive Improvement Project.

Q5. Per E-3 note 5, is the new curb ramp, fencing, and walkway improvements to be included in this project or will they be an item for a future project?

A5. These elements will be part of the Golf Course Drive Improvement, as indicated in note 5, E-3, to be designed and constructed by others.

Q6. Please elaborate Plan Sheet E-3 Note 17. Shall the Hole 1 Tee box be extended as described in RFP Note 2.1.9? Furthermore, RFP Note 2.1.9 also includes Hole 7, 8, 9 but such holes are not mentioned within the plans sheet E-3 note legend.

A6. The tee boxes at Holes 1, 7, 8, and 9 shall be expanded per RFP Attachment A, Section 2.1.9. The Scope of Work is to provide a minimum of approximately 4,000 sf. The layout and shape of the expanded tee boxes shall be designed by the design builder so the extents of the expanded tee boxes are not shown graphically on the bridging documents. Refer to updated notes 17 on E-3 and 23 on E-2 per the link in RFP Attachment A, Section 3.16.7. Please see Section C, item 2 of this Addendum.

Q7. Is there any soil to be exported from the site? If so, what is the tonnage and the preferred location of disposal?

A7. The design builder shall balance earthwork to the greatest extent possible through design. Export quantities will be determined by the final design. Per RFP Attachment A, Section 3.2.1, top 12" of topsoil shall be removed and stockpiled for re-used. All other excess soils generated from grading shall be properly disposed of per RFP Attachment A, Section 3.1.3 and the Whitebook.

Q8. Will the staging area at the entrance to the access road be the only location requiring Temporary Fencing with windscreen throughout the duration of construction?

A8. Temporary fencing with windscreen shall be located around the entire perimeter of the project site including all staging areas.

Q9. We noticed that there is no signature and date line for the Non-Collusion Drug Free Workplace and the other documents. Do we go ahead and add the line ourselves for the signature?

A9. No need to provide signatures and dates on forms if not being requested. As stated in the Certifications and Forms Section, page 21 of the contract, "The Proposer, by submitting its electronic bid or proposal, agrees to and certifies under penalty of perjury under the laws of the State of California, that the certifications, forms and affidavits submitted as part of this submission are true and correct."

Q10. Per RFP note 3.4.1 under 3.4 Paths and Maintenance Paths, it states "remove cart and maintenance pathways, including concrete and asphalt areas". Should all cart paths in the course be removed, or just the ones being substituted by the new cart path connecting Hole 9 green and Hole 1 Tee box, as well as cart path for the entrance area?

A10. All existing concrete and asphalt areas at the entrance and the maintenance gate off Golf Course drive shall be removed.

Q11. Please clarify if the project's scope excludes hole 2, 3, 6, 7, and 8 and no construction will occur in those holes. The only scope found in those holes will be the a drainage connection that will be connected to the infiltration basin, as well as and any modifications to the irrigation system found therein as needed.

A11. The fairways for Holes #2, 3, 6, 7, and 8 will only be affected where necessary for the installation of the drainage and irrigation system improvements. Greens and tee boxes for these holes will be improved per the requirements listed in various sections of the RFP Attachment A.

Q12. Please clarify Toro VP software and the irrigation scope will only be implemented in Hole 4, 5, and 9. The rest of the holes will not be disturbed, just protected in place.

A12. The irrigation system for the 9-hole course shall work as a whole. The design team is responsible for providing the most appropriate irrigation design solution to integrate the new irrigation installation at Holes #4, 5, and 9 with the existing system.

Q13. Per 3.2.B.1, it states "If additional Kikuyu Grass sod is required, it must be purchased from a City-Approved vendor". Please provide a list of certified vendors for materials if available.

A13. West Coast Sod or approved equal.

Q14. Will the Golf Course Drive Improvement Project be concurrent to this project? I.e. Will there be ongoing construction for that project while the Balboa Park Golf Course Improvements - Hole 9 Project is active? The reason why I ask is because we are planning on delivering materials using trucks. We want to know if there will be an entrance for big equipment to enter and deliver materials.

A14. Refer to RFP Attachment A, Section 3.16.3 and 3.16.4 for sequencing of work and schedule coordination with the Golf Course Drive Improvement project. Construction of the Golf Course Drive Improvement project is currently scheduled after the completion of the south side of the golf course project. The entrance for big equipment can utilize the current maintenance drive and gate by existing Hole #2, as shown on E-1 per the link in RFP Attachment A, Section 3.16.7. Please see Section C, item 2 of this Addendum.

## C. CHANGES TO THE REQUEST FOR PROPOSALS

1. To Instructions to Proposers and General Conditions, Section 6 – Pre-Proposal Activities, subsection 6.1 – Submission of Questions, **subitem 6.1.1**, page 13, **DELETE** in its entirety and **SUBSTITUTE** with the following:
 

**6.1.1.** The Director (or designee) of the Purchasing & Contracting Department is the officer responsible for opening, examining, and evaluating the competitive Proposals submitted to the City for the acquisition, construction, and completion of any public

improvement except when otherwise set forth in these documents. All questions related to this solicitation shall be submitted to:

Juan E. Espindola, Senior Contract Specialist at  
[JEEspindola@sandiego.gov](mailto:JEEspindola@sandiego.gov)

2. To Attachments, Attachment A - Project Description, Scope of Work, Technical Specifications and/or Bridging Documents, Section 3 - General, Subsection 3.16 - Project Schedule, Subitem **3.16.7. - Exhibits**, page 48, **DELETE** in its entirety and **SUBSTITUTE** with the following:

**3.16.7. Exhibits:**

Addendum 1

BPGC 9-hole Prop

BPGC 9-hole Bridging Document.pdf

BPGC 9-hole Prop

BPGC 9-hole MOD.pdf

BPGC 9-hole EX.pdf

Documents are available at:

<https://drive.google.com/drive/folders/1k3db-O-r7xuAqi4Yxhj0-2P1-uT7SZm>

Rania Amen, Director  
Engineering & Capital Projects Department

Dated: *July 28, 2025*  
San Diego, California

RA/JL/lir/rs

# City of San Diego



## Marcon Engineering



### Balboa Park Golf Course Improvements – Hole 9

K-25-2376-DB1-3-A

### Technical Proposal



Marcon Engineering Inc

Established 1991

876 N Broadway, Escondido, CA 92025

Maryory Contreras, President & CEO

[estimating@marconeng.com](mailto:estimating@marconeng.com)

760-737-8440

40 San Diego County Employees

License A, B, and C-8

City of San Diego Business License: B2013060627 (Exp. 10/31/2025)

License #: 631811 (Exp. 11/30/2026)

DIR # 1000029618 (Exp. 06/30/2027)



## Balboa Park Golf Course Improvements – Hole 9

K-25-2376-DB1-3-A

## Executive Summary

Marcon Engineering is honored to lead the Design-Build effort for the Balboa Park Golf Course Improvements – 9 Hole Course Project. As General Contractor, we bring together a trusted team of experienced professionals and SLBE/ELBE-certified subcontractors to deliver a high-quality golf course renovation that meets the City of San Diego's goals for functionality, accessibility, and long-term performance.

### **Scope of Work and Project Vision**

The project entails the comprehensive renovation and reconfiguration of the existing 9-hole course, enhancing both the playability and sustainability of the facility. Key project components include:

- Project civil and architectural design, as well as environmental and topographic survey to produce a finalized project set of plans in accordance with the direction approved by the City Golf Operations Staff within the first necessary design phases.
- Removal of existing Hole 1 to build two new practice greens, reconstruction of Hole 9, and split adjustment of Hole 5 into 4 & 5. Resequencing existing Holes 2, 3, and 4 into new Holes 1, 2, and 3. Along with the construction of a detention basin and swale to storm drain inlet.
- Installation of new tee boxes and greenside bunkers, drainage and irrigation improvements, including their respective main and lateral underground connections, as well as their correlation via Toro Lynx Central Control System Software.
- Full reconstruction of pedestrian/cart paths, new site landscaping, and integration of sustainable design elements throughout the course, site re-grading, and any necessary export of excess soil and demolition remnants, as well as import of the necessary backfilling soil and bedding materials.
- Tree removal and replacement per direction of City Golf Operations staff, along with its respective Plant Establishment Period (PEP).

### **Team Roles and SLBE/ELBE Participation**

To execute this work effectively, Marcon Engineering has assembled a team of technical specialists and local small businesses who are well-versed in golf course construction and public works.

- **Hill Forrest Smith Golf Architecture**, a recognized leader in golf course design, will deliver all plans related to grading, irrigation, green complexes, routing, and play strategy instruction per the City Engineer.
- **Blue Wave Environmental** will prepare and implement the project-specific Stormwater Pollution Prevention Plan (SWPPP) and monitor compliance throughout construction.

- **Rancho Land Company (ELBE)** will support the early design phase through base mapping and topographic survey and will remain actively involved through construction staking and layout verification.
- **D3 Construction Services (SLBE)** will provide the temporary fencing surrounding the project's perimeter during the entire duration of construction.
- **Villa Civil (ELBE)** will provide civil engineer experts with QSP & QSD certifications as they relate to drainage, grading, and stormwater control management.
- **Western Gardens Landscaping (SLBE)** will assist in the removal and replacement of trees as directed by the City, coordinating with golf operations staff to maintain course aesthetics and safety and implementing the 90-Day Plant Establishment Period. Western Garden's Landscaping will also install all new sod, resod all additional damaged areas from construction, reconstruct the irrigation system, and construct the new underground drain line and connect it to the existing system.
- **Marcon Engineering** will self-perform all rough and fine grading, including tee boxes, green approaches, and drainage contours, and general site improvements. Their experience in civil earthwork and precision grading ensures the course's performance over time, ensuring quality and cost control from start to finish. Marcon will construct the new detention basin and swale to storm drain inlet, installing the geosynthetics work in accordance with grading plans provided, as well as infill materials and any necessary piping found within.

### **Material Procurement**

In alignment with the technical specifications and golf course construction best practices, Marcon Engineering will source key materials from **Cal Portland**, a reputable and experienced supplier of concrete. As well as **West Coast Sod** for any required sod and similar materials. This ensures consistency with industry standards and supports optimal turf and drainage performance.

### **Commitment to Quality and Delivery**

Marcon Engineering brings deep experience in executing complex site projects in urban and public-use environments. We understand the importance of phasing, safety, environmental protection, and coordination with city staff in public works projects such as parks and courses. We are committed to full compliance with project specifications, prevailing wage standards, and the SLBE/ELBE subcontracting goals outlined by the City of San Diego.

With a highly capable team and strong management approach, Marcon Engineering is fully prepared to deliver a successful transformation of the Balboa Park 9-hole course into a more functional, accessible, and sustainable public asset.



# Balboa Park Golf Course Improvements – Hole 9

K-25-2376-DB1-3-A

# Project Team



# Gary Alan Peterson

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## Project Manager

### PROFESSIONAL

#### SUMMARY:

#### AREAS OF EXPERTISE:

- Project Planning & Due Diligence
- Budget Preparation/Control
- Request for Proposals (RFP)
- Engineering Documentation Review
- Capital Inventory Planning
- Agronomics
- Team Training & Mentoring
- Contract Negotiation/Preparation
- Equipment/Inventory Management
- Capital Financial Planning

#### EXPERIENCE:

I/I 1 - Present **Fundamental Golf Consulting - President**

As sole proprietor, successful consulting in overall project coordination/development and agronomics for the following facilities:

-Professional Golfers Career College, Temecula, CA- Professional instruction in the fields of "Golf Course Maintenance/Agronomics" & "Golf Course Design Principles". Students enrolled in the college come from both local and international locations to improve their skills and expand their future in the golf industry.

-Mesquite Golf & Country Club, Palm Springs, CA- Agronomic consulting in an effort to improve golf course in disrepair and underfunded. Long-term goal was to work with new buyer and perform a complete redesign and remodel of the facility. Project recently sold illegally and is in litigation.

-Long A Golf Resort, Long A Province, Vietnam-Project management for 18-hole Sir Nick Faldo Championship course located in the Mekong Delta.

-Toscana Country Club, Indian Wells, CA- Successfully completed land development for residential and final 8 holes of Jack Nicklaus Signature Golf Course on northwest quadrant of project site, 160 acres.

-Edgewater Golf Club, Sriperumbudur, India- As architect's representative completed direction of mass grading and development of 9-hole golf course facility designed by Golf plan of Santa Rosa, CA

-Desert Island Country Club, Rancho Mirage, CA- Integrated long term agronomic program for soil modifications/improvements and initiated Capital Inventory Planning, (CIP).

**EXPERIENCE (continued):**08/08 - 12/10 **SBU Manager for Western United States and all of Asia & SE Asia****Profile Products, LLC**

Established marketing and agronomic consulting in soil modification and erosion control for golf development projects in the Western United States and all of Asia & SE Asia including Japan, China, South Korea, Thailand, Cambodia, Vietnam, Singapore, Indonesia and Malaysia. Introducing new standards in construction and turf maintenance of golf courses and sports fields through education of different staff members.

04/02 - 08/08 **Golf Course Construction Manager/Land Development Manager****Sunrise Company:****Kissing Camels at the Garden of the Gods** - Colorado Springs, Colorado

Successful completion of all budget preparation, master schedule, contract preparation and negotiation, project coordination and implementation for the 27-hole golf course remodel to be phased over a three-year period. Development of turfgrass grow-in and long-term course maintenance programs. Phase 1 completed successfully. Phases 2 and 3 delayed due to economic conditions.

**Toscana Country Club** - Indian Wells, California

Instrumental development of 54-million-dollar budget and comprehensive schedules for construction of 36 holes of Jack Nicklaus Signature Golf. Including: bidding, negotiating, contract preparation, administration, and budgeting, scheduling and field leadership. Facilitated land development in all related areas.

**Red Rock Country Club** - Summerlin, Nevada

As Offsite & Golf Construction Manager successful in master scheduling of land development and golf construction for remaining lots and 10 holes of golf, 193 acres.

-Land Development activities included mass grading, installation of all utilities including sewer, storm drains, water, gas, electrical and telephone, finish grading of all lot pads.

-Golf course components encompassed all rough shaping work, drainage, irrigation, cart path, landscape, finish shaping and grassing to complete the last ten holes of course. As a bonus, fulfilled grow-in of golf course and developed turf maintenance programs with local superintendent.

11/98 - 12/01 **Golf Course Construction Services - President****Rawamangun Golf & Country Club** - Jakarta, Indonesia**Mega Camara Golf & Country Club** - West Batan, Indonesia

As an entrepreneur ingrained in the following:

-Redesign and renovation of five green complexes, upgrading to current USGA standards.

-Redesign and renovation of eighteen-hole golf course including all feature work, irrigation and landscape. Completed grow-in of golf course and established complete turfgrass maintenance programs while educating local superintendent.

05/93 - 10/98 **Construction Manager - Independent Contractor****JMP Golf Design Group****Rainbow Hills Golf Club** - Bogor, Indonesia**Agile Golf & Country Club** - Shan Xiang, China

Adept in the interpretation of architectural drawings and execution of construction.

Directed owners in developing project construction budget and construction schedules. In



conjunction with two JMP shapers, completed construction of one twenty-seven-hole facility and another eighteen-hole facility to the highest standards in Southeast Asia. Requested by owner to complete grow-in of project and educate local Indonesian superintendent in turf maintenance programs.

**EXPERIENCE (continued):**

01/92 - 04/93

**Project Manager - Golf Construction**

**Sunrise Company: Indian Ridge Country Club** - Palm Desert, California

Developed golf course construction budget, specifications and contracts. Assisted in negotiations of all contracts. Prepared and implemented seven-month construction schedule, including fulfillment of design principles for Palmer Course Design Company.

07/89 - 11/91

**Director of Golf Course Construction**

**Carlacio Golf, Division of Carlacio Landscape, Inc.** - Yorba Linda, California

Established/managed marketing, bidding and coordination of new construction projects. Strong dealings in contractual obligation to owner.

Various Projects Completed: Eastlake Greens, The Colony Country Club, Mesa Verde Country Club and Tamarisk Country Club.

05/87 - 07/89

**Project Superintendent**

**Pacific Golf Developers, Inc.** - Yorba Linda, California

Managed field operations which included secondary staking, rough shaping of golf features, irrigation installation, lake construction, green and tee construction (USGA), finish shaping and seeding. Initiated all monthly billing and owner/contractor relation.

Various Projects Completed: Rams Hill Country Club, Marriott's Desert Springs, Santa Ana Country Club and Oakhurst Country Club.

02/83 - 05/87

**Golf Construction & Maintenance Superintendent**

**Sunrise Company: Palm Valley Country Club** - Palm Desert, California

-Construction:

Owner's Representative responsible for layout and implementation of complete construction schedule on 18-hole executive golf course.

Assisted in construction phases of original 18-hole championship golf course.

-Turfgrass Management:

Successfully trained and managed 21-man crew to establish and maintain 36 holes of turfgrass, which included budgeting, scheduling, supervision and implementation of all facets of the turfgrass operations.

**EDUCATION:**

Bachelor's degree program courses with core curriculum, including studies in philosophy, languages, math, science, fine arts, history and English.



Superintendent

**Project Role**

Project Superintendent

**Years of Experience**

30+

**Education/Training/Certs**

- EM385-1-1 40-hour Safety
- OSHA 30-hour Safety
- USACE Construction Quality Management (CQM) Certification
- Fall Protection Cert.
- Palomar College Computer Science

**Software:**

- Microsoft Office
- Procore
- Adobe PDF
- Bluebeam

**Robert Kettl****Project Superintendent**

Robert Kettl is a Project Superintendent and Quality Control Manager for Marcon Engineering. Mr. Kettl offers a diverse set of skills for the execution and completion of large complex projects. Experienced industries include Civil Construction Transportation, Federal, CIP capital improvements, Commercial, Power Utility, Earthwork, Design-Builds turn-key. With successful completion to meet and exceed the clients' expectations with special emphasis on safety performance. He understands the project life cycles, initiation, planning, execution, monitoring controls and closeout.

**EXPERIENCED QUALITY CONTROL**

- Onsite management leadership, subcontractors, craft labor, safety standards implementation and owner relationships.
- Project management and an understanding of RFP, contract documents, change orders, plans, specifications, construction standards, RFIs, and Submittals.

**PROFESSIONAL EXPERIENCE****Quality Control/ SSHO / Superintendent / Marcon Engineering, / Escondido, CA**

(Oct 1 - Currently)

- Perform all aspects of Quality Control, SSHO, and Superintendent tasks for the project, to include test implementation, three phases of control, close out submittals, daily field supervision for compliance with the specifications, lead the QC meetings, review and approve submittals, perform safety meetings and safety implementation.

**Superintendent/ QC / De La Fuentes Construction Inc, / San Diego, CA** (Feb. 2023 - Sept. 27)

- Manage the Onsite and Off-site construction improvements. Duties included on-site supervising self-performing work with DLF crews, Subcontractors and site safety and health officer. Heavy Equipment Operator

**QC / Foreman / PAL General Eng/ San Diego, CA** (Jan. 2022 – January 2023)

Performing CALTRANS transportation projects, structural concrete, grading, excavation slope repair, demolition, Onsite and Off-site civil improvements. Duties included on-site supervising concrete, grading traffic control crews, site safety competent manager and operating heavy equipment.



Superintendent

**Superintendent / QC / Sierra Pacific West / Vista, CA  
(Dec. 2020 - January 2022)**

- Performing grading and excavation slope repair, shoring, demolition and complex turn-key civil sites development, Onsite and Off-site civil improvements. Duties included on-site supervising one to three active grading crews, site safety competent manager and operating heavy equipment.

**QC/ Superintendent / Layfield USA / Lakeside, CA (Feb. July 31, 2020)**

- Providing complete design build, installation of geomembranes liners, and floating cover systems for municipal water reservoirs, wastewater treatment plants to secondary containment. Responsibilities include Pre-construction, project set-up, contract review, cost-control, scheduling, complete project oversight, manage (P&L) profits and loss with risk analysis, and materials procurement.

# Assistant Superintendent Assistant Project Manager



## Project Role

Assistant Superintendent

Assistant Project Manager

Project Estimator

## Years of Experience

3+

## Training/Certificates

Computer Science – University of California, Davis

Construction Quality Management (CQM)

Project Engineer AGC Certification

## Qualifications:

- Procore
- Microsoft Office
- RFIs, Submittals, Purchase Orders, Contracts, Transmittals, etc.
- Bluebeam
- Excel & Macros
- P6 Primavera
- OSHA 30 Certification
- Value Engineering
- Software Engineering

## Damiam Alfaro

### Assistant Superintendent / Assistant Project Manager

With a background in Computer Science from the University of California, Davis, and certification in Construction Quality Management (CQM), Damiam Alfaro brings a unique combination of technical acumen and construction expertise to public works and federal projects. As a Construction Estimator and Project Engineer at Marcon Engineering–Bilbro Construction, he has contributed to over \$25 million in awarded contracts by leading competitive bid preparation, quantity takeoffs, subcontractor outreach, and proposal development. His work is rooted in modern, technology-driven approaches that enhance accuracy, efficiency, and constructability. Damiam's field experience includes managing RFIs, submittals, budgeting, scheduling, and coordination on complex horizontal construction projects such as the \$8M Salk Park Neighborhood Park. His ability to bridge estimating precision with field execution enables him to deliver practical, well-scooped solutions tailored to public agency needs—including recent successes with the City of San Diego.

## EXPERIENCE AND QUALIFICATIONS

### February 2023 – Present

#### Project Engineer – Marcon Engineering, Escondido, CA

As a Project Engineer, I manage construction planning, submittals, RFIs, budgeting, billing, and daily site operations. I coordinate with crews, subcontractors, and vendors to ensure projects are delivered on time, within budget, and to spec.

**Salk Neighborhood Park in San Diego for the City of San Diego**, which included new park amenities, civil improvements, and public recreational space such as Site Furnishings, Site Utilities, Rough Grading, Fencing, Concrete, Finish Grading, Landscaping, Dog Park Equipment, Exercise Equipment, among others.



**February 2024 - Present**

**Construction Estimator – Marcon Engineering,  
Escondido, CA**

As a Construction Estimator, Damiam Alfaro has led the preparation of accurate and competitive bids for over 25 federal and public works projects, contributing to more than \$25 million in awarded contracts. His role involves detailed analysis of plans, specifications, and contract documents to ensure precise scoping and pricing. He specializes in quantity takeoffs, procurement strategies, and subcontractor outreach—building strong industry relationships that support competitive pricing and quality execution. Damiam is experienced in preparing technical proposals, managing bid submissions, and coordinating internal resources to meet strict deadlines. His estimating work includes early-stage budgeting, value engineering, risk assessment, and scope clarification, ensuring each bid reflects a clear, achievable construction plan.

**Projects Awarded/Won**

**Marcy Neighborhood Park - February 2024 (\$2.9M)**

**Location:** San Diego, CA

**Owner:** City of San Diego

**Federal Blvd Channelization Project - March 2024 (\$6.7M)**

**Location:** San Diego, CA

**Owner:** City of San Diego

**San Ysidro Debris Basin Improvements Project - May 2024 - (\$2.3M)**

**Location:** Santa Barbara, CA

**Owner:** County of Santa Barbara

**Speicher Park Ballfields Improvements - July 2024 (\$2.9M)**

**Location:** San Bernardino, CA

**Owner:** City of San Bernardino

**San Francisquito Fire Station & Barracks Construction - September 2024 (\$16.5M)**

**Location:** Santa Clarita, CA

**Owner:** U.S. Forest Service

**Las Posas Gate - November 2024 (\$4.7M)**

**Location:** Ventura, CA

**Owner:** GLOVIS/NAVFAC

# Lead Shaper



## Project Role

Lead Shaper

## Years of Experience

30+

### Qualifications:

- USGA Green Construction and Laser Grading
- Bunker liner experience: Better Billy Bunkers, Bunker Solutions, Capillary Concrete.
- USGA Greens, Laser grading.
- Equipment Expertise on: Mini-Ex, Bulldozer, Box Blade, Sand Pro, and Skid steers

Harry Keene Jr

### Lead Shaper

Harry Keene Jr. is a seasoned Lead Shaper with over 30 years of hands-on experience in golf course construction, renovation, and design. He is highly skilled in shaping greens, tees, and bunkers, and has extensive supervisory experience on domestic and international projects. His expertise spans finish grading, heavy equipment operation, drainage systems, dewatering, and large-scale earthwork operations. Harry's attention to detail and collaborative approach have contributed to the success of numerous high-profile projects throughout the U.S. and abroad.

## EXPERIENCE AND QUALIFICATIONS

### 2003-Present

#### Lead Shaper – One Golf Contractor / Hills-Forrest-Smith Golf Course Architects

Harry served as a lead shaper and supervisor on numerous renovation and construction projects throughout Florida and the southeastern U.S. His responsibilities included shaping greens, tees, and bunkers, as well as overseeing drainage and grassing operations. His eye for detail and efficiency helped deliver high-quality results on tight timelines.

As a trusted shaper for this prominent design firm, Harry worked on international and domestic projects, including full 18-hole constructions and major renovations. His roles included shaping, on-site management, and coordination with design teams across locations in the U.S., Russia, and Sweden. His global exposure adds a valuable dimension to his project adaptability.

### Domestic Projects (One Golf Contractor)

- **Plantation Golf Club** – Sarasota, FL: Green renovation shaper
- **Sarasota National** – Venice, FL: Bunker renovation shaper and supervisor
- **TPC Prestancia** – Sarasota, FL: Supervisor for grading and grassing
- **The Founders Club** – Sarasota, FL: Shaper and bunker renovation



- **Bradenton Country Club** – Bradenton, FL: Shaper and bunker renovation
- **Venetian Golf Club** – Venice, FL: Shaper and bunker renovation
- **Bobcat Trail Golf Club** – North Port, FL: Green and bunker renovation
- **Venice Golf and Country Club** – Venice, FL: Grassing
- **Golden Bear Club** – Windermere, FL: Shaper and bunker renovation
- **Tuscarawilla Country Club** – Winter Springs, FL: Tee and bunker renovation
- **Reunion Resort** – Kissimmee, FL: Shaper and bunker renovation
- **Santa Rosa Golf Club** – Santa Rosa Beach, FL: Tee renovation
- **Palmetto Hall** – Hilton Head, SC: Bunker renovation

#### International Projects (Hills-Forrest-Smith Architects)

- **The Oaks Club** – Osprey, FL: Shaper and bunker renovation
- **Forest Hills Golf Club** – Moscow, Russia: New 18-hole construction shaper
- **Nikolayev Gardens** – Gorky Park, Russia: New 18-hole shaper / project manager
- **Vasatorps Golf Club** – Helsingborg, Sweden: 18-hole renovation shaper

# Irrigation Specialist


**Project Role**

Irrigation Specialist

**Years of Experience**

18+

**Training/Certificates**

Agricultural Systems Management with Water/Irrigation Emphasis – California Polytechnic State University, San Luis Obispo

Irrigation, Certified Landscape Irrigation Auditor (CLIA)

CPR/First Aid

**Qualifications:**

- TORO Lynx Central Controller Level I and II
- Qualified Water Efficient Landscaper (QWEL)
- Qualified Applicator's License (QAL-B)
- Equipment Operation
- Overseeding Certification – CVAG

Wade P. Hamilton

**Irrigation Specialist**

Wade P. Hamilton is a seasoned irrigation specialist with over a decade of experience in golf course and landscape water management, including direct work at Balboa Park Golf Course. With a B.S. in Agricultural Systems Management from Cal Poly San Luis Obispo and a minor in GIS, Wade combines technical expertise with on-the-ground problem-solving. At Balboa Park, he managed irrigation repairs, programming, and capital improvement projects, including drainage upgrades and tournament preparations. His certifications as a Landscape Irrigation Auditor and Water Efficient Landscaper, along with his hands-on work managing design/build projects and training others, make him well-equipped to support the renovation. Wade brings deep site familiarity, technical skill, and a practical, conservation-focused approach to the table.

**EXPERIENCE AND QUALIFICATIONS**
**August 2023 – Present**
**Owner – Bullseye Irrigation Services, San Diego, CA**

Perform irrigation audits, consultation, and training. Farms, commercial, and residential irrigation efficiency measurements, design, scheduling, and retrofitting.

**May 2016 – December 2022**
**Irrigation Technician & Adjunct Instructor, San Diego Community College District**

Wade has diagnosed, repaired, adjusted, and programmed irrigation systems at San Diego Miramar College and Hourglass Park, while also advancing his professionalism through training, teaching, and testing products within the landscape industry. He has managed contract construction and renovation projects from budgeting through the full design/build process. This combination of technical irrigation expertise and project management directly translates to the needs of a golf course, where precise water control, system reliability, and efficient execution of improvements are critical for maintaining high-quality playing conditions and sustainable operations.



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**December 2012 – May 2016****Irrigation Specialist, City of San Diego, Department of Park & Recreation, Golf Division**

As an Irrigation Specialist for the City of San Diego's Department of Park and Recreation, Golf Division, Wade directly supported the Balboa Park Golf Course by diagnosing, repairing, adjusting, and programming its 104-acre irrigation system. He developed and presented irrigation programs tailored to water restrictions specific to golf courses and managed contract capital improvement projects, including the North Course redesign, drainage enhancements, Farmers Insurance Open preparations, irrigation upgrades, and cart path installations. This direct experience with the City and the course itself makes him uniquely qualified to contribute valuable insight and continuity to the upcoming renovation.

**June 2007 – September 2007**

Perform distribution uniformity, irrigation efficiency, and pump efficiency tests on drip and micro spray irrigation systems for citrus and almond orchards in the San Joaquin Valley. Consult with farmer/irrigator about the test results and potential irrigation improvements. Research for US Bureau of Reclamation Friant-Kern Canal.

# Concrete Specialist



## Project Role

Concrete Specialist

## Years of Experience

30+

## Training/Certificates

Business & Airway  
Science B.S. – Point  
Loma Nazarene  
University

## Qualifications:

- Procore
- Microsoft Office
- Construction  
Supervision
- Heavy Equipment  
Operation & Site  
Development
- Underground  
Utilities & Civil  
Grading
- Demolition &  
Environmental  
Remediation
- Safety Compliance  
& Job Site  
Coordination
- Blueprint Reading  
& Project Layout

## Ron Evans

### Concrete Specialist

Ron Evans is a highly skilled construction professional with over 40 years of experience in demolition, grading, and underground utility work—critical components of site development projects like the Balboa Park Golf Course. With a background that includes 15 years as a Demolition Specialist and 15 years as a Heavy Civil Grading Operator, Ron brings deep expertise in shaping terrain, preparing building sites, and executing precise civil infrastructure improvements. His ability to lead teams, operate heavy machinery, and collaborate with engineers and subcontractors ensures smooth coordination and efficient progress on complex job sites. Known for his hands-on approach, problem-solving abilities, and track record on major Southern California projects, Ron plays an essential role in delivering high-quality construction outcomes for civic spaces such as Balboa Park.

## EXPERIENCE AND QUALIFICATIONS

### November 2023 – Present

#### Superintendent – Marcon Engineering, Village View Park, Fallbrook, CA

Ron Evans currently serves as the Superintendent for the Village View project which is about to be finished. A multifaceted development involving extensive site work, underground utility installations, and more than 16,000 SF of concrete walkways and trackways. His leadership ensures daily coordination of subcontractors, enforcement of safety protocols, and adherence to project schedules and specifications. Drawing on his decades of experience in demolition, grading, and civil infrastructure, Ron oversees critical scopes such as stormwater management, concrete flatwork, and utility connections—skills that directly support the successful delivery of projects like the Balboa Park Golf Course, where similar site development and infrastructure execution are essential.



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**September, 2008 - November, 2023**

**Concrete & Demolition Specialist – Clauss  
Construction & Allied Environmental,  
Lakeside, CA**

Mr. Evans has over 15 years of specialized experience in structural concrete and environmentally sensitive construction. During this time, he contributed to numerous public and federal projects involving concrete, site utilities, grading, and demolition. Notable projects include The Rady Shell at Jacobs Park, the Sycuan Casino Expansion, and Gillespie Field Airport Park.

**July, 1993 - September, 2008**

**Concrete & Demolition Foreman – Sierra  
Pacific West, MGI, West-Tech Conley  
Construction, Vista, CA**

At Sierra Pacific, Mr. Evans applied his expertise in heavy equipment operation and civil construction to execute complex grading and concrete-intensive scopes. He successfully formed and poured a wide range of structural and flatwork elements on projects such as the Serra High School Modernization, Cuyamaca College Renovations, and Launch Test Facilities at China Lake Naval Base.

**BRANDON ALDERSON**

(714) 326-4579 / [Balderson1007@yahoo.com](mailto:Balderson1007@yahoo.com)  
 6640 Linda Vista Road, San Diego, CA 92111


**Objective:**

To advance my career with an occupation that builds upon my knowledge and education in the environmental engineering field while at the same time challenging my current skillset. I strive to utilize engineering principles to solve environmental dilemmas facing development and remediation in today's current climate.

**Skills/Certifications:**

- Engineer in training with passed PE exam and application approved (Seismic/Survey test needed)
- QSP/QSD certified – exp. Dec. 2025
- Asbestos Certified Site Surveillance Technician – exp. May 2025
- Lead Abatement Project Monitor and Sampling Technician – exp. Dec. 2025
- 40 Hour HAZWOPER certified – exp. June 2025
- EM 385-1-1 certified
- California boater safety certified with card
- Proficient in MS Office Suite and AutoCAD

**Work Experience:**
**CEO/Project Manager at Blue Wave Environmental, Inc. (June 2024 – Present)**

- Client outreach and relations.
- Tracking projects for bid and proposal development.
- Project management on multiple types of environmental consulting projects:
  - Storm water management, hazardous material surveys and abatement, air emissions monitoring, health and safety, and waste management.
- Various business management roles including hiring, invoicing, certification tracking, scheduling, and mentoring
- Onsite environmental activities – all facets of environmental sampling (groundwater, surface water, soil vapor, soil, and air), hazardous material sampling and surveys, construction stormwater inspections, supervision of sub-contractors and onsite safety practices.

**Staff Engineer/Project Manager at iVet Environmental, Inc. (February 2019 – June 2024)**

- Project management and client relations on multiple types of environmental consulting projects, with a focus on construction.
  - Storm water management, hazardous material surveys and abatement, air emissions monitoring, health and safety, and waste management.
- Managed employees from field and proposal departments.
- Development of various environmental reports.
  - SWPPP, hazardous material survey reports and compliance plans, and health and safety plans.

**BRANDON ALDERSON**

(714) 326-4579 / [Balderson1007@yahoo.com](mailto:Balderson1007@yahoo.com)  
 6640 Linda Vista Road, San Diego, CA 92111



- Various business management roles including hiring, invoicing, certification tracking, scheduling, and mentoring.
- Onsite environmental activities – all facets of environmental sampling (groundwater, surface water, soil vapor, soil, and air), hazardous material sampling and surveys, construction stormwater inspections, supervision of sub-contractors and onsite safety practices.
- Proposal development for environmental work utilizing existing plans and bid documents.

**Staff Engineer at Construction Testing & Engineering, Inc. (June 2017 – February 2019)**

- Involved in projects that dealt with remediation in the soil and groundwater as part of DEH VAP cases.
- Extensive knowledge on environmental regulations such as Regional Water Board permits and waivers, DEH SAM Manual, DTSC guidance documents, and local landfill acceptance criteria.
- Development of Phase 1 ESA, SWPPP, Soil Management Plans, Site Health and Safety Plans, Soil Vapor Risk Modeling, and Environmental Protection Plans.
- Oversaw and managed Limited Phase 2 ESA on sites.
- Field work includes Phase 1 ESA onsite activities, onsite oversight of sub-contractors, environmental sampling, QSP inspections for multiple construction sites, geotechnical investigations, and soils technician.

**EH&S Technician at Teva Pharmaceuticals (June 2013 - August 2014)**

- Intern in the Environmental Health and Safety Department and then hired on as an EH&S technician.
- Responsibilities included hazardous waste disposal and management, completing environmental reports, ensuring environmental compliance, and contractor training.

***Education:*****Environmental Engineering at San Diego State University (August 2014 - May 2017)**

- Bachelors of Science in Environmental Engineering
- Cumulative GPA of 3.61.
- Dean's Honor Roll for the years 2011, 2012, and 2014-2017.
- Member of Sigma Alpha Lambda national leadership and honors organization.

**BRANDON ALDERSON**

(714) 326-4579 / [Balderson1007@yahoo.com](mailto:Balderson1007@yahoo.com)  
 6640 Linda Vista Road, San Diego, CA 92111



- Projects included design of materials recovery facility, design of automated people mover at the San Diego airport, and lab testing of stormwater for the SAGE Project.

\*Can provide references upon request.

***Significant Projects:*****Project Manager of Harbor Drive Trunk Sewer Replacement - \$3 Mil**

- Development of CHSP, HSMP, and WPCP
- Sampling and characterization of >12,000 tons of waste soil (downtown SD)
- Transport and disposal of >12,000 tons of waste soil (downtown SD)
- Contaminated soil monitoring
- Geotechnical subsurface investigation

**Project Manager and Field Crew Lead of Coronado NASNI GIW Survey and Report - \$33k**

- Survey of general industrial waste line for Industrial Waste/Oily Waste Treatment Plant at NASNI
- Development of maps and report

**Project Manager and Field Crew Lead of NAWS China Lake Lead and Asbestos Surveys - \$150k**

- Asbestos and lead surveys of 90 buildings at NAWS China Lake

**Project Manager of Caltrans Contract 08-1M1704 - \$50k**

- Development of Public Safety Plan for methacrylate and polyester concrete overlay work
- Air emissions monitoring
- Management of biological surveys
- Development of Lead Compliance Plan and performed lead awareness training for workers

**Project Manager of Site Investigation and Hazard Evaluation for Restroom Renovation of B472 at Coronado NASNI – \$11k**

- Soil vapor and soil sampling for site investigation based on groundwater plume below area of work
- Development of Hazard Evaluation Report for restroom renovation work

**Field Lead of Groundwater Sampling at MCLB Barstow Wastewater Treatment Plants - \$200k**

**BRANDON ALDERSON**

(714) 326-4579 / [Balderson1007@yahoo.com](mailto:Balderson1007@yahoo.com)  
 6640 Linda Vista Road, San Diego, CA 92111



- Performed groundwater monitoring and sampling for wastewater treatment plants at Neebo and Yermo MCLB Barstow
- Part of a Regional Water Board permit requirements
- Sampling was performed for quarterly report development to Water Board

**Field Lead of Coronado NASNI Building 379 Time Critical Removal Action (TCRA) Soil Vapor Extraction System Operation and Maintenance and Support**

- Operation of soil vapor extraction system
- Ensure safety of personnel within building from hydrocarbon and trichloroethene contaminated groundwater vapor
- Handling of hazardous waste, system checks, data collection and analysis, identification of improvements

**Field Lead of Coronado NASNI Building 2 TCRA Bioremediation of Contaminated Groundwater**

- Management and supervision of injection subcontractors
- Onsite activities related to the bioremediation of groundwater contaminated with trichloroethene and other compounds
- Evaluation of bioremediation success and performed groundwater tracer testing

**50+ Projects developing and implementing stormwater management plans and lead compliance plans for construction projects**
**Best Management Practices (BMPs) installation foreman on 12+ projects**

- Fiber rolls
- Silt fence
- Gravel bags
- Drain inlet protection devices
- Stockpile coverage
- Etc.

**CHRISTY VILLA, PE**  
*Principal Engineer*



**YEARS OF EXPERIENCE:**  
23+

**EDUCATION:**  
B.S. Structural  
Engineering, University  
of California, San Diego,  
2003

**LICENSES:**  
Professional Engineer  
(Civil) California,  
#C70917

Qualified SWPPP  
Developer (QSD),  
#C20104

**ORGANIZATIONS:**  
American Society of Civil  
Engineers (ASCE)  
  
American Public Works  
Association (APWA)



**VILLA CIVIL**

Ms. Christy Villa, PE brings over 23 years of experience in public works with an emphasis on active transportation planning and design, green street infrastructure, and writing, managing, and administrating Federal, State, and Local grants for public agencies. She has served as design engineer, project manager, engineering inspector, and construction manager for public works involving street improvements, retaining walls, pedestrian facilities, water line relocations, reclaimed water facilities, drainage infrastructure, and low-impact development.

**PROJECT EXPERIENCE**

**San Marcos Creek Project | City of San Marcos**

The San Marcos Creek project is a \$100M+ creek restoration project that adds needed infrastructure to relieve longstanding flooding issues, preserves creek habitat, and improves residents' ability to walk, bike, and drive throughout the area. Ms. Villa's responsibilities include, working with the construction manager to process change orders and approve project decisions on behalf of the City, ensuring the project budget and schedule delays are minimized, and working to address and mitigate litigation against the City.

**El Cerrito Pipeline Project | City of San Diego**

Project manager responsible for the ADA-compliant curb ramp design for the El Cerrito Pipeline project in the City of San Diego, overseeing the development of approximately 110 curb ramps across 23 locations. Responsibilities included coordinating all project phases, from initial research and utility coordination to managing field visits and the preparation of design packages. Tasks encompassed ensuring design adherence to ADA standards, developing 30%, 60%, and 100% design plans, and delivering the project on schedule and within budget. Additionally, facilitated communication with stakeholders and ensured the seamless integration of the design into the overall project scope.

**North Coast Highway 101 Streetscape | City of Encinitas**

Project Manager for a \$20 million complete streets project that includes traffic calming, roundabouts, sidewalk, bike lanes, enhanced tree canopy, storm water bioretention, drainage improvements, water pipeline relocations, and pavement resurfacing. Ms. Villa served as design engineer to develop preliminary concept plans in AutoCAD. As project manager, she oversaw the preparation of 30% construction drawings, drainage report, and the storm water quality report, developed a cost estimate, maintained a current project schedule, prepared and coordinated design review permit, managed the preparation of the Environmental Impact Report and the traffic analysis reports, and facilitated monthly meetings with the City Manager.

## RENEE B. POWELL, P.E., QSD/QSP

*Senior Civil Engineer***YEARS OF EXPERIENCE:**

21+

**EDUCATION:**

B.S. Civil Engineering,  
Arizona State University,  
2002

**LICENSES:**

Professional Engineer—  
Civil Engineer License  
No. 76559, CA

**CERTIFICATIONS:**

Qualified SWPPP  
Developer/  
Practitioner No. 22062

**VILLA CIVIL**

Ms. Renee Powell, P.E. is a results-driven and skilled Registered Civil Engineer with over two decades of experience leading and managing land development projects delivering high-quality work within budget and timeline constraints. Her expertise includes all stages of project completion within land development and infrastructure improvement projects.

**PROFESSIONAL EXPERIENCE****Storm Drain Group 1013 | City of San Diego**

Villa Civil served as a subconsultant to TYLin to remove and replace 460 linear feet of existing corrugated metal pipe storm drains with new reinforced concrete pipe and related storm drain appurtenances at seven locations. Ms. Powell's duties included initial field reviews to identify all underground storm drain utilities, conducting meetings and coordination with the City and subconsultants, preparing of preliminary through final design documents for the pipeline construction, providing bid support, and construction administration.

**El Cerritos Pipeline Design | City of San Diego**

Villa Civil partnered with Michael Baker International Inc. and the City on the Cerritos Pipeline Design Support project. As Senior Civil Engineer, Ms. Powell's role focused on enhancing the City's infrastructure through the development or replacement of 110 ADA curb ramp designs, within the City Heights Community, ensuring compliance with the City's standards for accessibility and urban mobility. This effort contributed significantly to improving public accessibility and infrastructure within the City. Villa Civil is responsible for providing final design services, which include the preparation of construction drawings implementing American Disabilities Act regulations, standard details, and project-specific details in the plans.

**San Marcos Project Management | City of San Marcos**

Villa Civil provided dedicated project management support services for the Land Development Division of the City of San Marcos. This effort included managing and coordinating critical land development projects, ensuring alignment with the City's municipal codes, design standards, and broader growth vision. Ms. Powell oversaw technical plan reviews, documented plan check comments, and provided progression of development projects, including multifamily housing near North City and key initiatives within the University District. Villa Civil coordinated weekly meetings with developers, City staff, and other stakeholders, fostering efficient communication and resolving project challenges proactively. Villa Civil also ensured that project milestones were met by maintaining electronic project files consistent with the City's record retention policies and providing regular status updates.

**AUSTIN BABER, P.E.**  
***Senior Civil Engineer***



**YEARS OF EXPERIENCE:**  
 12+

**EDUCATION:**  
 B.S. Civil Engineering,  
 California Baptist  
 University, 2013

**LICENSES:**  
 Professional Engineer  
 License No. 93685, CA



**VILLA CIVIL**

Mr. Austin Baber, P.E. has over 12 years of experience in civil engineering design, drafting, and project management. He has a strong history of creating clear and precise designs in various facets of land development and civil engineering including grading plans, utility systems, and site plans. His experience in collaborating with engineers, architects, and project managers translates conceptual visions into plans that meet project specifications and client needs. As a detail-oriented AutoCAD expert he is committed to ongoing professional development, staying current with advancements in civil engineering design software and best practices to ensure high quality work is delivered within budget and timeline constraints.

**PROFESSIONAL EXPERIENCE**

**Storm Drain Group 1013 | City of San Diego**

Villa Civil served as a subconsultant to TYLin to remove and replace 460 linear feet of existing corrugated metal pipe storm drains with new reinforced concrete pipe and related storm drain appurtenances at seven locations. Mr. Baber's duties included preparing preliminary through final design documents for the pipeline construction, providing bid support, and construction administration.

**Vista Warehouse Storage Addition | Ferguson**

In preparation for opening a new warehouse in the City of Vista, Ferguson contracted with Villa Civil for civil engineering design services to construct a new storage expansion adjacent to an existing warehouse building. Villa Civil supported the project by preparing a building permit submittal package.

**Vinedo | City of Paso Robles\***

The Vinedo development in the City of Paso Robles encompassed over 300 acres, entitled as a multi-phase, single and multi-family home development. The development required many permits and technical reports, including grading plans, street improvement plans, and utility plans. Mr. Baber performed as the lead design engineer, supporting client and interdisciplinary consultant coordination. He provided construction support to the client and contractor.

\*Performed as an employee of Rick Engineering Company

**Senior Design Engineer | Latitude 33 Planning & Engineering**

Performed engineering design at all stages of project lifecycle, in a variety of market sectors. Provided technical guidance to junior staff, produced technical reports, plans, and project exhibits. Along with an in-house surveyor, supported the creation of an aerial survey service within the company as primary remote pilot in command.

**HILLS·FORREST·SMITH**  
**TOP 100**  
**GOLF COURSES**

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**Oitavos Dunes**



**Portugal (2011)**  
**Sand Golf Club**



**Sweden (2007)**  
**Bay Harbor Golf Club**



**Michigan, USA (2003)**  
**Lighthouse Sound**



**Maryland, USA (2000)**  
**TPC at Eagle Trace**



**Florida, USA (1987)**

## Steve Forrest, ASGCA

Hills Forrest Smith ■ International Golf Course Architects ■ Toledo, Ohio USA  
 spforrest@hillsforrestsmith.com

### Chief Executive Officer



**American Society of Golf Course Architects—President (2007-2008)**

Steve Forrest has been a golf course architect since graduating from Virginia Tech in 1979. Since that time, he has been involved in all phases of golf course design and construction and has worked on over 200 projects on five continents.

His design approach, which has been shaped by the "traditionalist" philosophy of his mentor, Arthur Hills, is to create a challenging, yet playable course that highlights the beauty and natural features of a given site. He was trained as a landscape architect and has been a member of the American Society of Golf Course Architects since 1985. In 2003, *Boardroom Magazine* named Forrest as their "Golf Architect of the Year".

### Representative Courses

**Forest Hills Golf and Country Club** (Moscow, Russia)

**Noria Golf Club at Chrifia** (Marrakech, Morocco)

**Vasatorps Golfklubb—TC Course** (Helsingborg, Sweden)  
 Sweden's Top 3 Golf Courses (*Golf Digest Sweden*, 2011)

**Journey at Pechanga** (Temecula, California)  
 "Top Ten You Can Play" (*Golf Magazine*, 2009)

**Ritz-Carlton Half Moon Bay Resort** (Half Moon Bay, California)  
 "75 Best Golf Resorts in North America" (*Golf Digest Magazine*, 2009)

**Bolingbrook Golf Club** (Bolingbrook, Illinois)  
 "Top Ten You Can Play" (*Golf Magazine*, 2003)

**Red Hawk Run** (Findlay, Ohio)  
 Top Ten "Best New Affordable Public" Courses (*Golf Digest*, 2001)

**Longaberger Golf Club** (Nashport, Ohio)  
 "Top 100 Best Public Courses" (*Golf Magazine*, 2000)

**Hyatt Regency Hill Country Resort** (San Antonio, Texas)  
 "Top Ten You Can Play" (*Golf Magazine*, 1994)

**Collier's Reserve** (Naples, Florida)  
 The first Audubon "Signature" Course in the World (1994)

### Education

Bachelor of Landscape Architecture ■ Virginia Tech ■ 1979

**HILLS·FORREST·SMITH**  
**TOP 100**  
**GOLF COURSES**

**Journey at Pechanga**



**California, USA (2009)**

**Wolfdancer Golf Club**



**Texas, USA (2007)**

**Inverness Club**



**Ohio, USA (2013)**

**Oakland Hills C.C.**



**Michigan, USA (2013)**

**Bonita Bay Club**



**Florida, USA (1987)**

# **Shawn Smith, ASGCA**

Hills·Forrest·Smith ■ International Golf Course Architects ■ Toledo, Ohio USA  
ssmith@hillsforrestsmith.com

## **Vice President of Design**



### **American Society of Golf Course Architects**

Originally from Montana, Shawn earned a bachelor's degree in Landscape Architecture from Washington State University and joined the Hills & Forrest team in 1998. Over the past two decades, he has gained a wealth of experience from his direct involvement in numerous projects around the world, including some of the most prestigious private clubs.

Shawn has been a member of the American Society of Golf Course Architects since 2009 and became a Partner at Hills & Forrest in 2010.

With a design philosophy shaped by an avid appreciation for classic golf course architecture, Shawn draws influences from the Golden Age of Design and, specifically, architects such as Alister MacKenzie, Donald Ross and Seth Raynor. Their timeless designs are the basis for Shawn's design approach and overriding goal to create golf courses that are a dynamic blend of strategy, playability, artistry and the natural environment.

## **Representative Courses**

**Journey at Pechanga** (Temecula, California)  
"Top Ten You Can Play" (Golf Magazine, 2009)

**Wolfdancer Golf Club at Hyatt Lost Pines Resort** (Lost Pines, Texas)

**Inverness Club** (Toledo, Ohio)  
Host of four U.S. Opens, two Senior U.S. Opens & two PGA Championships

**Oakland Hills Country Club** (Bloomfield Hills, Michigan)  
Host of six U.S. Opens, two Senior U.S. Opens, two U.S. Amateurs, three PGA Championships and the Ryder Cup

**Westmoreland Country Club** (Wilmette, Illinois)

**Country Club of Columbus** (Columbus, Georgia)  
Classic Donald Ross course hosts the annual Southeastern Amateur

**Highland Meadows Golf Club** (Toledo, Ohio)  
Annual Host of the Marathon LPGA Classic

**Bonita Bay Club** (Bonita Springs, Florida)  
Extensive 54-Hole Renovation

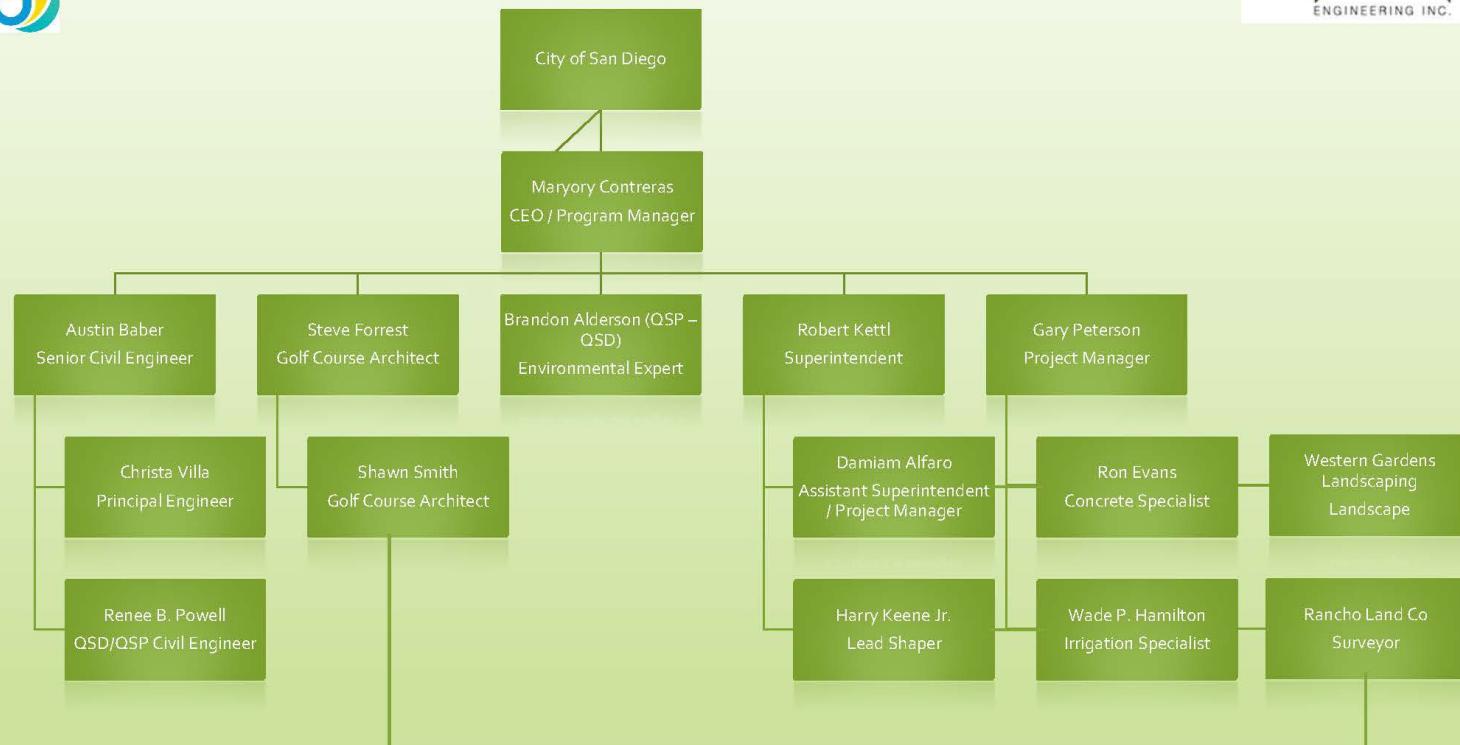
## **Education**

Bachelor of Landscape Architecture ■ Washington State University ■ 1997

## General Crew Description and Irrigation Installation Experience

The project team comprises seasoned golf construction specialists, project managers, irrigation technicians, and shapers, many of whom have decades of experience in completing golf course improvements. Key irrigation installation experience across the team includes:

- **Irrigation Heads and Quick Couplers:** Wade P. Hamilton, the designated Irrigation Specialist, has managed the programming, installation, and repair of irrigation systems specifically at Balboa Park Golf Course and other municipal and college properties. His qualifications include TORO Lynx Level I & II certification, hands-on quick coupler and head installations, and experience with HDPE mainline welding and retrofits.
- **Electrical and Communication Wiring:** Wade Hamilton's role also includes electrical conduit and communication line installation for irrigation controls, including satellite and handheld controller integration with Toro Lynx systems. His work required GPS mapping and database creation linked to controller zones, demonstrating a high level of electrical and IT coordination.
- **Drainage Systems and Boxes:** Multiple crew members, including Robert Kettl (Superintendent) and Gary Peterson (Project Manager), have led golf renovation projects involving over 180 miles of drainage and irrigation lines. Gary Peterson's experience includes directing installations involving tee and green drainage, retention basins, and erosion control measures.
- **Golf-Specific Experience:** The majority of staff, including Harry Keene (Lead Shaper), Wade Hamilton, Gary Peterson, and Steve Forrest (Golf Course Architect), have spent most of their careers building or renovating golf courses. Harry Keene alone has shaped greens, bunkers, and drainage on over a dozen U.S. and international golf courses.
- **Project Coordination and Field Supervision:** Damiam Alfaro and Ron Evans support construction operations through field coordination and project engineering on municipal parks and sports facilities, including Salk Neighborhood Park and Village View Skate Park, both from the City and County of San Diego as owners respectively. These roles often included landscape and irrigation installation oversight, subcontractor coordination, and layout inspections





## Balboa Park Golf Course Improvements – Hole 9

K-25-2376-DB1-3-A

# Technical Approach

## Design Coordination

The design-built team will implement a structured and collaborative design coordination process to ensure alignment with City directives, regulatory standards, and golf course operational needs. The process will emphasize early engagement, phased submittals, and responsive incorporation of owner feedback to achieve efficient and compliant design approvals.

### 1. Kickoff and Alignment

Immediately following Notice to Proceed, the team will initiate a kickoff meeting with City Golf Operations, Public Works, and the designated City Project Manager to confirm scope expectations, sequencing priorities, submittal procedures, and points of contact. This session will serve to align design objectives with operational and permitting constraints.

### 2. Integrated Design Coordination

Design development will follow the RFP's phased submittal structure (60%, 90%, Final), led by our golf course architect, irrigation specialist, surveyor, and civil engineer. The team will conduct biweekly coordination meetings with the City to:

- Present updated plans, grading strategies, irrigation layouts, and topographic diagrams.
- Review tee and green placements, drainage outfalls, and cart path alignments
- Address constructability, ADA compliance, tree protection, and staging constraints

All design elements will be checked against the Bridging Documents and Technical Specifications for consistency, particularly in areas related to bunker shaping, drainage isolation, irrigation control zones, and materials standards (e.g., HDPE, Toro Lynx, Caltega Series sand, etc).

### 3. Owner Engagement and Input

Key participants—including Golf Course Maintenance, Operations, and Park and Recreation—will be engaged at each milestone to review and provide feedback on:

- Playability and safety of the revised hole layout
- Maintenance access and irrigation control accessibility
- Cart path routing, tree removal/placement, and ADA compliance

Field walk-throughs with City staff will supplement plan reviews to confirm design intent in real-time.

### 4. Submittal and Approval Protocol

Each milestone submittal will include:

- Design drawings (grading, irrigation, drainage, planting)
- Technical specifications (Greenbook/Whitebook format)
- Cut and fill calculations
- Submittals product data and material specifications.
- Annotated responses to previous City comments
- Required permitting documentation and environmental compliance confirmations

City comments will be formally logged, responded to in writing, and integrated into the next submission. Final designs will be submitted digitally in PDF and CAD formats and signed/stamped as required.

### **Construction Approach and Methods.**

Once the plans are approved, the overall approach emphasizes a sequenced, golf-focused construction strategy led by an experienced team specializing in golf course renovations. Activities begin with selective demolition, followed by rough grading, drainage and irrigation installation, fine grading, hardscape, turfing, and landscape planting. All operations will comply with City standards and golf course construction best practices. Some activities will be approached concurrently to others.

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#### **Bunker Construction Approach**

Bunkers will be shaped using GPS-calibrated grading equipment and refined by the lead shaper using a knuckle-bucket or skid steer for precise contours. Subgrades will be inspected and approved before drainage installation using ADS N12 pipe with 4" outfall connections and gravel bedding. Approved bunker liner will be applied before backfilling with Caltega Series sand, compacted to 6" in base and 4" on slopes. Bunkers will include individual sumps and drainage isolated from green outfalls per RFP requirements.

---

#### **Tee Construction Approach**

New and modified tee boxes will be stripped, reoriented, and constructed using compacted native subgrade and laser-leveled tops to achieve 1% slope front-to-back or per field direction. Rough shaping will be completed with dozers and box blades, followed by root zone placement and sod

installation. Each tee box will have adequate drainage and irrigation coverage, with rough shaping adapted to maintain playability and sight lines.

---

### Shaper's Approach

The lead shaper will manage the contouring of greens, bunkers, tees, and fairways with precision equipment (using topographic survey such as the Trimble Rover) and extensive field review. Shaping will begin with rough grading to design intent, followed by hand-finished adjustments to meet drainage requirements, player experience, and City's vision. The shaper will work collaboratively with the designer, surveyor, environmental experts and City for in-field refinements and approvals.

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### Irrigation Installation: Trenching & Vibratory Plow

Mainlines (HDPE DR11) will be installed via open trench at a depth of 36", with solid pipe crossings sleeved under hardscape. Lateral lines will be installed using a vibratory plow at 18" depth where feasible (targeting 80% of lateral layout). Trenching will occur where plowing is infeasible due to proximity to greens, tees, or trees. Backfilling and compaction will follow RFP-specified standards, and quick couplers, wire, and saddles will be installed as trenching progresses.

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### Backup Strategies for Rock/Hard Soils

Should hard soils or rock be encountered, the team will deploy trenchers with rock-wheel attachments (e.g., Vermeer T655 or V-8050) for open cuts. Bedding material will be imported and screened to  $\frac{1}{2}$ " minus if native spoils are unsuitable. Pipe bedding and compaction will be maintained per spec. Rock unsuitable for reuse will be exported to an approved site. As the trenching progresses, delivery of bedding materials will be handled accordingly via a Traffic Control Plan and On-site traffic and entry management.

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### Quick Couplers, Sumps, Controllers, and Boxes

Quick couplers will be installed every other lateral in fairways using Christy F08 boxes over ADS sleeves, spaced and located per City review. Sumps will be integrated into bunker drainage and connected to dedicated outfall lines with observation ports. Toro VP modular field controllers will be installed at discreet, accessible perimeter locations, each with 8 spare stations and communication wiring in separate conduits. Electrical and communication boxes will be

placed in isolated fiber-reinforced polymer (Fiberlyte) vaults with dedicated risers and marked tracer wires. GPS mapping will verify all installations.

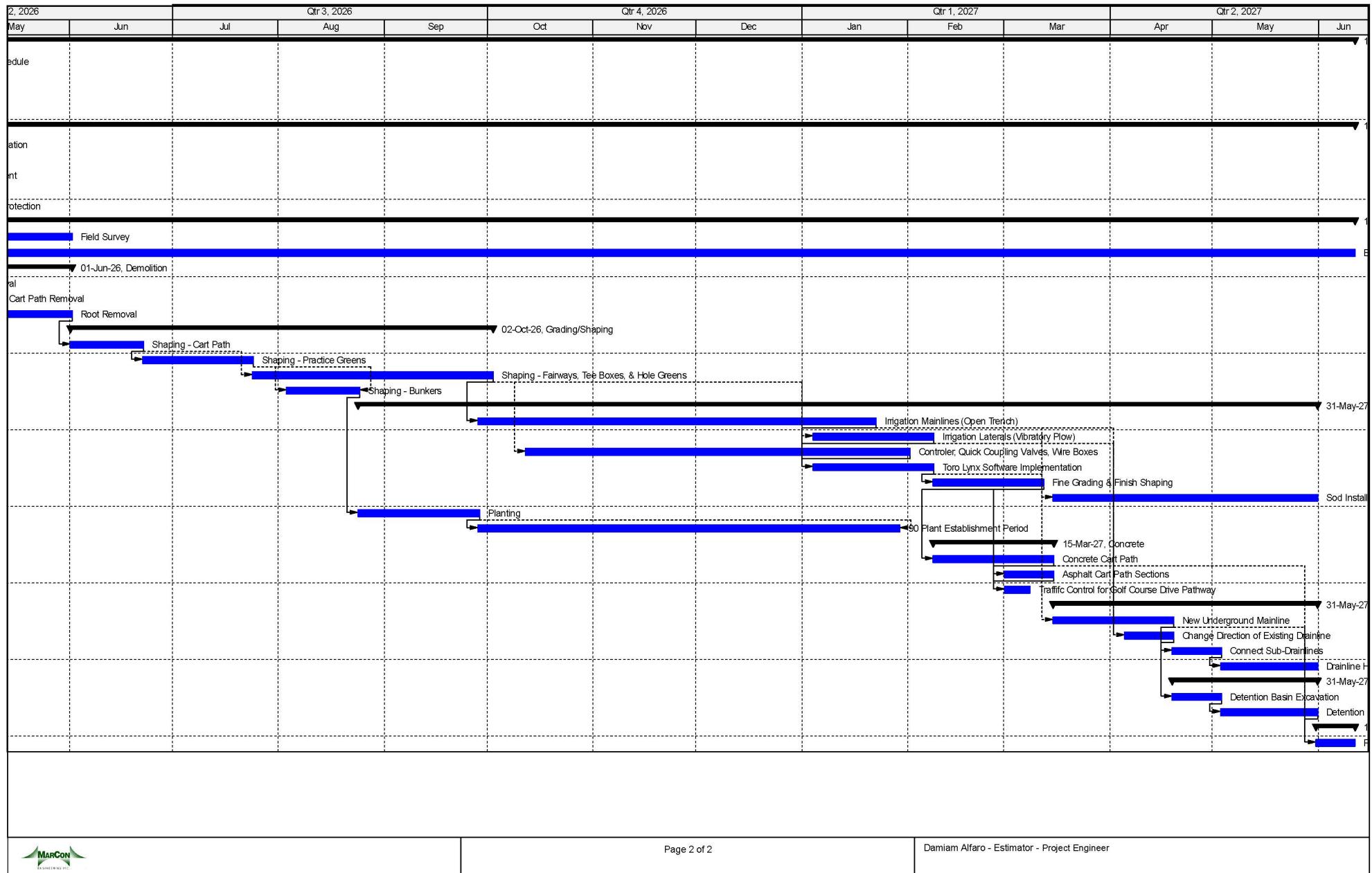


## Balboa Park Golf Course Improvements – Hole 9

K-25-2376-DB1-3-A

Construction  
Schedule

#	Activity ID	Activity Name	Original Duration	Activity % Complete	Planned Start	Planned Finish	Number of Crews	Crew Work Hours	Qtr 4, 2025					Qtr 1, 2026				
									Nov	Dec	Jan	Feb	Mar	Apr	May			
1		<b>BALBOA PARK GOLF COURSE</b>	420.00d		03-Nov-25	11-Jun-27												
2		<b>Design Phase Schedule</b>	111.00d		03-Nov-25	06-Apr-26												
3		A1000 Design 60%	51.00d	0%	03-Nov-25	12-Jan-26	2	204										
4		A1010 Design 90%	41.00d	0%	12-Jan-26	09-Mar-26	2	164										
5		A1020 Final Plans and Permits	21.00d	0%	09-Mar-26	06-Apr-26	2	84										
6		<b>Construction Phase Schedule</b>	310.00d		06-Apr-26	11-Jun-27												
7		<b>Mobilization</b>	11.00d		06-Apr-26	20-Apr-26												
8		A1060 Mobilization	6.00d	0%	06-Apr-26	13-Apr-26	2	48										
9		A1070 Stage & Office Settlement	6.00d	0%	06-Apr-26	13-Apr-26	2	48										
10		A1080 Temporary Fencing	6.00d	0%	06-Apr-26	13-Apr-26	2	48										
11		A1090 Temporary Tree Protection	6.00d	0%	13-Apr-26	20-Apr-26	2	48										
12		<b>General</b>	305.00d		13-Apr-26	11-Jun-27												
13		A1100 Field Survey	36.00d	0%	13-Apr-26	01-Jun-26	2	288										
14		A1110 Erosion Control Practices	305.00d	0%	13-Apr-26	11-Jun-27	2	610										
15		<b>Demolition</b>	36.00d		13-Apr-26	01-Jun-26												
16		A1030 Tree Removal	11.00d	0%	13-Apr-26	27-Apr-26	2	88										
17		A1040 Cart Path Removal	21.00d	0%	13-Apr-26	11-May-26	2	168										
18		A1050 Root Removal	26.00d	0%	27-Apr-26	01-Jun-26	2	208										
19		<b>Grading/Shaping</b>	90.00d		01-Jun-26	02-Oct-26												
20		A1120 Shaping - Cart Path	16.00d	0%	01-Jun-26	22-Jun-26	2	128										
21		A1130 Shaping - Practice Greens	25.00d	0%	22-Jun-26	24-Jul-26	2	200										
22		A1140 Shaping - Fairways, Tee Boxes, & Hole Green	51.00d	0%	24-Jul-26	02-Oct-26	2	408										
23		A1310 Shaping - Bunkers	16.00d	0%	03-Aug-26	24-Aug-26	2	128										
24		<b>Landscape/Irrigation</b>	201.00d		24-Aug-26	31-May-27												
25		A1150 Irrigation Mainlines (Open Trench)	85.00d	0%	28-Sep-26	22-Jan-27	2	680										
26		A1160 Irrigation Laterals (Vibratory Plow)	26.00d	0%	04-Jan-27	08-Feb-27	2	208										
27		A1170 Controller, Quick Coupling Valves, Wire Boxes	81.00d	0%	12-Oct-26	01-Feb-27	2	648										
28		A1180 Toro Lynx Software Implementation	26.00d	0%	04-Jan-27	08-Feb-27	2	208										
29		A1190 Fine Grading & Finish Shaping	25.00d	0%	08-Feb-27	12-Mar-27	2	200										
30		A1200 Sod Installation	56.00d	0%	15-Mar-27	31-May-27	2	448										
31		A1320 Planting	26.00d	0%	24-Aug-26	28-Sep-26	2	208										
32		A1330 90 Plant Establishment Period	90.00d	0%	28-Sep-26	29-Jan-27	2	270										
33		<b>Concrete</b>	26.00d		08-Feb-27	15-Mar-27												
34		A1210 Concrete Cart Path	26.00d	0%	08-Feb-27	15-Mar-27	2	208										
35		A1220 Asphalt Cart Path Sections	11.00d	0%	01-Mar-27	15-Mar-27	2	88										
36		A1230 Traffic Control for Golf Course Drive Pathway	6.00d	0%	01-Mar-27	08-Mar-27	2	48										
37		<b>Drainage</b>	56.00d		15-Mar-27	31-May-27												
38		A1240 New Underground Mainline	26.00d	0%	15-Mar-27	19-Apr-27	2	208										
39		A1250 Change Direction of Existing Drainline	11.00d	0%	05-Apr-27	19-Apr-27	2	88										
40		A1260 Connect Sub-Drainlines	11.00d	0%	19-Apr-27	03-May-27	2	88										
41		A1270 Drainline Headwall & Energy Dissipator	21.00d	0%	03-May-27	31-May-27	2	168										
42		<b>Bioretention Basin</b>	31.00d		19-Apr-27	31-May-27												
43		A1280 Detention Basin Excavation	11.00d	0%	19-Apr-27	03-May-27	2	88										
44		A1290 Detention Basin Construction	21.00d	0%	03-May-27	31-May-27	2	168										
45		<b>Finalization</b>	10.00d		31-May-27	11-Jun-27												
46		A1300 Punch List & Final As-Builts	10.00d	0%	31-May-27	11-Jun-27	2	88										



## Proposed Construction Schedule

### Tasks, Resources, and Work Hours

The proposed construction schedule for the Balboa Park Golf Course renovation outlines a total project duration of 396 working days, hypothetically beginning November 3, 2025, and concluding June 11, 2027. The construction phase alone spans 294 working days from April 6, 2026, to June 3, 2027, with a cumulative total of 6,062 crew work hours distributed across all phases.

Resource allocation is strategically structured to maximize efficiency. A summary of key activities includes:

- Mobilization Phase: 2 crews over 11 days, totaling 192 work hours.
- General Phase (Survey & SWPPP): 2 crews over 36 days for the former, and 2 crews over 305 days (from start to finish, only 2 hours a day) for the latter, equaling 288 hours and 610 hours respectively.
- Demolition Phase: 2 crews over 36 days, totaling 464 work hours.
- Grading and Shaping: 2 crews for 90 days, totaling 864 work hours.
- Landscape (Irrigation Lines, Sod Installation, Tree Planting & PEP Period): 2 crews for 201 days, totaling 2970 work hours.
- Concrete (Cart Path): 2 Crews for 26 days, totaling 344 work hours.
- Drainage: 2 crews for 56 days, totaling 552 hours.
- Detention Basin: 2 crews for 31 days, totaling 256 hours.
- Finalization Phase: 1 crew for 10 days, 80 work hours.

Each task is paired with specific crew sizes and projected labor hours, ensuring appropriate manpower at every phase. Tasks run concurrently where feasible, using float and overlapping to compress the schedule while maintaining quality and safety standards.

### Timing for Open Trench and Vibratory Plow Irrigation Work

The irrigation installation is clearly delineated into two primary components:

- Irrigation Mainlines (Open Trench): Scheduled from September 28, 2026, to January 22, 2027, over a 85 working day window using 2 dedicated crews.
- Irrigation Laterals (Vibratory Plow): Follows shortly thereafter, from January 04, 2027, to February 08, 2027, spanning 26 working days also with 2 crews engaged.

This staggered approach enables efficient use of equipment and labor while avoiding interference between trenching and plowing operations.

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### Backup Strategies for Rock/Hard Soil Conditions

In anticipation of potential geotechnical challenges such as rock or hard soils during trenching and plowing:

- Preconstruction surveys will assess subsurface conditions, with particular focus along irrigation alignment zones.
- The Design-Builder will mobilize rock trenchers or hydraulic breakers if resistance is encountered that exceeds normal excavation limits.
- Alternate routing may be implemented in coordination with the owner's representative if subsurface conditions prove unworkable in planned zones.
- Extra man-hours and backup equipment (e.g., vibratory rippers or compact excavators) are allocated as part of risk contingency to keep trenching and plowing on schedule.

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### Measures to Ensure Timely Project Completion

To ensure on-time delivery of the project by June 11, 2027, the Design-Builder will employ the following key strategies:

- Use of Primavera P6 scheduling tools to monitor critical paths and milestones with regular updates.
- Weekly schedule reviews with foremen, subcontractors, and the owner to verify progress and adjust sequencing.
- Resource leveling to prevent crew overextension and ensure sustainable productivity.
- LEAN practices such as Last Planner System coordination, as outlined in previous project implementations, will be employed to synchronize daily operations.
- Long-lead item procurement will be finalized during the design phase to avoid supply chain delays.
- Weather contingency days are factored into the critical path to accommodate potential rainouts without schedule slip.

This multi-layered approach provides resilience and flexibility while maintaining strict adherence to the contractual completion date.

## Environmental Efforts

To ensure compliance with the Construction General Permit and local environmental regulations, the Design-Builder will coordinate with Blue Wave Environmental to manage environmental monitoring, dust control, and SWPPP implementation. A Risk Level 2 SWPPP will be developed and executed by QSD/QSP-certified personnel, including pre-construction, pre-rainy season, and storm-event inspections, weekly site visits, and rainfall discharge monitoring using digital tools such as CloudCompli.

Dust control will be addressed through stabilized construction entrances, routine water application, and limiting exposed soil during earthwork operations. BMPs such as silt fencing, fiber rolls, and designated material staging areas will minimize sediment runoff. These practices, combined with consistent on-site monitoring, allow the team to proactively manage environmental compliance and reduce pollutant discharge throughout the project lifecycle.

## TRAFFIC CONTROL PLAN

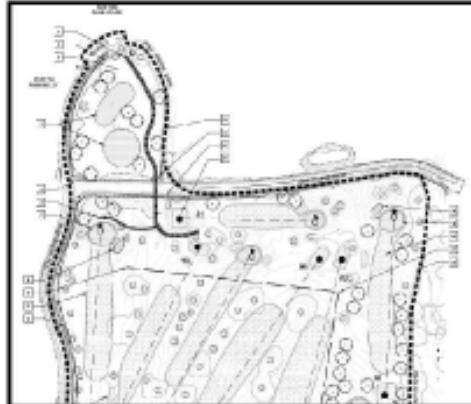
Flagging Control and Lane Closure

Balboa Park Golf Course 9-Hole  
Renovation and Improvements

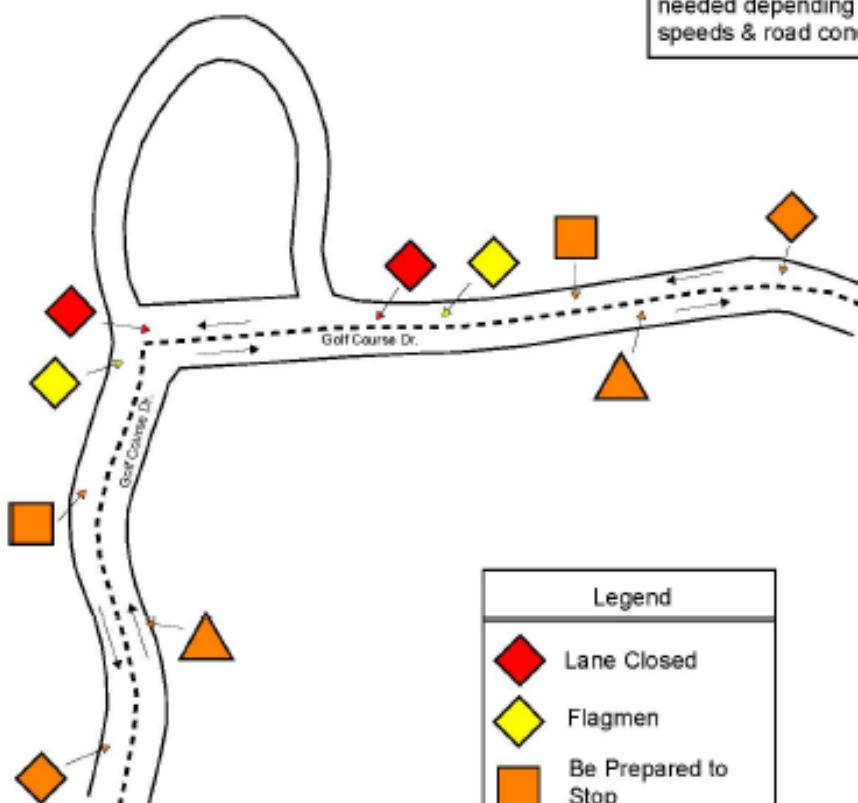




1. The contractor is required to notify all affected businesses and residents at least five (5) working days prior to the commencement of work.
2. The contractor must ensure continuous access to driveways throughout the duration of the project.
3. The contractor must establish temporary no-parking zones in all work areas, tapers, and buffer zones at least 72 hours in advance.
4. The contractor is responsible for placing C27(CA) signs on Type III barricades.
5. The contractor must notify the Metropolitan Transit System (MTS) at least five working days prior to any excavation, construction, or traffic control activities affecting bus stops.



**Flagger Note:**  
Two or more flaggers may be needed depending on vehicle volume, speeds & road conditions.



Setup May Be Reversible  
To Either Side Of The Road



# Balboa Park Golf Course Improvements – Hole 9

K-25-2376-DB1-3-A

Added Value

Items

## Construction Coordination

To proactively avoid conflicts with the Golf Course Drive Improvement project, the Design-Builder will implement a phased coordination strategy centered on continuous communication, schedule alignment, and spatial separation. Weekly coordination meetings will be held with the City, and adjacent contractors to review look-ahead schedules, update access routes, and align phasing to prevent overlapping work in shared areas.

Work zones will be clearly delineated with temporary fencing, and site logistics will be updated regularly to reflect any changes in haul routes, utility tie-ins, or staging zones. Where shared access or utility corridors are anticipated, priority will be given to completing work in those areas ahead of overlapping construction windows. Additionally, signage, traffic control plans, and active flagging will be used to ensure safe circulation of equipment, materials, and the public throughout the overlapping project durations.

## Accessible Path During Construction

To ensure continuous ADA-compliant access from the clubhouse to Hole #1 tee box, a temporary accessible path will be established using stabilized decomposed granite or compacted base material, with clear signage and edge protection. The route will be located outside active construction zones and will be adjusted as needed based on project phasing.

Protective fencing, wayfinding signage, and high-visibility markings will delineate the path and separate pedestrian access from equipment and material staging areas. Any temporary reroutes will be clearly communicated to golf course staff in advance, and access will be inspected regularly to maintain compliance with accessibility and safety standards throughout construction.



# Balboa Park Golf Course Improvements – Hole 9

K-25-2376-DB1-3-A

Equal Opportunity  
Contracting  
Program

## BIDDING DOCUMENTS

### DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE TECHNICAL (NON-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 under this contract. The Design-Builder shall list only one Subcontractor for each portion of the Work. The **PERCENT 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	PERCENT VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB <sup>①</sup>	WHERE CERTIFIED <sup>②</sup>	CHECK IF JOINT VENTURE PARTNERSHIP
Name: <u>Villa Civil, APC</u> Address: <u>406 Jolina Way</u> City: <u>Encinitas</u> State: <u>CA</u> Zip: <u>92024</u> Phone: <u>858-922-4652</u>	Designer / Consultant	Civil Engineering	3%	ELBE	CITY	N/A
Name: <u>D3 Construction Services</u> Address: <u>7002 Via Mariposa Sur</u> City: <u>Bonsall</u> State: <u>CA</u> Zip: <u>92003</u> Phone: <u>760-707-9663</u>	Constructor	Temporary Fencing	2%	SLBE	CITY	N/A
Name: <u>Rancho Land Corporation</u> Address: <u>960 Main Street</u> City: <u>Ramona</u> State: <u>CA</u> Zip: <u>92065</u> Phone: <u>760-871-4504</u>	Constructor / Consultant	Survey Staking / Survey Design	5%	ELBE	CITY	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).**

## BIDDING DOCUMENTS

### DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE TECHNICAL (NON-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 under this contract. The Design-Builder shall list only one Subcontractor for each portion of the Work. The **PERCENT 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	PERCENT VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WosB, HUBZone, OR SDVOSB <sup>①</sup>	WHERE CERTIFIED <sup>②</sup>	CHECK IF JOINT VENTURE PARTNERSHIP
Name: <u>Western Gardens Landscaping</u> Address: <u>4616 Pannonia Rd</u> City: <u>Carlsbad</u> State: <u>CA</u> Zip: <u>92008</u> Phone: <u>760-720-1459</u>	Constructor	Landscape / Drainage	36%	SLBE	CITY	N/A
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						
Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: _____						

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).**

*City of San Diego*



**Small Local Business Enterprise (SLBE)  
Program Certification**

**Villa Civil, APC**

**Emerging Local Business Enterprise (ELBE)  
Professional Services**

**(NAICS: 541330)**

**Certification Number: 17VC18780**

***Effective: 10/3/2023 - 10/3/2025***

A handwritten signature in blue ink that appears to read "Christian Silva".

---

Christian Silva  
Program Manager  
Equal Opportunity Contracting

*City of San Diego*



## **Small Local Business Enterprise (SLBE) Program Certification**

D3 Construction Services, Inc. DBA D3 Security

**Small Local Business Enterprise (SLBE)**

***Specialty Construction***

(NAICS: 238990)

Certification Number: 17DS1602

***Effective: 9/14/2023 - 9/14/2025***

---

Christian Silva  
Program Manager  
Equal Opportunity Contracting

*City of San Diego*



**Small Local Business Enterprise (SLBE)  
Program Certification**

Rancho Land Co.

**Emerging Local Business Enterprise (ELBE)  
Professional Services**

(NAICS: 541990)

Certification Number: 17RL1612

***Effective: 5/22/2024 - 5/22/2026***

A blue ink signature of Christian Silva.

---

Christian Silva  
Program Manager  
Equal Opportunity Contracting

*City of San Diego*



## **Small Local Business Enterprise (SLBE) Program Certification**

Western Gardens Landscaping, Inc.

**Small Local Business Enterprise (SLBE)  
Specialty Construction**

(NAICS: 561730)

Certification Number: 13WG0811

***Effective: 9/14/2024 - 9/14/2026***

A handwritten signature in blue ink, appearing to read "Christian Silva".

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Christian Silva  
Program Manager  
Equal Opportunity Contracting



# Balboa Park Golf Course Improvements – Hole 9

K-25-2376-DB1-3-A

Reference Checks

## Reference Checks

### 1. Chollas Park Project

- Contact:  
Name: Angelica Gil  
Title: Contract Specialist  
Organization: City of San Diego, Public Works Department  
Phone: (619) 533-3622  
Email: AngelicaG@sandiego.gov
- Project Relevance:  
The Chollas Park project involved extensive site development, including grading, archeological monitoring, SWPPP, utility installation, landscaping, and concrete work, which directly parallels the Balboa Park Golf Course Improvement scopes. The site was environmentally and publicly sensitive, demanding rigorous coordination with multiple City departments. The use of SWPPP, site furnishings, irrigation, and asphalt surfacing mirrors the scope at Balboa Park, which requires minimal environmental impact and high public interface standards. Additionally, site demolition, rebar/concrete structure integration, and stormwater control were key components.

### 2. Balboa Park Bud Kearns Aquatic Complex Improvements

- Contact:  
Name: Juan E. Espindola  
Title: Senior Contract Specialist  
Organization: City of San Diego, Public Works Department  
Phone: (619) 533-4491  
Email: JEEspindola@sandiego.gov
- Project Relevance:  
Located within Balboa Park, this project shares both geographic proximity and operational constraints with the Golf Course project. Work included earthwork, grading, utilities, SWPPP, site demo, landscape and irrigation, and site concrete improvements—scopes that mirror those at the Golf Course. The integration of ADA pathways, accessible site furnishings, and coordination of phased access during active public use are particularly relevant to this proposal's needs. Additionally, the project required precise execution adjacent to recreational facilities, similar to the constraints at the Golf Course adjacent to hole #1.