ORIGINAL

City of San Diego

CITY CONTACT
Contract Specialist: Clementina Giordano
Email: CGiordano@sandiego.gov
Phone No.: (619) 533-3481, **Fax No.**: 619-533-3633
S. Haghkhad / H. McLintock / LJI

PROPOSAL DOCUMENTS

Turner Construction Company
15378 Avenue of Science, Suite 100
858-217-0700 (Phone) (858) 217-0695 (Fax)

e - Bidding

FOR

San Ysidro Branch Library Design-Build Contract

RFQ NO.:	**K-16-1424-DB2-3**
RFP NO.:	**K-17-1424-DB2-3**
SAP NO. (WBS/IO/CC):	**S-00802**
CLIENT DEPARTMENT:	**1713**
COUNCIL DISTRICT:	**8**
PROJECT TYPE:	**BD**

THIS CONTRACT IS SUBJECT TO THE FOLLOWING:

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

PROPOSALS DUE:
12:00 NOON
OCTOBER 4, 2016
CITY OF SAN DIEGO
PUBLIC WORKS CONTRACTS
1010 SECOND AVENUE, 14th FLOOR, MS 614C
SAN DIEGO, CA 92101
ATTN: CONTRACT SPECIALIST

TABLE OF CONTENTS

SECTION		PAGE NUMBER
1.	INTRODUCTION AND PROJECT OVERVIEW	3
2.	SUBCONTRACTING PARTICIPATION PERCENTAGES	5
3.	SELECTION AND AWARD SCHEDULE	5
4.	INSTRUCTIONS TO PROPOSERS AND GENERAL CONDITIONS	6

ATTACHMENTS

A.	PROJECT DESCRIPTION, SCOPE OF WORK AND PERFORMANCE SPECIFICATIONS	20
B.	PHASED FUNDING PROVISIONS	197
C.	INTENTIONALLY LEFT BLANK	200
D.	PREVAILING WAGES	201
E.	SUPPLEMENTARY SPECIAL PROVISIONS (SSP)	205
F.	INTENTIONALLY LEFT BLANK	277
G.	EVALUATION AND SELECTION CRITERIA	278
H.	PRICE FORMS	284
I.	CERTIFICATIONS AND FORMS	290
J.	DESIGN-BUILD AGREEMENT	304
K.	DESIGN BUILD STIPEND AGREEMENT	307
L.	HAZMAT REPORT	314

REQUEST FOR PROPOSAL

1. INTRODUCTION AND PROJECT OVERVIEW

1.1. SOLICITATION

1.1.1. This is the City of San Diego's (City) second step in the two-step solicitation process to acquire Design-Build services for the **San YSidro Branch Library Design-Build Contract** project. Design-Build project.

1.1.2. Failure to submit all requested information in accordance with the requirements of this Request for Proposal (RFP) may be cause for disqualification.

2. **SUMMARY OF WORK:** This is the City solicitation process to acquire Design-Build services for a Design-Build project. The existing 4,089 square-foot San Ysidro Branch Library was built in 1924. It contains no meeting rooms, computer lab, and no onsite parking. The existing library is both outdated and inadequate to serve the growing San Ysidro community. The City has purchased a site for the new San Ysidro Branch Library. The new site is located west of highway 805 on Beyer Blvd at 123 E. Seaward Avenue. This site contains a total of 1.62 acres and is ideal for a new single-story, 15,000 square-feet San Ysidro Branch Library which will help meet the needs of the community. The library building will consist of Entry/Community Services, Computer Lab, Reader Service Area, Informal Reading/Special Feature Area, Reference Area, Multipurpose Room, Adult/Young Adult Area, Children's Area, and Staff Support Areas. For additional information refer to Attachment A.

3. **COMPETITION:** This RFP is being issued only to the shortlisted contractors pursuant to **RFQ K-16-1424-DB2-3**.

   3.1. This RFP is being issued to the selected firms for this selection process exclusively. These firms are:

   1. C.W. Driver
   2. Reno Contracting
   3. T.B. Penick & Sons, Inc.
   4. Turner Construction Co.

4. **PROPOSAL DUE DATE AND TIME ARE: October 4, 2016 at 12:00 NOON.**

5. **ESTIMATED PROJECT COST:** The City's estimated cost for this project is **$9,800,000.**

6. **LICENSE REQUIREMENT:** The City has determined that the following licensing classification is required for this contract: **B.**

7. **CONTRACT PERIOD:** The Project, including the Plant Establishment Period, shall be completed within **560** Working Days from the Notice to Proceed (NTP). There will be two NTPs for this project, one for design and one for construction.

8. **PREVAILING WAGE RATES APPLY TO THIS CONTRACT**: Refer to Attachment D.

9. PHASED FUNDING: For Phased Funding Conditions, see Attachment B.

10. CONTRACTOR LICENSE AND PREQUALIFICATION STATUS:

10.1.1. The Design-Builder must possess a Class "B" California State Contractor's license.

10.1.2. The Design-Builder must, at the time of submission of the proposal, be prequalified at an amount equal to or greater than the total amount proposed, including any alternates or options.

10.1.3. The Design-Builder's California State License and City of San Diego prequalification status as specified herein must be valid at time of submission.

11. PRE-PROPOSAL MEETING AND SITE VISIT:

11.1.1. Those wishing to submit a Bid are **required** to attend the Pre-Bid Meeting. The purpose of the meeting is to discuss the scope of the Project, submittal requirements, the pre-qualification process and any Equal Opportunity Contracting Program requirements and reporting procedures. To request a sign language or oral interpreter for this visit, call the Public Works Contracts Division at (619) 533-3450 at least 5 Working Days prior to the meeting to ensure availability. Failure to attend the Mandatory Pre-Bid Meeting may result in the Design-Builder's Bid being deemed non-responsive. The Pre-Bid meeting is scheduled as follows:

Date: **August 30, 2016**
Time **10:00 AM**
Location: **1010 Second Avenue 14th floor Large Conference Rm**
San Diego, CA 92101

11.1.2. Attendance at the Pre-Submittal Meeting will be evidenced by the Bidder's representative's signature on the attendance roster. It is the responsibility of the Bidder's representative to complete and sign the attendance roster.

Bidders may not be admitted after the specified start time of the mandatory Pre-Bid Meeting.

11.1.3. **PRE-BID SITE VISIT:** All those wishing to submit a bid are **encouraged to** visit the Work Site with the Engineer. The purpose of the Site visit is to acquaint Bidders with the Site conditions. To request a sign language or oral interpreter for this visit, call the Public Works Contracts at (619) 533-3450 at least 5 Working Days prior to the meeting to ensure availability. The Pre-Bid Site Visit is scheduled as follows:

Time: **2:00 PM**
Date: **August 30, 2016**
Location: **123 East Seaward Ave**

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

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

1. SLBE participation **3.7%**
2. ELBE participation **7.5%**
3. Total mandatory participation **11.2%**

12.1.2. The Bid may be declared non-responsive if the Bidder fails the meet the following requirements:

12.1.2.1. Attend the Pre-Bid Meeting as described herein.

12.1.2.2. Include SLBE-ELBE certified subcontractors at the overall mandatory participation percentage identified in this document; **OR**

12.1.2.3. Submit Good Faith Effort documentation, saved in searchable Portable Document Format (PDF) and stored on Compact Disc (CD) or Digital Video Disc (DVD), demonstrating the Bidder made a good faith effort to outreach to and include SLBE-ELBE Subcontractors required in this document within 3 Working Days of the Bid opening if the overall mandatory participation percentage is not met.

13. SELECTION AND AWARD SCHEDULE:

13.1. 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:

13.2.	Pre-Proposal Meeting	**August 30, 2016**
13.3.	Proposal Due Date	**October 4, 2016**
13.4.	Presentations or Interviews	**October 18, 2016**
13.5.	Selection and Notification	**October 2016**
13.6.	Limited Notice to Proceed	**November 2016**

INSTRUCTIONS TO PROPOSERS AND GENERAL CONDITIONS

1. PREQUALIFICATION OF CONTRACTORS:

1.1. Contractors submitting proposals must be pre-qualified for the total amount proposed, inclusive of all alternate items or specified Task Order limits prior to the date of submittal. Proposals from contractors who have not been pre-qualified as applicable and Proposals that exceed the maximum dollar amount at which contractors are pre-qualified may be deemed **non-responsive** and ineligible for award. Complete information and links to the on-line prequalification application are available at:

http://www.sandiego.gov/cip/bidopps/prequalification.shtml

1.2. The completed application must be submitted online no later than 2 weeks prior to the Proposal due date. For additional information or the answer to questions about the prequalification program, contact David Stucky at 619-533-3474 or dstucky@sandiego.gov.

1.3. Due to the City's fiduciary requirement to safeguard vendor data, 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:

http://www.sandiego.gov/cip/bidopps/index.shtml 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 and electronic proposal.

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

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

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

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

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

2.6.1. The Technical proposal, which 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 Public Works 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.

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. CONTRACTOR REGISTRATION AND ELECTRONIC REPORTING SYSTEM:

5.1. **Prior** to the Award of the Contract or Task Order, you and your Subcontractors and Suppliers must register with the City's web-based vendor registration and bid management system. For additional information go to:

http://www.sandiego.gov/purchasing/bids-contracts/vendorreg.shtml.

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.

6. **JOINT VENTURE CONTRACTORS:** Provide a copy of the Joint Venture agreement and the Joint Venture license to the City within 10 Working Days after receiving the Contract forms. See 2-1.1.2, "Joint Venture Contractors" in The WHITEBOOK for

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

6.2. 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.

6.3. Upon receipt by the City, Proposals shall become public records subject to public disclosure. It is the responsibility of the respondent to clearly identify any confidential, proprietary, trade secret or otherwise legally privileged information contained within the Proposal. General references to sections of the California Public Records Act (PRA) will not suffice. If the Contractor does not provide 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.

6.4 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.

6.5. 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).

6.6. 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.

7. EQUAL OPPORTUNITY CONTRACTING

7.1. 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.

7.2. 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.

7.3. Design-Builder's Work Force

7.3.1. 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.

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

7.3.3. 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/index.shtml

7.4. Nondiscrimination Ordinance (Municipal Code §§ 22.2701-22.2708)

7.4.1. The Design-Builder shall not discriminate on the basis of race, gender, religion, national origin, ethnicity, sexual orientation, age or disability in the solicitation, selection, hiring or treatment of 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.

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

7.4.3. 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.

7.5. Contractor Registration and Electronic Reporting System

7.5.1. 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, BidsOnlineTM hosted by PlanetBids System. For additional information go to:

http://www.sandiego.gov/purchasing/bids-contracts/vendorreg.shtml.

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

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

7.5.3. The City may retain progress payments if:

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

7.5.3.2. EOCP reporting is delinquent or inadequate, or

8. CONTRACTOR'S LICENSE CLASSIFICATION AND PRE-QUALIFICATION STATUS

8.1. The Design-Builder's California State License and City of San Diego prequalification status as specified herein must be valid at time of submission. Failure to comply with these requirements may result in the proposal being deemed non responsive and ineligible for further consideration.

8.2. Design-Builders interested in submitting a proposal for this Project shall be pre-qualified through the City's Prequalification program:

8.2.1. The Design-Builders must submit a complete prequalification application online to the Public Works Contracts, Prequalification Program no later than 2 weeks prior to **the Proposal due date and time**. Complete information and links to the online prequalification application are available at:

http://www.sandiego.gov/cip/bidopps/prequalification.shtml

8.2.2. For additional information or the answer to questions about the prequalification program, contact David Stucky at 619-533-3474 or dstucky@sandiego.gov.

8.2.3. Due to the City's fiduciary requirement to safeguard vendor data, 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™.

9. PRE-PROPOSAL ACTIVITIES

9.1. Submission of Questions

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

Public Works Contracts
1010 Second Avenue, 14th Floor
San Diego, California, 92101
Attention: Contract Specialist listed on the front cover of this RFP.

OR:

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

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

9.1.3. 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.

9.1.4. 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.

9.2. 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.

10. EXAMINATION OF PLANS, SPECIFICATIONS, AND SITE OF WORK

10.1. 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 Public Works Contracts.

10.2. 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.

11. 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

12. DESIGN SUBMITTALS: The **C**ity'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.

13. 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 Sections 2-4, "CONTRACT BONDS," 7-3, "LIABILITY INSURANCE," and 7-4, "WORKERS' COMPENSATION INSURANCE" of the City's standard specifications for public works constructions unless specified otherwise in the Contract Documents.

14. 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 are received on time by the City's eBidding system. The City of San Diego is not responsible for bids that do not arrive by the required date and time.

14.1. 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.

14.1.1. 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 (81/2" 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.

14.1.2. 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.

14.1.3. 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.

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

14.2. PRICE PROPOSAL REQUIREMENTS

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

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

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

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

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

15. SELECTION CRITERIA AND SCORING

15.1. 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.

15.2. Proposals will be ranked according to the selection criteria set forth in Attachment G.

15.3. The Panel will review all proposals received. Interviews or presentations will be conducted as needed in accordance with Attachment G.

15.4. 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.

15.5. Once the Technical Proposals have been ranked by the Panel, the Design-Builders' price proposals will be forwarded to EOCP for review and scoring of subcontractor participation. The EOCP score will then be added to the Design-Builders' cumulative scores.

16. AWARD

16.1. 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.

16.2. 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.

16.3. 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.

17. ADDITIONAL POLICIES, PROCEDURES, TERMS AND CONDITIONS

17.1. 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.

17.2. **Protests.** A Design-Builder may protest the award of the Contract to another Design-Builder in accordance with San Diego Municipal Code.

17.3. **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.

17.4. **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.

17.5. **Submittal of "Or Equal" Items.** See 4-1.6, "Trade Names or Equals" in the SSP and as modified by the Scope of Work ATTACHMENT A.

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

17.7. 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.

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

17.8.1. The City of San Diego Resolution No. R-277952 adopted on May 20, 1991 for a Drug-Free Workplace.

17.8.2. The City of San Diego Resolution No. R-282153 adopted on June 14, 1993 related to the Americans with Disabilities Act.

17.8.3. The City of San Diego Municipal Code §22.3004 for Pledge of Compliance.

17.8.4. The City of San Diego's Labor Compliance Program and the State of California Labor Code §§1771.5(b) and 1776.

17.8.5. 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.

17.8.6. The City's Equal Benefits Ordinance (EBO), Chapter 2, Article 2, Division 43 of The San Diego Municipal Code (SDMC).

17.8.7. The City's Information Security Policy (ISP) as defined in the City's Administrative Regulation 90.63.

17.9. Prevailing Wage Rates Apply: Refer to Attachment D.

17.10. Reference Standards:

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

Title	Edition	Document Number
Standard Specifications for Public Works Construction ("The GREENBOOK")	2015	PWPI070116-01
City of San Diego Standard Specifications for Public Works Construction ("The WHITEBOOK")*	2015	PWPI070116-02
City of San Diego Standard Drawings*	2016	PWPI070116-03
Caltrans Standard Specifications	2010	PITS070112-04
Caltrans Standard Plans	2010	PITS070112-05
California MUTCD	2012	PITS070112-06
City Standard Drawings - Updates Approved For Use (when specified)*	Varies	Varies
Standard Federal Equal Employment Opportunity Construction Contract Specifications and the Equal Opportunity Clause Dated 09-11-84	1984	769023
NOTE: *Available online under Engineering Documents and References at: http://www.sandiego.gov/publicworks/edocref/index.shtml		

ATTACHMENTS

ATTACHMENT A

PROJECT DESCRIPTION, SCOPE OF WORK, AND PERFORMANCE SPECIFICATIONS

ATTACHMENT A

PROJECT DESCRIPTION, SCOPE OF WORK, AND PERFORMANCE SPECIFICATIONS

1.0 INTRODUCTION

A. There is widespread, longstanding local community interest in having a new City of San Diego ("City") branch library ("library") in San Ysidro. At 15,000 square feet, the new building will be several times larger than the existing branch library, currently the oldest in the San Diego Public Library system. The facility is seen as not only an information hub in the traditional sense but much more:

- An educational resource, supplementing local schools
- A family resource
- Social space for local teenagers
- A gathering place for seniors
- An activity center for various local organizations
- A community center for the neighborhood and San Ysidro.

B. The library's location and size are both consistent with the March 2016 Draft San Ysidro Community Plan Update (SYCPU). Conceptual site studies indicate a site area adequate for the required building, parking, outdoor space, circulation and service functions. As a civic building, the new library will provide important public space for San Ysidro, including a community room with its outdoor patio, an entry plaza and a public park. The San Ysidro Community Plan includes important information and policies regarding the community and the library site that may be necessary for the successful development of the library. Design teams are strongly encouraged to familiarize themselves with it.

C. The building program described below defines a contemporary branch library, which in its appeal to constituents expresses certain qualities more normally associated with retail and commercial establishments: customer service, enjoyable experiences, opportunities for social interaction, availability of up-to-date technology.

2.0 REQUEST FOR PROPOSAL

2.1 The City of San Diego (City) is seeking Design-Builders to work with its stakeholders to design and construct the San Ysidro Branch Library. The principal facility is a freestanding single-story structure of a 15,000 net sf with adjacent site, off-site improvements, and surface parking for the San Ysidro community consisting of reading areas for adults, teens and children, study rooms, a community room, computer room, staff offices/support area, and Friends of the Library retail space.

2.2 The project also includes fencing and restoration of an existing historical residence on site and the demolition of an existing non-historic single-family dewelling adjacent to the historical residence.

2.3 This Request for Proposal (RFP) includes a building program that outlines the requirements in terms of function, area, equipment performance and minimum standards of construction, a site diagram and a historical report that outlines the work to be performed during the restoration of the historical residence.

2.4 The City strives to obtain maximum budget efficiency. The Design-Builder that provides the best value within budget specified and is prepared to collaborate with the City and its stakeholders will be awarded the contract. Value provided is evaluated based on how proposals exceed minimum program requirements, the excellence of design, durability of materials, and optimized life-cycle energy and maintenance costs, while demonstrating efficient use of the fixed budget of $9.8 Million

2.5 The Design-Builder submitting responsive proposals that are not awarded the contract shall be awarded a total of $20,000 stipend. Any Design-Builder wishing to apply for a stipend shall submit the completed Stipend Agreement to the City within 10 days of of receipt of the RFP. Eligibility of receipt of a stipend is dependent upon meeting the conditions set forth in the Stipend Agreement, Attachment K.

2.6 The project is located at: 123 East Seaward Avenue, San Ysidro, CA 92173.

3.0 PROJECT REQUIREMENTS

3.1 Design and construction of a state of the art library facility conforming or exceeding in technical quality with the minimum outlined program and performance requirements established in this RFP. Exceptions or deviations from these minimum requirements will not be allowed unless specifically authorized by this RFP or by addenda.

3.2 The Design-Builder services sought by this RFP include all services necessary to design and construct the branch library. This includes, but is not limited to, full design phase services, scheduling, estimating, energy modeling, value management, general contracting during the construction phase, building commissioning and project closeout. The design and construction must comply with the requirements of all applicable State and City agencies having jurisdiction over the project. The Design-Builder shall work to obtain approvals in increments that will facilitate the schedule.

3.3 The Library shall be designed and built to be fully functional in every capcity with requirements exceeding the existing Mission Valley Library.

3.4 The Design-Build firms will be required to submit design concept, partial schematic design drawings, and narrative and LEED Project Checklist with explanatory notes with their Proposal. Each design concept will be displayed for community review .

3.5 Design-Build firms are encouraged to prepare proposals that limit construction impact on the surrounding community.

4.0 DESIGN GUIDELINES AND SUBMITTAL REQUIREMENTS

4.1 Design Guidlines

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

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

4.1.3 A detail description of the required Program is provided in this RFP. These are minimum requirements. Design-Builders need to only stipulate where their design exceeds the Program.

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

4.1.5 The Project shall be designed, procured and constructed to optimize energy efficiency. The selected contractor shall register the Project with SDGE's Savings By Design® Program by contacting Owner's Savings By Design Account Executive within 30 business days following award of the Project in order to allow Owner to qualify for potential incentives under the Program. The Savings by Design Account Executive and the selected contractor shall maintain a collaborative relationship during the design phase and the execution of the project in order to evaluate and incorporate recommended energy efficiency measures into the final design. Compliance with this requirement and installation of the agreed-upon equipment in accordance with the terms of the program will be verified by an on-site inspection upon completion of construction. For more information regarding Savings By Design, visit http://www.savingsbydesign.com/.

4.2 Submittal Requirements & Scope of work:

4.2.1 Architectural and engineering design services.

4.2.2 Permitting submittal and approvals from local and state agencies including Construction General Permit (CPG) and Municipal Storm Water Permit (MS4).

4.2.3 Coordination of payment of all fees.

4.2.4 Project management.

4.2.5 Energy modeling and analysis

4.2.6 Construction, including off-site improvements as indicated in the Design Guidelines.

4.2.7 On site and off site wet and dry utilities design, coordination, and installation in the public right of way.

4.2.8 Commissioning of systems and equipment.

4.2.9 Coordination and payment of all test and inspection services.

4.2.10 Community meetings (as required)

4.2.11 Coordination and scheduling work of Team and others providing services to design and construct the project.

4.2.12 All on-site and off site grading for new construction storm water compliance (SWPPP, BMPs, SUSMP,SM4).

4.2.13 Insurance and bonding

4.2.14 Coordination with City representatives.

4.2.15 LEED Silver compliance

4.2.16 ADA compliance

4.2.17 Soils report

4.2.18 Data/ cable/ voice/ communication

4.2.19 Surveying

4.2.20 Integration of public art

4.2.21 Traffic improvements in the Public Right of Way

4.2.22 Furnishing (allowance)

4.3 Project Schedule

4.3.1 The project schedule is to have the library completed and ready for public use by winter 2019.

4.4 Proposed Project Budget to be submitted as follows:

4.4.1 Project budget and stipulated contract price: provide a budget amount for the project proposed within the stipulated contract price. Any

exceptions and or limitations affecting the stipulated Contract Price shall be identified.

4.4.2 Provide a summary of proposed utilization between Furniture, Fixtures, and Equipment (FF&E), material and finish upgrades and thematic elements.

4.4.3 The City will reimburse the Design-Builder the actual cost of the plan checking, permits, and Utilities fees without markup through fees allowances specified in the Proposal.

4.5 **Written Submittals** to be submitted and sequentially numbered as follows:

4.5.1 Project Design Description (limit 2 pages): A narrative description of the basis of design. Include reference to each of the systems; structural, electrical, mechanical and plumbing, as well as architectural, civil and landscape approaches. Address how the proposed design achieves programmatic goals and performance requirements of the project. Include narrative descriptions of the building forms; quality levels; proposed finish, and material selections; special design features; and performance characteristics. Clearly convey the design intent and philosophy of the proposed design and how it achieves the City's goals for the project.

4.5.2 Project schedule: The Design-Builder identification of, and commitment to, key milestones from Notice to Proceed through Guaranteed Completion Date. The schedule shall be cost loaded and identify significant design and construction activities; their duration and completion dates; document submittal dates; allowances for City and other agency review periods, including schematic design documents, design development documents, final plans and specifications; and regulatory agency review periods for the project. All dates must be indicated by calendar dates. The schedule shall be in color and in 11"x 17" foldout format.

4.5.3 Project Budget: The Design-Builder Fixed Lump Sum Price for the project. Budget shall include cost detail by major building components.

4.5.4 Project Compliance with minimum program and performance requirements: A brief written statement certifying that all mandatory program and performance requirements of the RFP are met by the proposal.

4.5.5 LEED New Construction Project Checklist with explanatory notes for how each point will be achieved with accompanying Summary of Value-Added Enhancements (as appropriate).

4.5.6 Summary of Value-Added Enhancements (optional): A brief narrative description of any proposed value-added enhancements.

4.6 Graphic Submittals

4.6.1 Drawings in general shall be drawn at the "schematic" level as defined by this RFP. All drawings shall be to scale. Plans and elevations are to be dimensioned. The format of the drawings is at the discretion of the Design-Build firms. These are minimum requirements and additional exhibits, including special design features proposed, may be submitted at the Design-Builder's discretion. Drawings and massing study model will be displayed for public review and comment in the City of San Diego Project Website and at the San Ysidro Branch Library. The drawings and model will be displayed anonymously; therefore, one set of drawings, mounted on foam-core boards, and the massing study model must be provided without any reference to or identification of the Design-Builder.

4.6.2 The following schematic architectural drawings and models delineating and detailing design features, materials, and options are required for compliance with this RFP: Submit two (2) sets of full-size (D sheet), color drawings one of which is mounted on foam core boards as described above, for use at the Design-Builder's presentation and for display in the San Ysidro Library (or other arranged venue), and ten (10) half-size, Color drawings, and one (1) electronic copy of the drawings.

4.6.2.1.1 **Site Plan:** a site plan showing all buildings, site features, and on-site improvements at a scale of 1" = 20'-0". See Exhibit A *Site Plan* for limit of site.

4.6.2.1.2 **Floor/ Space Plans:** a schematic floor plan with general representation of all core elements and structure, and all enclosed spaces at a scale of 1/8" = 1'-0". Show conceptual furniture and book stack layout on floor plans. The space plans shall identify the net square feet allocated to each organizational component listed in the Program Requirements.

4.6.2.1.3 **Elevations:** A minimum of four (4) color exterior building elevations of the building including indication and limits of all material types and colors, and any shading devices, at a scale of 1/8" = 1'-0".

4.6.2.1.4 **Sections:** a minimum of two (2) building cross sections showing the building's elevations in relationship to the other site improvements or ground planes at a scale of 1/8" = 1'-0".

4.6.2.1.5 **Interior Perspective**: A minimum of two (2) interior perspective sketch, computer generated, one of the library interior depicting the Lobby and the Great Room and another of a major collection or the community room.

4.6.2.1.6 **3D computer study model:** A digitally created three dimensional (3-D) computer study

4.6.2.1.7 **Massing Study Model** : a monochromatic wood, chipboard or museum board, massing study model at a scale of 1"=16'-0". Include elements adjacent to the building(s) for context and scale.

4.6.2.1.8 **Other:** Diagrams, charts and photos to further illustrate the proposal are acceptable but not required.

4.7 Design Deliverables

4.7.1 Design deliverables during the design process shall include 30%, 60%, 90% and 100% phases. Plans, Specifications and LEED progress packages shall be delivered for review at each phase.

4.7.2 Design-builder shall provide five (5) full size (24"x36"), ten (10) one-half size (11"x17"), and one (1) CD of design drawings, and five (5) sets of specifications for each phase of design submittals. Design-Builder shall provide final as-built drawings in Mylar.

5.0 PROGRAM REQUIREMENTS & CONSIDERATIONS

The following describes features of the project, regulatory requirements and issues, design considerations and individual space requirements, inside and out.

5.1 General Regulatory Requirements & Considerations

5.1.1 The project site is in the RM-1-1 zone. The library must meet community plan requirements as well as zoning regulations for setbacks, height and FAR. It must also comply with San Diego Municipal Code regulations for parking, fences (including a retaining wall along Beyer Blvd., see "Exterior Design Considerations" below) and landscaping.

5.1.2 Improvements to the existing residence on the project site at 123 E. Seaward Avenue must conform to the City's Historic Resources Regulations and the US Secretary of the Interior's Standards; the residence is discussed further in this document.

5.1.3 As the site is not considered sensitive for the discovery of archeological resources no archaeological monitoring is required. However, the site is highly sensitive for the discovery of paleontological resources. Paleontological monitoring is required during ground-disturbing construction activities where excavation exceeds a depth of ten (10) feet and 1000 cubic yards. "Excavation" is defined here as soil removal for footings as well as over-excavation

5.1.4 Noise emanating from the I-805 freeway is a concern. The General Plan Noise Element guidelines indicate that library uses (both indoors and outdoors) are incompatible with noise levels exceeding 65 dBA CNEL and "conditionally compatible" with those between 60 and 65 dBA CNEL. The SYCPU shows a 65 dBA level on the west half of the site, rising to 70 on the east nearer the freeway. A project-specific acoustical analysis prepared by a qualified professional demonstrating adequacy of mitigation measures reducing exterior noise levels to below 65 dBA CNEL and interior noise levels to below 45 dBA CNEL isrequired.

5.1.5 Consistent with the City's desire to have a sustainable and efficient new library, the project must attain a LEED "Silver" level.

5.1.6 In order to ensure a sense of safety the project must comply, to the greatest extent possible, with San Diego Police Department guidelines as well as the San Diego Sheriff Department's "Crime Prevention through Environmental Design" recommendations (www.cpted.net).

5.1.7 The library project will provide for the integration of public art. One art installation shall be provided, subject to City Council Policy 900-11, "Inclusion of Public Art in Selected Capital Improvement Programs." A member of the design team will be asked to participate in the City of San Diego Commission for Arts and Culture's selection process for an artist. An artist selected by the City will receive a contract to provide artwork design, fabrication and installation (or oversight of installation services). The artist will collaborate with the design-build team to select a location (or locations) for the artwork(s) and to integrate public art activities into the design/construction activities. The resultant artwork will become an acquisition of the Civic Art Collection managed by the Commission for Arts and Culture. The design-build team shall account for time, labor and materials necessary for coordinating with the artist on the integration of the public art throughout the duration of the project.

5.1.8 The design-build team shall hire a certified Environmental Engineer specializing in greenhouse gasemissions to guarantee that the 900 metric ton greenhouse gas threshold will not be exceeded.

5.1.9 Usable public exterior areas as well as interior spaces must be fully accessible to patrons and staff, consistent with accessibility standards. As library users will range from the very young to senior citizens, ease of movement and safety are important considerations.

5.1.10 Nothing contained in this Program Narrative shall be construed to permit circumvention of, nor disregard for, any applicable codes or regulations.

5.2 Exterior Architectural Design Requirements & Considerations

5.2.1 The new San Ysidro Branch Library should be a distinctive local landmark that nonetheless harmonizes with its context. It should resemble a public, civic structure while also appearing welcoming and unintimidating. The building's design should not only foster safety and security, it should somehow express these important attributes. Upon approaching the library, visitors and patrons of all types, including those with disabilities or special needs, should feel welcome. This sense of welcome should also manifest itself for those arriving by foot or bicycle as well as by automobile. In fact, SYCPU policy 6.1.12 includes this statement: "Coordinate bike and pedestrian facility improvements and wayfinding signage to the new site to encourage multi-modal travel to the new library."

5.2.2 The library's site at the junction of Beyer Boulevard and the Jacob Dekema Freeway (I-805) provides an opportunity to promote its civic function through the use of a distinctive element or elements creating a visible and memorable "signature." Exterior signage may be a significant component. The front door should be prominent in any case. Urban scale considerations along the north Beyer Blvd. frontage and east I-805 edge may suggest different treatment from the adjacencies on the west and south.

5.2.3 Opportunities to take advantage of San Diego's climate should be exploited, consistent with programmatic requirements. Strategies for addressing solar heat gain and glare may offer design potential through the use of trellises, canopies, screens and other architectural devices

5.2.4 The following are exterior design suggestions made by San Ysidro community members in public meetings and on written surveys. Design teams will note that some specific suggestions, such as those concerning architectural style, contradict others; all are individuals' personal views:

- Make it feel welcoming and inclusive
- It is a symbol of community unity; a symbol of triumph of citizens over their struggles
- Follow the San Ysidro Community Plan guidelines

- Use the hillsides, natural backdrop and river valley for inspiration; a connection to nature; consider colors that reflect the local hills
- Make a symbolic "connection" to the existing library; use it as a model
- Consider hacienda/rancho architecture as an inspiration (San Ysidro Health Center expansion was specifically cited). "Old Spanish Style," "Spanish Colonial Style," "Latin Flavor" and similar variations were also mentioned. Terra cotta and wrought iron were cited as typical materials
- Create a "clean modern design"; use lots of glass; timeless, not retro
- Look at Irving Gill's buildings and the Salk Institute for inspiration
- Use "clean lines and color" (the Casitas de las Floresitas housing project was specifically cited)
- Create a "traditional design that feels modern"
- Welcome pedestrians first, not cars
- Consider mosaics and places for children's art installations
- Make it "open and airy"
- Consider future expansion
- Provide outdoor areas with filtered shade and nice views; "take advantage of San Ysidro weather"; use drought-tolerant plants
- Provide a courtyard and/or outside gathering spaces; provide a "movie wall' for showing films on spring and summer evenings
- "Build it Beautiful"

5.3 Site Design Requirements & Considerations

5.3.1 The Conceptual Site Plan (Exhibit A of Attachment A) identifies elements to be considered in the design of the library site, including the following:

A. A designated historical residence, Historic Resources Board Site #820, occupies the southeast corner of the site. 123 East Seaward Avenue is a two-story, wood-framed single-family residence with associated detached garage and outbuildings. It is in a state of disrepair and deterioration is visible on the exterior. Repair of exterior elements of the residence, or replacement only where repair is not feasible, is part

of the scope of the library project. Work must conform with the City's Historic Resources Regulations and the U.S. Secretary of the Interior's Standards. The residence will not be used for library functions and no element of the building program may be accommodated there. Demolition and removal of the detached garage is part of the project scope.

B. Chain link fencing surrounding the house lot will be removed and replaced within the scope of this project. The required fence or site wall separating the library and house may be a prominent design element and design teams are encouraged to consider alternatives that enhance the library and provide visual (as well as physical) separation. The residential property requires fencing at all four sides, of ornamental iron or similar material. New fencing may not be chain link.

C. Vehicular and pedestrian north/ south through-access along the west edge of the site is considered very desirable to library staff. This configuration provides two points of access as well as flexibility in accommodating vehicular parking, drop-off and delivery functions. Public right-of-way improvements will be required and must be included in the scope of the project.

D. Teams are encouraged to read the San Ysidro Community Plan Update to become aware of the policies stated in the document. Such as the incorporation of a "public space or a pocket park and public art" on the library site. Policy statement 6.1.10 also lists incorporation of public art on the library site.

E. A minimum of 66 standard-sized parking spaces are required on site including those for the disabled. Teams are encouraged to explore ways to provide more, while satisfying the other site requirements.

F. Two electric vehicle charging stations must be provided within the parking lot.

G. A retaining wall is indicated along the north edge of the site at Beyer Blvd. Design teams may propose alternatives to a wall, provided all required site functions and spaces are adequately accommodated and safety, whether on the site or in the public right-of-way, is fully addressed.

5.3.2 A significant outdoor element, the **Community Patio**, is discussed elsewhere in this document. The public space or pocket park is discussed above. Other required exterior elements include the following:

A. Provide a spacious Entry Plaza at the front door. Provide space for benches, some of which should be in shaded (or partially shaded) locations. The book drop should be easily accessed from the entry area. Provide power in multiple locations for a future portable coffee cart and for incidental patron use. Provide lighting adequate for evening and nighttime activities.

B. Provide directional site signage to the front entrance, book drop, parking (including separate signage for accessible parking spaces), bicycle parking and delivery.

C. Provide monument buildings signs near the vehicle access points on Beyer Blvd. and Seaward Avenue.

D. Landscaping planting should maximize the use of hardy, drought-tolerant materials consistent with community and library standards. Attractiveness and ease of maintenance are primary considerations.

E. Landscape elements (plantings, site walls, berms, etc.) that help mitigate freeway noise are encouraged.

F. Use landscape planting as buffers between parking areas and walkways and at other locations on the site where a "soft" edge definition is desirable.

G. Provide one, minimum twenty feet (20') tall, at the Entry Plaza or another prominent exterior public location.

H. Provide sturdy metal bike racks for twenty (20) bicycles at multiple locations on the site, including the Entry Plaza.

I. Photovoltaic solar panels are required and their incorporation must be coordinated with the building design.

5.3.3 Additional information regarding the site is contained in ExhibitExhibit A- *Conceptual Site Plan*; C- *Geotechnical Report* and D- *Civil Engineering Site Assessment.*

5.4 Interior Design Requirements and Considerations

5.4.1 The interior space program for the new building envisions a facility attuned to the varied, contemporary demands of a community library. The focus of the interior is a central space

labeled the "Great Room" (see Exhibit B of Attachment A, *Adjacency Relationship Diagram*). Here, the user has an immediate orientation to the general layout of the library and proximity to several of the most important spaces. This "hub" (to borrow another term) offers a variety of activities: information seeking, browsing, casual reading, photocopying and more. It must feel comfortable and inviting as part of the critical "first impression" for new visitors and as a gathering place for regulars. To be truly successful, it must appeal to a broad range of library users, from small children and their families to teenagers to senior citizens.

5.4.2 Important aspects Important aspects of the program are the adaptability and flexibility that ensure future viability. Space within collections and support rooms is allocated for both traditional, print materials and computer technology. Most furniture is expected to be movable to permit easy reconfiguration of spaces as needs change. Power and data must be amply provided throughout for maximum flexibility.

5.4.3 The library should incorporate a range of spatial experiences from large, light-filled open spaces to small, individual alcoves or personal study areas. At the same time, easy supervision by library staff is critical to maintaining a comforting sense of safety and security in all areas.

5.4.4 Materials and finishes must be attractive yet durable and easy to maintain. Visible surfaces must be easily accessed for cleaning. The use of "warm" materials, especially wood, is desirable as a highlight in significant public areas. Typical floor materials include carpet in seating, collections and staff areas and resilient flooring in service areas. High-traffic areas require especially durable surfaces such as paver tiles, terrazzo or similar kinds of flooring. Most walls will be textured and painted gypsum wallboard (GWB), with other materials (ceramic tile, etc.) required for wet areas. Ceilings in offices and some other public areas may be suspended acoustical tile; in restrooms and support spaces painted/textured GWB. Teams are encouraged to be creative with ceiling treatment in major spaces such as the Great Room, the major collections and the Community Room.

5.4.5 Creative uses of color and texture are encouraged. Opportunities for the display of art (prominent interior locations, specially-treated walls, accent lighting, etc.) should be identified.

5.4.6 Generous wall space throughout the library is desirable for displaying art.

5.4.7 Built-in casework, where specified, is included in the scope. Provide standard-height, nominal 24" deep base cabinets with plastic laminate or solid surfacing countertops. Provide ADA-compliant work stations as noted. Wall cabinets shall be nominal 12" deep and minimum 30" tall. Provide locks for all cabinet doors unless otherwise noted. Shelving in cabinets must be adjustable. Per the program narrative, lockable base cabinet drawer units are required in some locations.

5.4.8 Wayfinding is especially important to the successful functioning of a library. Provide a comprehensive, unified ADA-compliant plaque-type signage installation for accessible entry, accessible exterior path of travel, assistive-listening system provisions (Community Room and Patio), restrooms and enclosed rooms. Provide a signage package for book stacks (see Exhibit F of Attachment A, *Furniture, Fixtures, and Equipment Lists* for book stack information). Exterior building monument signage is discussed elsewhere in this document.

5.4.9 Provide operable blinds at all windows in staff areas and community spaces. Provide sun control (blinds, roller shades or other treatment) at library windows where exposed to direct sunlight during normal hours of operation at any time of the year.

5.4.10 Provide intrusion alarms on all exterior doors. Provide security card access and card readers at the main entrance, staff entrance and Community Room access to the Patio.

5.4.11 Provide a Donor Wall or similar benefactors' recognition display in the Lobby.

5.4.12 Provide an area or space where the History of San Ysidro may be illustrated in various ways (vintage photographs, murals, historical objects in cases, etc.).

5.4.13 Furniture, *Fixtures, and Equipment Lists* (Exhibit F of Attachment A, Furniture, Fixture,& Equipment Lists *s*) are included in the project scope, whether or not items are specifically and/or individually mentioned in this Program Narrative.

5.4.14 The following are interior design suggestions made by members of the San Ysidro community in public meetings and on written surveys:

- Create displays "remembering where you come from"
- Allow for views to Tijuana from the west parts of the library
- Create an "indoor/outdoor feel"; consider an atrium that brings outside in

- Provide "lots of natural light"; it should be well lit; "open and airy"
- Use "happy colors and decorative letters and animals"
- Highlight culture and art on the walls; use creative lighting; "integrate public/community art"
- Design "special spaces especially for children"
- Provide ample reading and study areas for students; the community needs a "Teen Center/Getaway"
- Make it comfortable for the old and disabled
- Clearly separate children's and adult's areas
- Provide an indoor wall suitable for showing movies
- Make the Multi-Purpose Room "eye-catching" and flexible and divisible with a partition and folding/ operable glass doors that open to the exterior to provide an extension into the patio.

5.5 General Mechanical, Plumbing and Electrical Requirements & Considerations

5.5.1 Access to mechanical and electrical equipment must be convenient to maintenance personnel but not to patrons. In particular, lighting must be accessed without the use of special equipment such as a scissors lift.

5.5.2 Provide systems configured so that heating, cooling and lighting for after-hours use is limited to those areas in use.

5.5.3 Provide air-conditioning in all habitable spaces, including restrooms. It is not required in storage rooms, custodial rooms and utility spaces unless necessary for the proper functioning of equipment. Natural ventilation may be proposed for some public and staff spaces as a supplemental environmental strategy; it cannot compromise building security.

5.5.4 Provide hot and cold water at all sinks and lavatories. Provide recessed wall-mounted hose bibs in boxes with locking covers at restrooms, exterior HVAC condensate lines and four (4) exterior wall locations, one of which must be in the Community Patio.

5.5.5 Power, data, communications, signal and security systems must be provided, consistent with City library standards and Performance Requirements in this document. Provide power and data throughout public areas. Provide wireless access inside and at outdoor locations (Entry Plaza, Community Patio, Public Park). As many as 50 computers will be installed in various parts of the library. There will be separate children's

and adult Internet access. Sound and projection systems are included in the project scope.

5.5.6 Careful consideration should be given to lighting in all areas but especially in public seating and book stack locations. Daylighting strategies that minimize the use of artificial lighting while providing glare-free natural illumination are encouraged, but teams are reminded that much activity takes place at night, when outdoor light levels are insufficient. Adequate lighting is particularly critical in areas frequented by senior citizens and the disabled.

5.6 Program Narrative of Individual Space Requirements

5.6.1 Public Entrance

5.6.1.1 Lobby.

The lobby's primary function is to serve as the formal public entrance to the library and ancillary services. It forms the important first impression, and should be inviting and interesting. The lobby should provide a sense of orientation and make the transitions to the Great Room and Multi-Purpose Room clear. Immediately accessible from the Lobby are the Friends Bookstore and the restrooms. Provide an automatically-operated main entry door, which allows easy access for patrons carrying stacks of books, pushing strollers, etc. Provide a location for a display case for local art or historical artifacts or similar. Provide power for possible lighting of the case. Provide a 12-foot long bulletin board (Typical Note: "bulletin board" as used in this Program Narrative refers to a 4-foot tall, wall-mounted, fabric-covered tackable display surface suitable for pinning or stapling paper and similar materials to it). Flooring (terrazzo, paver tile or similar) and wall finishes shall be very durable to withstand heavy foot traffic. Provide a recessed walk-off mat at the door. The Donor Wall noted above shall be located here. Provide drinking fountains in the lobby. An important programmatic requirement is that the Lobby must be designed such that the library may be locked off for after-hours functions in the Community Room. After-hours access must include the restrooms. The separation may be achieved through the incorporation of a gate, rolling screen, double doors or other means.

5.6.1.2 Friends of the bookstore

The friends of the Library Bookstore must be visually obvious from the entry and must be accessible directly from the exterior and the Lobby. It must be designed to be secured when closed. Provide for sales space near its entrance, open floor space for bookshelves/displays and a work area for staff, separated from the other spaces by bookshelves or partitions. Provide a minimum 6 LF base cabinet with counter and minimum 6 LF overhead wall cabinets in the work area. A separate adjoining small, lockable storage room is desirable. There should be sufficient electrical and data outlets to connect a minimum of 1 computer workstation and 1 wireless access point. Note: Each workstation and/or AP shall have two (2) telecommunications ports unless otherwise stated.

5.6.1.3 Public Restrooms

The restrooms are the main public toilet facilities for the entire building. They must be located inside the Lobby, easy to find and near the Community Room. If possible, they should be visible from the Service Desk. They must be accessible during after-hours events when the library is not. Provide fixtures meeting code requirements for accommodating 272 occupants (the anticipated capacity of the Community Room). Flooring and walls or wainscoting must be of highly durable and easily-maintained materials, such as ceramic tile. Provide floor drains. Ceilings must be painted and textured GWB. Provide commercial-grade plumbing fixtures and fittings. Sinks must be counter-mounted. Counters must be granite or a solid-surface material. Toilet partitions and urinal screens must be solid phenolic, secured to walls, floors and ceilings (as required) with heavy-duty mounting hardware.

Provide the following wall- or partition-mounted commercial-grade toilet accessories: toilet paper dispensers, seat cover dispensers, grab bars (accessible stalls only), coat hooks (on stall doors), soap dispensers (one per sink), waste receptacles, automatic electrical hand dryers (one per two sinks) and mirrors (one per sink). Provide one fold-down diaper-changing station in each restroom.

5.6.2 Community Space

5.6.2.1 Multipurpose Room

The multipurpose Room (MPR) is a flexible, community-oriented assembly space. It is seen by the community as a significant new gathering place and is expected to be heavily used for a wide variety of events. Provide a movable partition and configure the room such that code-compliant access and egress are possible at all times. The room will accommodate chairs, tables, risers, portable dance floors and other portable furnishings on a flat floor. Provide ample window area. Access to the Community Patio shall be provided through a generously-sized folding or sliding glazed panel or door system. Provide resilient, easy-to-clean durable flooring. There must be excellent sound attenuation between the Community Room and the library. Two-dimensional art work will be displayed on the walls. Provide display lighting and an art-mounting system. Provide two (2) recessed, electrically-operated 106-inch roll-down projection screens and two (2) ceiling-mounted LED projectors hard-wired with remote control, suitable for the room's size and dimensions. Room acoustics must be suitable for a wide range of activities from speaking to musical performances. Provide a sound system with ceiling-mounted speakers designed for the space. There should be sufficient wireless coverage to service no less than 300 connections.

5.6.2.2 Serving Room

The serving room is a staging kitchen designed for events in the Community Room and Patio. It must be located adjacent to both. Provide a minimum of 20 LF of counter space with associated base and wall cabinets. Include lockable drawers and shelf units. Provide a countertop-mounted double-basin stainless steel kitchen sink with heavy-duty disposer. Provide space, power and plumbing hookups for a full-sized, large-capacity residential-grade refrigerator/freezer. Provide power and space for a microwave. Flooring must be a durable, easily-maintained material such as sheet vinyl, VCT or similar. Serving windows with stainless steel pass counters and roll-down stainless steel lockable shutters are required for serving both the MPR and the Community Patio.

Storage

The storage room accommodates chairs and tables on rolling carts. Create a room configuration capable of holding 175 chairs and 25 folding tables on carts, as well as a lectern, audio-visual cart and various other associated items. Pairs of doors, lockable and opening into the Community Room, are preferred for ease of use when moving carts. Flooring should be durable and easily maintained, such as VCT.

5.6.2.3 Community Patio

The major exterior space for the library is the Community Patio ("Patio"), a multi-use gathering place adjacent to the Community Room and the Serving Room, designed to accommodate 100 on movable chairs. It must be equipped with ample power at multiple locations, for musical events, small-scale theatrical performances and other activities where sound systems and theatrical lighting are used. Provide a sound system. In addition, provide electrical outlets around the Patio perimeter for patron use as well as sufficient outdoor wireless coverage within the designated patio area. All outdoor AP's require weather proof j-box for telecommunications outlets. Note: All AP's require two telecommunications outlets. Provide service in lockable, weatherproof wall-mounted boxes. Provide a minimum 6-foot tall privacy fence (ornamental iron) or site wall around the entire space. The Patio requires lockable doors or gates to a service or delivery area in (or near to) the parking lot. A separate lockable door or gate to pedestrian gathering areas is desirable. A durable, cleanable, exterior floor material is required, such as paver tile, brick or colored concrete. Provide building-mounted lighting for night-time use. Provide a shade structure covering approximately 25% of the Patio area.

5.6.2.4 Great Room

This space, with its assorted functions (detailed below), is the heart of the library. The Great Room provides a clear sense of orientation to the other parts of the library. It is a casual, multi-functioning area immediately visible and accessible from the Lobby. It must feel open, inviting and comfortable and perhaps a bit dramatic. The major collections connect to this area and contribute floor area to its definition. Circulation space should be generous. Flooring may

be a mix of materials, with carpet or similar at seating areas and a more durable material where circulation occurs. Furnishings and casework will be movable; a high degree of flexibility is required for power and data locations. Daylighting is highly desirable, although glare and solar hot spots must be avoided. In basic concept, the Great Room is similar to the "Market Place" concept employed in the San Jose Public Library system.

a. Browsing/ Popular Reading

A primary activity in the Great Room will be browsing, of books, periodicals and other media. The Browsing/Popular reading area will contain comfortable upholstered seating and small tables. Flooring will be carpet

b. Customer Service

The Costumer Service area includes a built-in desk where library card registration, fine and fee collection, brochure display and other services occur. A minimum of 12 LF of seat-height desk space with pass counter, knee space and drawers is required, as is a minimum of 12 LF of staff cabinet/counter space, suitable for accommodating at least two staff members at a time. Provide ample space for staff to circulate between counters and seated workers. As many as 15 book trucks (carts) may be parked here at one time. Ensure a clear line-of-sight to major library areas, particularly the main entrance and Children's Area. Design the desk so that cables and wiring are not visually prominent nor easily accessed by the public.

c. Public Computers

Provide open floor area and power in the Great Room for twenty-four (24) Public Computers, one of which must be ADA-compliant. In addition, provide space and power for two (2) self-checkout stations (1 self-checkout must be ADA compliant), which should be clearly visible from the Customer Service desk.

d. Photocopy Alcove

Near the Customer Service desk, but out of direct circulation pathways, provide space and

power for a public photocopier. The photocopier is part of the project scope; additional information will be provided by the City. Data connection for printing and copying services should also be provided.

e. Computer Lab

Visible from the Customer Service desk, provide an enclosed Computer Lab ("Lab") designed to accommodate 30 computer stations on tables or counters, at a minimum of 36" of width for each station. To ensure adequate visual supervision, provide as much window area into the room as possible. Provide sound attenuation to minimize transmission of noise to/from the Lab. Flooring should be carpet. Provide one 6-foot long marker board. Provide one 106-inch roll-down projection screen and ceiling-mounted LED projector with remote control with data connection.

f. Audio/ Video

An Audio/ Video collection area is required for displaying and shelving lending items other than books, such as audio books and DVD's. As with other parts of the Great Room, it should be visible from the Customer Service desk. It should also be located near the Children's Area.

g. A/V Storage

A small, lockable storage room is required adjacent to the Audio/Video collection.

5.6.2.5 Staff Areas

Staff areas are rooms used exclusively by library personnel.

a. Book Drop

A small lockable room is required in the Staff Workroom for the Book Drop. On the exterior, the Book Drop should be easily accessed from the main public entry. Provide flooring to match the Workroom. Provide a Smart-Chute 300 book drop with data connection and ample power in the area.

b. Workroom

The major back-of-house room, and the hub of staff areas, is the Workroom. All other staff-only rooms should open into it. It should be near the Customer service desk, with clear visibility between the two. A minimum of three staff work stations must be accommodated. Provide open floor space for book carts, especially near the Book Drop room. As the Workroom serves several functions (filing, copying, book mending, storage, etc.) open floor area is very useful. Provide a resilient flooring such as VCT or sheet vinyl. Daylighting is highly desirable, as are views to the outdoors. Provide ample power and date throughout the room, including at counter height and a minimum of 1 wireless access point at ceiling. Provide a 6-foot long bulletin board and a 6-foot long marker board. A copier is required.

c. Branch Manager's Office

The head librarian's office should be a lockable room opening into the Workroom with windows ideally situated towards the front entry. Provide carpet and a 6-foot long bulletin board. Additionally, there should be ample power and data on opposing walls to provide flexible configuration of manager's desk. Recommend a minimum of 3 data outlets

d. Staff Lounge

The Staff Lounge requires a minimum of 12 LF of base/wall cabinets with a counter-mounted, double-basin stainless steel kitchen sink. Provide counter space and power for a microwave and floor space for a full-sized residential-grade refrigerator. Provide 12 LF of bulletin board(s) and a 6-foot long marker board. Provide ample power outlets at both wall and counter heights. Daylighting is highly desired as are windows with pleasant views. The room will accommodate movable tables and chairs. Flooring should be resilient, VCT or similar.

e. Staff Restrooms

The two (2) restrooms for staff use are each to be single-occupant. Provide fixtures, materials, finishes and toilet accessories consistent with those provided in public restrooms, except that a diaper-changing station is not required. Provide floor drains. Staff Restrooms should be adjacent to the Staff Lounge and open into (or very near to) the Workroom.

f. Staff Shower

A Staff Shower room is required adjacent to the Staff Restrooms, opening into (or very near to) the Workroom. Provide wall and floor materials suitable for a wet location, such as ceramic tile. The shower must be fully ADA-compliant; provide all equipment, furnishings, etc. necessary for such.

g. Delivery/ Staff Entry

The delivery/ Staff entry ("Entry") is the library's back entrance, leading directly into the Workroom. It should be located so that it is not visually prominent from public areas but is convenient to parking and especially the delivery area. Double doors or a wide (48") single door are required. Provide some open floor space right inside the door (approximately 10-15 SF) for temporary stacking of boxes, parking of carts, etc. The Entry may be contiguous with the Workroom. In the general vicinity of the Entry, provide six (6) full-height metal employee lockers and a separate hazardous material storage cabinet.

5.6.2.6 Children's Area

The Children's area is comprised of two main elements, the Children's Collection and the Juvenile Collection. Together they comprise a substantial part of the entire building program. Traffic into and out of these areas is expected to be relatively heavy. For safety and security, this area needs to be kept separate from the Adults area (discussed later) and located near the Customer Service Desk. Additionally, noise levels in this part of the library will necessitate acoustical separation and/or treatment for the benefit of patrons

in other areas. Provide carpet for all floors except in the Family Restroom. Provide power for a minimum of twenty (20) computers and two (2) AWE early-literacy stations.

a. Children's collection

This important library space should begin with an interesting entryway that clearly delineates the Collection. The entrance may be "themed" and should provide a visual contrast to other areas (such as including a kid-sized doorway, for example). Extensive use of color would be considered appropriate here and the space should provide opportunities for displaying children's art, murals and other visuals. Book shelving and display will be accommodated by low-height free-standing shelves (for ease of use by small patrons as well as enhanced supervision) and wall units. Provide seating areas for casual reading and space for small tables for group activities including crafts. Consider creative lighting applications and provide for display lighting on walls. Provide space, data and power for the Children's On-line Public Access Catalog (OPAC) just inside the entry to the Collection. Provide a distinctive, defined small-group program area within the Children's Collection with comfortable seating, the "Storytime Area", dedicated to story-telling and reading for small groups of children. This may become a highlight of the whole Collection and could serve as a focal point for it. Design teams are encouraged to consider built-in furniture, seating risers and theming for this area. Also within the Children's Area provide a special room or separated area, the Family Place, for children up to 5 years of age and their parents. Here, manipulatives for small children and child development/parenting materials for parents will be available. The Family Place must be visible from most, if not all, parts of the Children's Area.

b. Juvenile Collection

A section within the Children's Area is required for older children who do not require parental assistance, the Juvenile Collection. It should be located near the OPAC (see Children's Collection, above). This Collection should feel spatially distinct from other parts of the Children's Area. The Homework Center must be adjacent, accessed from here.

c. Homework Center

Opening into the Juvenile Collection, but easily accessible to the Children's and the OPAC will be the Homework Center. This space may be a separate, glass-enclosed room (or otherwise well-defined by some form of separation that provides some acoustic isolation). Provide a 12-foot long marker board. It will contain group work tables and chairs. Sightlines from the Customer Service Desk should be clear. Provide sufficient data and power in designated areas.

d. Family Restroom

A unisex restroom for the exclusive use of children and parents accompanying them is required near the entrance to the Children's Area. Its door should be visible from the Customer Service desk, although the restroom should not be particularly prominent within the Children's Area. Fixtures, toilet accessories and finishes should be consistent with the other restrooms in the library. A diaper-changing station is required.

5.6.2.7 Adult Area

By far the single largest part of the library is the Adult Area, containing the largest room for the Adult Collection. Public services and collections not specified elsewhere are contained here: fiction and non-fiction collections, world languages, periodicals, reference and an On-line Public Access Catalog (OPAC). A portion of the Area will be included in the Great Room, as with other parts of the library. All parts of the Adult Area must be visible from the Customer Service desk. Most floor areas should be carpet. Four (4) computers with sufficient power and data shall be included in this area.

a. Adult Collection

As noted above, there are several sections within the Adult Collection. The largest of these is the *Non-Fiction Collection*. This space contains substantial book stack area and also includes places for casual reading in lounge chairs and locations for table seating for study individually or in groups. Lighting, whether natural or artificial, must provide the proper ambience. Floor lamps may be appropriate at casual reading locations; shelves must receive adequate illumination from top to bottom. The next largest component of the Adult Collection, in terms of floor area, is the *Fiction Collection*. It should extend into the Great Room and be close to the Customer Service desk and visible from the Lobby. Similar to the Non-Fiction Collection, it is comprised of book stacks and seating areas. Considerations regarding lighting are similar to those for Non-Fiction. The high-use elements of the collection, paperbacks and genre books, must be near the front, ideally in the Great Room portion. Large-print books need to be located in an easily accessible place.

World *Languages* is a separate collection in the Adult Area. It should be near the Great Room and the high-use sections of the Fiction Collection. It should be visible from the Customer Service desk. Provide space for book stacks and seating as in the Non-Fiction and Fiction Collections. The Periodicals *Collection* may be considered the library's "living room" in that it should be a relaxed environment with comfortable lounge seating. Current newspapers and magazines are available here. Shelving includes extensive display space. While it might be located in or adjacent to the Great Room, it should not be in a high-traffic, noisy area.

The reference Collection includes materials related to Non-Fiction; there should be a clear distinction between the two areas. Book stacks and seating areas, consistent with the other Adult areas, are required. Reference must be

close to the Customer Service desk, the Copy Alcove, the OPAC and the Tutoring Room.

The On-line Public Access Catalog (OPAC) is a grouping of individual computer stations located near the Non-Fiction and Reference Collections. It should be close to the Customer Service desk, with good visibility.

b. Study Rooms

i. Two enclosed, adjacent Study Rooms are required in the Adult Area. Each should be designed to comfortably accommodate 6 patrons at a table. The rooms must be acoustically isolated but visible from the Customer Service desk. Extensive use of glazing is encouraged. Provide a glazed, movable partition or sliding door between them. Provide a 6-foot long marker board in each. Study rooms shall be equipped with sufficient power for charging mobile devices as well as wireless access coverage.

c. Tutoring Rooms

Provide a separate Tutoring Room near the Reference Collection and Customer Service. It will contain a table and chairs seating 6 patrons. Provide extensive glazing for easy supervision from other areas of the library. Acoustical separation sufficient for normal conversation levels is required. Provide a 6-foot long marker board.

d. Maker Space

Provide a makerspace area with shared access between the adult area and teen space that provides a workspace where ideas, tools and connections are shared between users to learn, design and create. Provide Tools such as 3D printers, 3D scanning, embroidery sewing machines, serger, laser cutter, and computers as part of FF&E items. The San Diego Central Library Idea Lab could be used as an example.

5.6.2.8 Teen Space

An important part of the library program is the Teen Space. Teenagers are viewed as a critical and growing library user group. As some have observed, attracting teens to the library, at a point in life when many other distractions beckon, helps create patrons for life. Many contemporary libraries have developed creative, distinctive, non-traditional places for teens. One such example is the "Teen space" at the Los Angeles Main Library. This part of the library must not look like the Adults or Children's areas; it should be particularly colorful, active and unusual. Graphics, colors, finishes, lighting and furniture may differ from other areas. Flooring should be carpet. Four (4) computers with sufficient power and data shall be included in the Teen Space.

a. Teen Room

Here, teenagers will relax, socialize, play games, watch movies, use the Internet and do homework. Shelving will be provided for popular reading. Seating will be provided for various activities, from lounging to group study. Some successful teen rooms have utilized counters and café-style seating to evoke a coffee shop atmosphere desired by this age group. The Teen Room should connect to the Great Room. Its entrance must be visible from the Customer Service desk.

b. Teen Study Rooms

Two enclosed, interconnected Teen Study Rooms are required. They must be similar to those in the Adult Area (see #27 above) and contain the same attributes and features, although colors, finishes and furniture may differ so as to be consistent with the Teen Space.

5.6.2.9 Support Space

The following rooms are not necessarily related in programmatic terms. They are listed together as non-public building support requirements. Flooring may be sealed concrete, VCT, sheet vinyl or another, similar low-maintenance material. Other surfaces and finishes must be durable. Provide adequate ventilation compliant with code requirements.

a. Electrical

Provide an Electrical Room as required to accommodate electrical service to the library. Comply with requirements of the utility company providing service; it is expected that a location with direct exterior access is required. Provide double doors. Provide wall reinforcement and backing boards for panels.

b. Fire Riser

Provide a Fire Riser Room with direct exterior access, compliant with Fire Department requirements.

c. IT// Telecom

Provide a room for IT and Telecom. Provide wall reinforcement and backing boards for panels and all other accessories required to accommodate the equipment.

d. Custodian

Provide a custodian room with ready access to public parts of the building, but located such that it is not visually prominent. Provide a floor sink and waterproof splash walls. Provide clear wall space and backing for equipment racks and other wall-mounted elements. Provide a stainless steel, six-handle wall-mounted mop rack and a 3-foot long, full-height industrial-grade steel shelf unit at least 18" deep. Provide a 4-foot long, 24" deep work bench.

5.7 PROGRAM SPACE REPORT

Room or Space	*Area (NSF)*	*Approx. % of Total*
INTERIOR SPACE		
Public Entrance		
Lobby	540	
Friends Bookstore	235	
Public Restrooms	470	
Subtotal, Public Entrance	1245	8%
Community Space		
Multi-Purpose Room	1900	
Serving Room	150	
Storage	160	
Community Patio	(see Programmed Exterior Space)	
Subtotal, Community Space	2210	15%
Great Room		
Browsing/Popular Reading	(see Children's, Adult Areas marked *)	
Customer Service	170	
Public Computers	150	
Photocopy Alcove	50	
Computer Lab	680	
Audio/Video	350	
A/V Storage	70	
Subtotal, Great Room	1,470	10%
Staff Areas		
Book Drop	65	
Workroom	700	
Branch Manager's Office	190	
Staff Lounge	240	
Staff Restroom	60	
Staff Shower	65	
Delivery/Staff Entry	(see Workroom)	
Subtotal, Staff Areas	1,320	9%

Children's Area		
*Children's Collection**	1500	
Juvenile Collection	800	
Homework Center	500	
Family Restroom	60	
Subtotal, Children's Area	2,860	19%
Adult Area		
Adult Collection	4,300	
• *Non-Fiction**	1,700	
• *Fiction**	1,150	
• *World Languages*	500	
• *Periodicals**	500	
• *Reference**	300	
• *OPAC**	150	
Study Rooms (3 @ 160 sf each incl. *Tutoring*)	480	
Subtotal, Adult Area	4780	32%
Teen Space		
Teen Room	500	
Teen Study Rooms	280	
Subtotal, Teen Space	780	5%
Support Spaces		
Electrical	120	
Fire Riser	30	
IT/Telecom	120	
Custodian	60	
Subtotal, Support Space	330	2%
TOTAL INTERIOR NET SQUARE FEET	15,000	100%
10% Core Factor	1,500	
TOTAL GROSS SQUARE FEET	16,500	

PROGRAMMED EXTERIOR SPACE (minimums)	
Entry Plaza (incl. Book Drop)	1,250
Trash Enclosure/Recycling Area	250
Community Patio	1,000
Public Space or Pocket Park	2,500
TOTAL PROGRAMMED EXTERIOR SF	5,000

6.0 PERFORMANCE REQUIREMENTS

6.1 Introduction

A. The purpose of the Performance requirements is to establish the minimum material, product, and system performance criteria required to be met in the construction work at the New San Ysidro Branch Library. The Performance Requirements describe the character, quality, or level of performance required for all improvements relative to renovation or new construction materials, assemblies, building systems and equipment. Designers are encouraged to utilize the Performance Requirements as minimum guidelines only; the document is intended to be flexible and to allow for the proposal of equal or superior alternatives.

1. All materials, products and systems, including those not specifically addressed in the Performance Requirements, and therefore not carrying a minimum requirement, are subject to review and approval by the City of San Diego via standard design development and construction submittal review processes.

2. This document is intended to be general and to be used in conjunction with specific project requirements or programs.

3. Copies of reference standards specified in the Program requirements shall be provided for the Owner's use.

B. D/B Team may propose items not specifically designated herein. However, D/B shall provide criteria consultant with sufficient information and data sheets to review prior to acceptance for use.

6.2 General Performance Requirements

6.2.1 The adequate performance of the completed improvements is of paramount importance. For the purposes of this project, the following are considered general minimum standards:

a. Basic, minimum code performance: this is the basis of minimum facility performance resultant from compliance with code and regulation-prescribed requirements. The completed project shall comply with, or exceed, all local, county, state and federal codes and regulations. The completed project shall meet minimum fundamental commissioning requirements.

b. Sustainability: all design, demolition and construction shall employ all practical and applicable green building strategies including, but not limited to:

   i. Construction Activity Pollution Prevention

   ii. Storm water Design

   iii. Water Efficient Landscaping and Water Use Reduction

   iv. Optimize Energy Performance

   v. Building and Materials Reuse

   vi. Construction Waste Management

   vii. Recycled Content, Regional and Rapidly Renewable Materials

   viii. Indoor Air Quality and Low-Emitting Materials

   ix. Thermal Comfort

   x. Daylight & Views

c. Accessibility: the completed facilities shall comply with, or exceed, the requirements of the Americans with Disabilities Act and the State access requirements. The design shall provide universal accessibility with accessibility-related elements shall be fully integrated as basic design elements.

d. Fire and Life Safety: provide code approved fire and life safety systems for site and building including emergency vehicle circulation, on-site hydrants as required, and building access for fire apparatus and emergency response vehicles. Local Fire Marshall approval is required.

6.2.2 Ease of operation, maintenance and replacement of equipment is critical. For the purposes of this document, the following are considered general minimum maintenance standards:

a. Personnel with a reasonable level of training shall be able to easily operate, maintain and repair the facilities, equipment and systems. (For example, City maintenance staff must be familiar with mechanical equipment). Systems that have requirements for specially certified technicians shall be brought to the City's attention for prior approval.

b. The various systems and equipment shall be selected with as few variations as possible to standardize the products.

c. Provide contractor training of Owner's personnel in the operation of specialized equipment and systems.

d. Minimize the amount of maintenance required.

e. Make provisions for replacement of elements, not required to have the expected service life span equal to that required for the Project as a whole, without undue disruption of building operation. Provide appropriate and safe accommodations for the access and maintenance of equipment.

f. Provide surplus stock for future replacement and/or repair on industry standard materials such as finishes, hardware components, filters, lamps, etc. As a general rule, provide 5% surplus of items such as ceiling tiles, wall base, etc. or for one year of expected maintenance, whichever is greater.

6.2.3 Functional service life expectancy and durability of all work is vital. The following are considered general minimum durability standards:

a. Life expectancy: the structural and general life expectancy of all building components shall be 60 years, with the following exceptions: paved surfaces (25-year service life under normal usage), roof membranes (20-year service life, fully functional), doors, windows and skylights (20-year service life under normal usage), and HVAC (20-year service life).

b. Landscaping: the plants provided shall be able to withstand extremes of weather likely to occur in any 5 years without supplementary irrigation or seasonal protection other than mulch.

c. Roofs: all components of roofing (not just roof covering) shall be easily accessible by maintenance personnel on foot without the use of portable ladders. Rooftop fixtures shall be serviceable by simple

replacement of parts, minimizing the time required on the roof. Surfaces need withstand maintenance foot traffic only.

d. Provide materials, systems and equipment warranties covering manufacturers' standard life expectancies, unless otherwise specified.

6.2.4 Library security is essential. The design and construction of the improvements shall conform to the ideals of Crime Prevention through Environmental Design (www.CPTED.net). The guidelines of CPTED should be utilized to ensure well planned, located and shaped buildings within the site that enhance supervision and emergency readiness. Design and construct all exterior and interior spaces to incorporate accepted principles of crime prevention using environmental and technological methods of providing surveillance and access control.

a. Roofs: provide permanent access and safety systems to all areas of roofs for maintenance of roofing and rooftop-mounted equipment. Access shall be controlled to prevent entry by unauthorized persons.

b. Entries: provide slip-resistant walking surfaces, including floors, ramps and stairs with a minimum static coefficient of friction of 0.80.

c. Restrooms: provide all elements, including fixtures, partitions, counters, mirrors, etc., that have a high safety rating.

d. Collections: provide open, observable, well-lighted spaces.

6.2.5 Acoustical: minimize noise intrusion from noise-source into occupied spaces, and on-site public, gathering environments. The required room noise criteria is 25 NC, select equipment and provide acoustic lining or silencers to ensure compliance with the specified room noise criteria. Improvements shall meet the following minimum acoustical requirements:

a. Structure-borne sound and vibration: prevent transmission of perceptible sound and vibration from equipment that rotates, vibrates, or generates sound by isolating such equipment from superstructure or by isolating equipment support foundations from building foundations.

b. Exterior walls and openings: consider building orientation and type of openings in regard to external noise sources.

c. Mechanical: maintain the sound transmission characteristics of assemblies through which systems pass.

i. All sounds of flushing and liquid running through pipes are prohibited outside of the rooms housing toilets and other fixtures, with the exception of when doors to those rooms are open.

ii. Equipment noises: noise level shall be below that which may be objectionable, based on occupancy of space.

iii. When systems are located within or pass through assemblies that perform sound isolation functions, consider the noise produced by the system itself as one of the external sound sources.

iv. Provide any necessary acoustical treatment to main supply and return duct as required to maintain acceptable Noise Criterion levels. Sound mitigation components include sound attenuators, double wall lined ductwork, duct offsets, architectural soffits and/or insulation around ductwork (especially where main vertical supply and return ducts penetrate into acoustically sensitive area).

6.2.6 Thermal Comfort: indoor spaces shall maintain thermostat settings plus or minus 2 degrees and integrate controllability of systems within individual spaces.

6.2.7 Utilities: conceal all utilities and services underground.

a. Utility Sources and Outlets: connect utilities and services to and from:

i. Water source: Existing public utility (domestic and irrigation).

ii. Sewage Disposal: Connect building sewer to the existing public sewage system.

iii. Electrical power source: Existing public utility.

iv. Telephone source: Existing public utility

v. Network source; Existing public utility and private wireless

vi. Storm Water: Collect and discharge into public storm water system.

6.2.8 Lighting: provide clear ingress, on-site, and egress hierarchical illumination, such that a user may be able to intuitively find their way at night.

a. Outdoor Spaces and Landscaped Areas: feature element and pathway illumination.

b. Interior Spaces: maximize the effectiveness of day lighting; provide uniform distribution at desk height to allow unlimited furniture arrangement with variable lighting levels and special presentation lighting. Minimize glare.

6.3 Architectural Requirements

6.3.1 Concrete

a. Flatness Flatness/Deflection: Design of the projects' structural system, including flatness and deflection of slabs on grade and elevated floors shall limit deflection under design loads to 1 in 540.

b. Concrete retaining walls shall be waterproofed.

6.3.2 Masonry

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

b. CMU retaining earth, such as raised planters, shall be waterproof.

6.3.3 Metals

a. Exposed exterior architectural metal, such as railings and handrails, shall be galvanized. Avoid new exterior metal applications that require painting. Where a painted finish is required, provide powder-coating.

6.3.4 Wood, Plastics and Composites

a. Cabinets: all cabinets, casework, counter tops, shelving and like items shall conform to Woodwork Institute of California (WIC) "Custom Grade", based on the WIC *Manual of Millwork* most recent edition. Fabricate, assemble, finish, and apply hardware, to maximum extent possible, before shipment to Project site.

i. Wood cabinets for transparent finish (if proposed for Library Public Areas): Run and match grain vertically for drawer front, doors, and fixed panels. Surfaces other than drawer bodies shall be compatible species to that for exposed surfaces, stained to match. Drawer sides and backs shall be solid-hardwood lumber, stained to match species indicated for exposed

surfaces. Drawer bottoms to be hardwood plywood. Provide dust panels of ¼-inch plywood or tempered hardboard above compartments and drawers, unless located directly under tops.

ii. Plastic-laminate Cabinets (Library): Exposed surfaces to be high-pressure decorative laminate; Horizontal General Purpose Standard grade for horizontal surfaces other than countertops, and Vertical General Purpose Standard grade for vertical surfaces and edges. Surfaces other than drawer bodies shall be high-pressure decorative laminate, Cabinet Liner Standard grade. Drawer sides and backs to be solid-hardwood lumber and drawer bottoms to be hardwood plywood. Provide dust panels of ¼-inch plywood or tempered hardboard above compartments and drawers, unless located directly under tops.

iii. Plastic-laminate Countertops at non-wet and non-science areas only (Library): Post-formed countertops with high-pressure decorative laminate, Horizontal General Purpose Postformable grade. Edge treatment shall be 1 ½" phenolic or wood bull-nose. Use particleboard made with exterior glue core material.

iv. Solid Surface Countertops only at wet areas (Library Public Areas). Granite, Silestone, or Corian.

v. Hardware: Heavy duty drawer guides and hinges only. Commercial-grade wire pulls.

6.3.5 Thermal and Moisture Protection

a. Moisture and Weather Resistance: Systems and materials shall prevent water penetration into the interior of buildings, including the interval cavities of exterior shell assemblies, under conditions of rain driven by up to 50 mph winds, and minimize deterioration due to precipitation, sunlight, ozone, normal temperature changes, salt air and atmospheric pollutants.

i. Surfaces exposed to view: minimize deterioration adversely affecting aesthetic life span includes color fading, crazing and delaminating of applied coatings.

ii. Joint components and penetration seals shall be capable of expected thermal expansion and contraction; use overlapping joints that shed water wherever possible.

iii. Freeze-thaw resistance: adequate for climate project.

iv. Corrosion resistance: in locations exposed to the outdoor air or in potential contact with moisture inside shell assemblies, provide only corrosion-resistant metals.

v. Exterior walls: complete air barrier system that allows moisture vapor transmission while preventing air infiltration.

vi. Existing slabs: treat existing slabs to accommodate flooring manufacturer's requirements.

b. Roofing: the roofing shall be designed and constructed to provide complete protection of all the interior spaces of the building from wind, moisture and any other environmental conditions. It is the most critical part of the building envelope.

i. All roofing shall be a minimum 4-ply built-up standard unless noted otherwise.

ii. Achieve the standards outlined in the energy performance portion of the requirements.

iii. Warranty period shall be at least 20 years – by the manufacturer.

iv. Slopes: provide roofs and related water conductors that shed water at a rate equal to or greater than that achievable by ½ inch per foot slope.

v. Ponding: provide roofing so that no ponding shall occur, even if the roofing material can withstand ponding.

c. Windows and other openings: Minimize rainwater penetration and protect adjacent interior spaces from damage from water under conditions of rain driven by 50 miles per hour wind.

i. Water penetration: design and construct openings and components of openings to positively drain water to exterior of the building.

ii. Maximum water leakage: 0.01 oz/sf under most extreme conditions.

iii. Provide galvanized metal flashing, sealed with bituminous membrane, at all openings.

d. Doors: No penetration when tested a minimum static-air-pressure difference of 20 percent of positive wind-load design pressure, but not less than 6.24 lbs/sf.

e. The use of plywood siding (T-111) in an exterior application is prohibited.

6.3.6 Openings

a. Doors (General): doors in exterior wall and interior partitions shall function so that the enclosing element (exterior wall or interior partition) performs per code.

   I. Hardware: building hardware and related accessories required to provide a fully operational facility. Include training of the Owner's personnel on the proper operation of installed hardware.

   II. Electronically controlled or other powered doors shall be capable of release by a manual-locking device located at a height on the door easily operable by staff.

   III. Keys and Cylinders: provide Schlage or equal with standard keying criteria.

   IV. Out-swinging doors with locks shall have hinges with non-removable pins.

   V. Fire and Panic Exit Devices: provide Von Duprin UL Listed and labeled for fire protection.

   VI. Disabled Access: electro-hydraulic or electromechanical, power-assist openers and closers where required.

   VII. Operability under wind load is required.

b. Hollow Metal Doors and Frames: equal to:

   I. Steel Door Institute standards for commercial applications.

   II. Fire doors and frames, stairwell doors and frames: State Fire Marshall standards, UL listed and labeled.

   III. Interior Doors: Steel Door Institute standards for commercial applications.

   IV. ADA Title III- Public Accommodation.

   V. Factory prime painted

   VI. Factory-prepare and reinforce for hardware

   VII. Frames: welded corner type.

   VIII. 16-gauge minimum

c. Wood Doors and Hollow Metal Frames: equal to:

   I. Wood- veneered, flush wood doors: comply with WIC "Custom Grade" for all interior doors. Particleboard core for non-fire rated doors is acceptable.

II. Fire-rated wood doors: California State Fire Marshal, 12-7-43, UL listed and labeled. Mineral core.

III. Transparent finish doors: WIC "Premium Grade".

IV. Opaque finish doors: shop prime faces and edges of doors, including cutouts, with one coat of wood primer.

V. Metal frames: same as hollow metal requirements above, except corners may be mechanically mitered.

d. Overhead Coiling Doors: equal to:

i. Insulated Service Door: Door curtain of galvanized steel with glazed vision panels.

ii. STC Rating: 26

iii. Hood: Galvanized steel

iv. Operation: manual chain operated

e. Glazed Entrances and Storefronts: equal to:

I. Extruded aluminum, factory engineered, fabricated, and finished, fixed framing supporting glazing and doors; complete with glazing, glazing seals, doors, flashing, and anchors..

II. Framing members: tubular, with internal drainage gutters and weeps at exterior openings.

III. Glazing method: glazing caps with gaskets; allow for re-glazing individual panes from exterior without disturbing adjacent panes.

IV. Aluminum walls and storefronts, subject to human impact: insulating glass units fabricated from laminated glass, or insulating glass units fabricated from fully tempered monolithic glass units.

V. Aluminum walls and storefronts, not subject to human impact: insulating glass units fabricated annealed float glass.

VI. Anodized, Class I finish or powder-coated factory finish, "Kynar" or equal.

VII. Provide automatic motion sensor or push button control at main entry.

f. Windows (General): windows in exterior walls and fixed glazing in interior partitions shall function so that the enclosing element (exterior wall or interior partition) performs per code.

i. Aluminum, anodized factory finish or powder-coated factory finish, "Kynar" or equal.

ii. Glass not subject to human impact: annealed float glass.

iii. Glass subject to human impact: laminated glass, consisting of two layers of glass with clear plastic interlayer.

iv. Exterior doors and sidelights: tempered glass.

v. Fire-rated doors and sidelights: wire glass.

vi. Replacement exterior windows to be double-glazed horizontal slider units (where operable) with tinted glazing (per orientation).

g. Skylights (General): Skylights (or solar lighting tubes only where skylights are not feasible) to be dimmable and with vandal-resistant installation at roof.

6.3.7 Finishes

a. Floors: finish as appropriate to use, function, durability, and aesthetic of each particular space. Provide finishes with inherent slip resistance under wet conditions. At building entries, provide means for reducing or minimizing moisture and debris on shoe soles, such as an integrated walk-off mat; minimum 4'x6'.

i. Wet areas: two-part epoxy coating, slip resistant. In existing spaces where new work is intended to match existing conditions, provide material and installation consistent with that already in place.

ii. Library Public Areas, Terrazzo.

iii. Carpet: C&A commercial grade (only) sheet carpet intended for use in commercial and public spaces, with construction, fire ratings, static control and appearance appropriate for this use. Warranted for 5 years after the date of completion.

iv. Resilient flooring: commercial grade resilient flooring intended for use in commercial and public spaces, with construction, fire ratings, static control and appearance appropriate for this use. Sheet goods or VCT acceptable.

v. Wall base: commercial grade rubber wall base; 4", .080" gage, straight without cove, matte.

vi. Walk-off Mats: install built-in walk-off mats at all exterior doors in new carpeted rooms and spaces. Material and color to complement carpet.

b. Partitions/ Walls: provide physical separation between spaces, constructed to achieve fire rating required by code, appropriate security between adjacent spaces, and visual, acoustic, and atmospheric isolation as necessary to maintain desirable conditions appropriate to the intended use in each space. Construct partitions with exposed surfaces textured and finished appropriate to spaces served.

i. Approved Materials: cast-in-place concrete, concrete masonry unit, gypsum plaster on metal lath over metal framing and furring, gypsum board on metal framing.

ii. Glazed Wall Tile Finishes (Wet Areas): moisture absorption 3.0 to 7.0 percent. Matte or Bright glaze, colors to be selected from manufacturers standard range. Matching bull-nose, cover, base, and counter trim shapes to match field. Epoxy grout at restrooms.

iii. Vinyl Wall Covering: mildew-resistant products with colors, textures, and patterns selected from manufacturer's full range.

iv. Heavy Duty, Polyolefin Synthetic Textile Wall Covering: mildew-resistant wall coverings with color, texture, and patterns selected from manufacturer's full range.

v. Exterior Finishes, such as plaster and stone veneer, to be durable and to match existing exterior finishes where applicable.

vi. Painted surfaces

1. Concrete Masonry: semi-gloss 3-coat Enamel Finish of one coat high performance latex block filler, one coat latex enamel under-coat, and one coat semi-gloss interior enamel.

2. Gypsum Wallboard: eggshell 3-coat Acrylic Enamel Finish of one coat latex interior primer and two coats low luster or eggshell latex interior enamel at general use areas, such as offices. Semi-gloss 3-coat Acrylic Enamel Finish of one coat latex interior primer and two coats semi-gloss latex interior enamel at wet areas, such as restroom and kitchens, and high-traffic areas, such as corridors.

3. Painted Woodwork: semi-gloss 3-coat Acrylic Enamel Finish of one coat latex interior wood

primer and two coats semi-gloss latex interior enamel.

4. Ferrous Metal: semi-gloss 3-coat Enamel Finish of one coat rust-inhibitive epoxy metal primer, one coat interior enamel under-coat, and one coat semi-gloss interior enamel.

5. Zinc-Coated Metal: semi-gloss 3-coat Enamel Finish of one coat galvanized metal primer, one coat interior enamel under-coat, and one coat semi-gloss interior enamel.

6. Stained Woodwork: semi-gloss 4-coat Waterborne Varnish Finish of paste wood filler, plus one coat waterborne interior wood stain, one coat clear sanding sealer, and two coats polyurethane semi-gloss or satin varnish.

7. Prep: Prepare surfaces according to manufacturer's recommendations for specific applications.

c. Ceilings: provide physical separation between spaces and structure, constructed to achieve fire ratings required by code, visual, acoustic, and atmospheric isolation as necessary to maintain desirable conditions appropriate to the intended use in each space. Construct ceilings with exposed surfaces textured and finished appropriate to space served.

i. Approved Materials: gypsum board on metal framing, acoustical tile on gypsum board on metal framing, suspended acoustical panels, and perforated acoustical metal decking.

ii. Painted Surfaces: same as required for partitions/walls, see b.

iii. Acoustical Tile: Armstrong or equal painted mineral fiber, selected from manufacturer's full range. Minimum 5/8" thickness, 1.05 lb/sf density, 0.7 light reflectance, and 0.55 Noise Reduction Coefficient (NRC).

iv. Suspended Acoustical Panels: commercial grade ceiling tile with painted mineral fiber. Minimum 5/8" thickness, 1.0 lb/sf density, 0.7 light reflectance, and 0.55 Noise Reduction Coefficient (NRC). Suspension system: exposed, painted galvanized steel, intermediate duty, selected from manufacturer's full range.

6.3.8 Specialties

a. General: provide specialty items and related materials as required for each function and space.

b. Visual Display Boards: standard products for marking with dry-erase markers, projection finish and erasure with full-width chalk tray. 4′ high by 8′ long unless noted otherwise.

c. Tack Boards: standard polyolefin tack-board fabric over wood fiberboard. 4′ by 8′ standard size, unless noted otherwise

d. Identification Devices:

   i. Panel signs: frameless, raised tactile and Braille plastic panel signs meeting ADA requirements.

   ii. Door Signs: space or room names and numbers, mounted on wall adjacent to door.

   iii. Toilet room signs: international graphic symbols for accessibility and gender.

   iv. Directional signs: space name, numbers and directional arrows.

   v. Stack signs: provide end of range signage constructed of acrylic or similar material that allows for library staff to insert 8 ½ x 11 card stock for easy updating.

e. Toilet Accessories: complete complement of equipment typical to facilities of this type.

   i. Cabinet Type Accessories: stainless steel with satin finish, formed sheet metal construction, with seamed edges and continuous hinged doors.

   ii. Dispensers: pin-or tumbler cam locks keyed to building locking system or access concealed under counter.

   iii. Mirrors: fully tempered float glass, silvered with protective back coating, with satin finished L-shaped frame.

   iv. Grab Bars: 1-1/4 inch diameter formed stainless steel tube or pipe, with plain surface, satin finish; mounting flanges welded to tube with fasteners concealed by escutcheons. Design, anchorage, and support as required to with stand 250 pounds of force applied at any support; supports of sufficient rigidity to prevent rotation of bars under load.

   v. Paper Towel Dispensers: staff restrooms.

   vi. Non-heated Electric Hand Dryers: at public restrooms.

vii. Toilet Paper, Soap and Seat Cover Dispensers: NIC. Per product suppliers.

viii. Phenolic solid toilet and urinal partitions.

6.3.9 Equipment

a. Front Projection Screen: matte white, tab-tension, flame-retardant and milder-resistant, powered roll-up with three-position control switches located at front of room and near entrance door; ceiling-mounted with concealed case

b. LED Projector: commercial grade 2500 lumen minimum, rated for specific installation, remotely operated.

c. Sun Control exterior fixed sun control systems as required for comfort of the inhabitants. Fabricate for permanent installation and minimum maintenance.

6.3.10 Furnishings

a. Window Covering: Interior blinds shall be motorized or operable from floor.

i. 2" Horizontal blinds, commercial-grade, manual operation except for motorized at clerestories and other locations above 8'-0" A.F.F.

ii. Roller window shades, Levolor Contract or equal commercial-grade, manual operation except for motorized at clerestories and other locations above 8'-0" A.F.F.

6.4 Structural

6.4.1 Applicable Codes

The structural design and specifications will be based upon the latest versions of the applicable buildings codes including but not limited to:

a. 2013 California Building Code, Title 24

b. ASCE 7-10 Minimum Design Loads for Buildings and Other Structures

c. ACI 530-11/ ASCE5-11/TMS 402-11- Building Code Requirements for Masonry Structures

d. ACI 318-11 Building Code Requirements for Structural Concrete

e. 2012 Nation Design Specification for Wood Construction

f. AISC Manual of Steel Construction, 14th Edition

6.4.2 Flagpole and Shade Structures

Flagpole and shade structures to be steel with concrete caisson foundations, depth as required by geotechnical report. Shade structures to be designed for all applicable code forces, including wind uplift and cable tensioning as required.

6.4.3 Retaining Walls

Typical retaining wall structures are constructed out of a reinforced concrete or concrete masonry unit wall element supported at the base with a continuous concrete wall footing. Soil design parameters and properties are to be determined by the Geotechnical Engineer.

6.4.4 Trash Enclosures

Typical retaining wall structures are constructed out of a reinforced concrete or concrete masonry unit wall element supported at the base with a continuous concrete wall footing. Soil design parameters and properties are to be determined by the Geotechnical Engineer.

6.4.5 Canopies Attached to Structure

Canopies attached to building structures are typical supported by beams and a roofing element. Columns will sometimes be used to support non-building ends. Where columns or walls are required in addition to the building support, typical spread or continuous wall footings can be used.

6.5 Plumbing

Plumbing general: Design, engineer and install, test, start-up and balance a complete plumbing system for the entire building(s). The design shall allow for future expansion of systems and create flexible piping services that shall be easily adapted to changing City of San Diego requirements. These requirements apply to all spaces.

6.5.1 Plumbing Systems The following plumbing systems shall be provided: domestic cold water, domestic hot and hot water return, sanitary waste and vent, areas subject to rainwater shall be provided with primary and secondary drainage systems, domestic hot water generators and pumps, natural gas system, and plumbing fixtures.

6.5.2 Domestic Water Systems: Domestic water service shall be brought to the building from the nearest point of connection to the public utility. The domestic water service shall be separate from the fire water service to the building. Meters, vaults and service size and location shall be as directed by the utility company.

a. The Domestic water service shall be provided with a pressure reducing valve (PRV) assembly, and reduced pressure backflow prevention device assembly. The backflow assemblies shall be provided with protective cages.

b. PRV shall limit water pressure inside the building to 70psi. 35psi shall be maintained at the furthest water closet. The residual pressure to sinks and lavatories shall be minimum 15psi.

c. A potable water system for domestic cold water (CW) and domestic hot water (HW) shall be looped through the building. All aboveground domestic water piping shall be Type "L" copper and underground domestic water piping shall be annealed Type "K" copper with no joints. Potable water shall be supplied at plumbing fixtures. All hot water and hot water return pipes shall be insulated.

d. Make-up water connection to mechanical equipment shall be through a reduced pressure backflow preventer.

e. A system of gas-fired instantaneous water heaters shall produce the domestic hot water supply. A distribution piping system shall be provided, designed to insure hot water at point of use within maximum eight seconds, at full flow. Water velocity in domestic hot water piping shall not exceed 5 ft/sec.

f. A minimum pipe size for public lavatories shall be 1/2 inch with a maximum flow of 0.5-gpm and 3/4 inch for sinks and showers, with a maximum flow of 2.0-gpm.

g. As a minimum a Reduced Pressure Backflow Preventer shall be provided for:

   i. Domestic water service to the building (with protective cages)

   ii. Irrigation systems (with protective cages)

   iii. Water softening

   iv. HVAC make-up water

6.5.3 Piping Design for back-to-back toilets shall require additional piping to provide separate isolation valves for each toilet room. Maintenance work in one toilet shall not require the other toilet to be unusable.

6.5.4 Fixtures shall be provided with chromium-plated brass trim and individual Key angle stop valves. For deck-mounted lavatories, provide quarter-turn stop valves.

i. Water closets shall be vitreous china siphon jet wall hung or floor mounted water conserving 1.0 gallon per flush with automatic infra-red type flushometer valves.

ii. Urinals shall be vitreous china siphon jet water conserving with 0.125 gallon per flush with automatic infra-red type flushometer valves.

iii. Public lavatories shall be provided with 0.5 gpm flow restrictors using self powered automatic faucets.

iv. Drinking fountains shall have integral or remote chiller units.

v. Floor drains shall be provided where required by code, or needed for proper cleaning.

vi. Service sinks and kitchen sinks as required.

vii. Hose bibs under lavatories, exterior, roof and within 20 feet of mechanical equipment.

6.5.4.1 Natural gas: Based on the building demand the natural gas service and meter shall be sized and located per the utility company. A pressure regulator shall reduce gas pressure to 8 inches water column. An approved earthquake shut-off valve shall be provided in the incoming line.

i. The natural gas piping system shall be sized in accordance with the California Plumbing Code, with a maximum pressure drop in the system of 0.5 inches water column, no diversity allowed. Underground pipes shall be "PE"-type, above ground shall be black steel.

6.5.4.2 Sanitary Waste and Vent: Shall be designed to provide connection to each plumbing fixture and future improvements. The sanitary drainpipe shall terminate with connection to the public sewer system. All underground pipes shall be ABS and all above ground pipes shall be "no-hub" cast iron.

i. Provide floor drains in each public toilet room.

ii. Provide one floor sink for each piece of mechanical equipment requiring drains.

iii. Provide indirect waste where required for equipment

6.5.4.3 Storm Drainage System:

The Design-Builder shall comply with Chapter 4, Article 3, Division 3 of the San Diego Municipal Code, Storm Water Management Discharge Control and the Municipal Storm Water Permit (MS4) Permit, California Regional Water Quality Control Board Order No. R9-2013-0001 (amended by R9-2015-0001 and R9-2015-0100), Storm Water Standards Manual, as amended from time to time, and any and all Best Management Practice (BMP) guidelines and pollution elimination requirements as may be established by the Enforcement Official. Design-Builder warrants and certifies that any and all plans, reports, and specifications prepared for the City in accordance with this agreement shall meet all requirements of

the San Diego Municipal Code and Storm Water Standards Manual. Design-Builder understands that while the City will be reviewing Design-Builder's designs for storm water permit compliance prior to acceptance of Design-Builder's designs, Design-Builder understands and agrees that the City's Storm Water review process and its acceptance of Design-Builder's designs in no way limits the Design-Builder's obligations under this agreement to prepare designs that comply with all requirements of the San Diego Municipal Code and MS4 Permit.

The Design-Builder shall review the completed Storm Water Applicability Checklist (DS-560) to confirm the project's appropriate storm water requirements. For all applicable projects, and to the maximum extent practicable, the Design-Builder shall incorporate and include Source Control and Low Impact Development (LID) design features or Site Design BMPs on the construction plans. In addition, for Priority Development projects, the Design-Builder shall prepare a Storm Water Quality Management Plan in accordance with the requirements of the Storm Water Standards Manual and prepare a BMP plan showing all permanent BMPs, LID designs, hydromodification management plan facilities, and include sufficient details and cross sections for construction.

6.6 Heating, Ventilating & Air Conditioning

Heating, Ventilating and Air Conditioning (General) The outside design conditions shall be based on the Title 24 values for San Diego.

Basic Requirements: The Design-Build Team shall provide detailed calculations for all systems prior to construction to confirm final sizes and equipment and system efficiencies and submit for approval by the City.

6.6.1 Quality: The system designs must be based on an overall level of quality and maintainability commensurate with the City's requirements. The designs shall incorporate proven technology and equipment.

6.6.2 HVAC Systems: The HVAC system for this building shall be one of the following:

a. Variable refrigerant flow system.

b. Variable air volume packaged air handling units.

c. Variable air volume air handling units with air-cooled chillers and natural gas-fired boilers

d. Water-cooled package variable air volume units with hot water reheat utilizing gas-fired boilers

e. Ultra-high efficiency (17 SEER or higher) constant volume packaged rooftop units (acceptable in auditorium or stage areas).

6.6.3 Stipulate system type and provide anticipated operating costs. It should be noted that HVAC zoning and thermostat location shall reviewed and approved by the owner's representative.

6.6.4 Reliability/ Redundancy: Designs are to utilize systems and products that are straightforward and can be manually "hand" operated, off the shelf readily available products, maintainable, and readily available spare parts and materials.

6.6.5 Incorporate multiple equipment elements in key systems to provide reduced capacity operation when portions are down for maintenance or failure.

6.6.6 The system design shall provide flexibility in terms of operation and renovation. Ensure that all components and equipment are easily accessible for maintenance and replacement.

6.6.7 All refrigerants shall be non-CFC type such as R-410A

6.6.8 HVAC systems shall be designed to accommodate addition of future units.

1. Thermostat Control: provide separate thermostat control for each space. A maximum of three offices (with two outside walls) shall be provided with a unit and a thermostat. The maximum interior area served by one variable air volume terminal unit or packaged unit and thermostat shall be 1,200 sf.

2. Temperature Control: The following temperatures shall be maintained during occupied periods:

   a. Occupied rooms such as assembly areas, offices, Study rooms, work rooms, shall be 75 degrees F for summer and 68 degrees F winter with no humidity control.

   b. Other areas (toilets, corridors, enclosed stairwells, etc.) indoor design temperatures shall be 75 degrees F for summer and 68 degrees F for winter with no humidity control.

   c. Mechanical rooms shall be designed to maintain a maximum temperature of 90 degrees F.

   d. Electrical rooms shall be provided with exhaust fans that shall be enabled as required to maintain space temperature of 80 degrees F or below.

e. Telecommunication spaces shall be maintained below a maximum temperature of 70 degrees F, or the manufacture's requirements, whichever is lower

f. UPS battery rooms or similar spaces shall be maintained below a maximum temperature of 75 degrees F or the manufacturer's requirements, whichever is lower.

3. Occupancy Loads:

   a. Reading rooms: 50 sf/person 250 btuh sensible per occupant, 200 btuh latent per occupant

   b. Study Rooms: 20 sf/person 250 btuh sensible per occupant, 200 btuh latent per occupant

   c. Offices: 100 sf/person 250 btuh sensible per occupant, 200 btuh latent per occupant

   d. Assembly: 7 sf/person 200 btuh sensible per occupant, 150 btuh latent per occupant

4. Lighting Loads: Refer to California Title 24 2013 Standards.

   a. Reading rooms: 1.5 watts/sf

   b. Offices: 1.3 watts/sf

   c. Classrooms: 1.6 watts/sf

5. General: these are minimum lighting budget numbers only. Actual heat gain from lighting shall be determined by the D-B Electrical Engineer. The figures described in the table above shall be used in determining the schematic cooling loads and cooling capacity required for the facilities.

6. Miscellaneous Heat Gains: The equipment heat gain listed in the project program shall be the basis of design. Calculations shall include air handling unit's fan motor heat. At a minimum, an equipment load of 2.0 watts/sf shall be utilized.

7. Ventilation Requirements:

   a. Reading rooms, assemblies, offices, storage rooms, etc. shall be provided with 15 cfm/person outdoor ventilation air or 0.15 cfm/sf, whichever is greater.

   b. High occupancy areas such as lobbies and assembly areas shall incorporate a demand control ventilation (DCV) system to reduce the amount of outside air under low-occupancy situations, while still providing adequate ventilation at times of high occupancy.

   c. Storage rooms: three air changes exhaust per hour minimum.

d. Telephone equipment rooms: three air changes exhaust per hour minimum unless room has electronic equipment.

e. Restrooms, janitor rooms, copy machine rooms, etc. shall be provided exhaust systems capable of providing a minimum of ten (10) air changes per hour controlled from central EMS. Exhaust fans shall not be operated in conjunction with lighting controls. Provide conditioned air as required such that these rooms are maintained 10% negative to adjacent spaces.

8. Ducting Design Criteria: All ductwork shall be designed in accordance with SMACNA Design Manuals and ASHRAE Handbook fundamentals, Duct Design Chapter. The selection of the duct sizes should ensure that the duct pressure is minimized, in addition to selecting ducting at air velocities that do not generate noise (breakout or airside). The following shall be adhered to when designing the ducting systems:

a. Duct systems shall be designed to obtain the lowest cost-beneficial pressure loss.

b. Distribution system pressure losses shall be determined by total pressure.

c. Horizontal duct distribution shall be routed to avoid or minimize architecturally and/or structurally induced dynamic losses.

d. Sheet metal gauges shall be minimum 22 gauge and in accordance with CMC, not SMACNA. Construction of ductwork, except for gauge thickness, shall be in accordance with SMACNA 1995 Second Edition for the appropriate duct pressure classification.

e. Provide drive slip or equivalent flat seams for ducts exposed in the conditioned space. Longitudinal seams shall use Pittsburgh lock. On ducts over 48-inch wide, provide standard reinforcing on inside of duct. Flexible duct runs shall be limited to a maximum length of 6 feet, and shall be a minimum of 4 inches larger than the flange connection to the grille, register or diffuser.

f. Supply and return air ducts shall be sized for friction losses between 0.08 to 0.15 inches WG/100 feet but not exceeding a velocity of 1,250 fpm, with runs over 75 feet in length selected for 1,000 FPM maximum. Note: Constant volume systems shall be designed for the low end of the friction range and variable volume systems to the high end of the range for the full cfm without diversity.

9. Piping Design Criteria: the layout and design of the heating hot water, chilled/condenser (if applicable) water systems shall follow principles outlined in the latest edition of the ASHRAE Systems and Equipment Handbook. Heating, hot water, chilled water and condenser water piping shall be sized based on the following:

   a. Total distribution system friction loss of 1.0 to 1.5 feet of water per 100 feet of installed piping at peak system flow rates.

   b. Minimum pipe size of 3/4 inch, except for gauge control piping.

   c. Maximum velocity of 8 fps for 2-1/2 inch pipe size and larger.

   d. Maximum velocity of 6 fps for 2-inch pipe size and smaller.

   e. Maximum pressure drop of 1.5 ft/ 100 ft for any pipe size, and minimum velocity of 2 fps.

   f. Utilize variable primary pumping circuits wherever they prove to be cost effective.

   g. Valves shall be provided for isolation of major areas, at inlet and outlet of each piece of equipment, on all branches serving more than one piece of equipment, for shutoff of mains on equipment drains and on each strainer. Drains shall be extended to an indirect waste receptor unless otherwise directed. Valves for drains and vents shall be ball type.

10. HVAC system Design Criteria

   a. Dedicated cooling only systems, not served from a central plant shall be provided for electrical and data rooms as required to maintain the design conditions.

   b. The building shall incorporate all specialized exhaust ventilation systems for mechanical and electrical rooms.

11. Air Handling Unit Design (Central Plant) Option: The HVAC system selection shall be based on the best value. If the DB-E, in conjunction with the City, ultimately opts for a chilled water/heating hot water central plant system, the following criteria shall be followed for the air handling unit selection.

   a. Exterior Air handling units shall be double wall insulated. The cooling coil casings shall be stainless steel, as well as the condensate drain pans.

b. Condensate drain pans shall be stainless steel and sloped towards the drain to discourage moisture accumulation.

c. The air-handling units shall supply air in a draw through or blow-through arrangement. System shall provide the following minimum components; directly driven BIAF plenum or centrifugal supply air fan, directly driven BIAF plenum or centrifugal return fan, outside air economizer section (as required by code), chilled water cooling coil, hot water heating coil, pre-filter and after filter section, sound attenuators and vibration isolators. Each fan section shall be fully lit, using marine quality lighting systems. Each AHU shall have the capability for full airside economizer operation, using the return fans as exhaust fans in this application, through the articulation of the damper systems.

d. The maximum face velocity over the cooling coils and filters shall be 500 fpm. The minimum coil depth shall be 8-rows, the design fins per inch shall be 12 FPI, no higher, no lower.

e. The heating and cooling coils shall be constructed with individually replaceable return bends, a minimum 0.005 inches thicker than the tubing they are attached to.

f. Heating coils shall be minimum 2 rows deep, a minimum 8 FPI and a maximum 10 FPI with 500 FPM maximum face velocity.

12. Package Rooftop Unit Design Option: Condenser fins shall be either copper or aluminum with a manufacturer's 10-year warranty on condenser coil, evaporator coil and fin replacement

13. Air Filtration: Provide the following:

a. Filtration to comply with LEED requirements

b. Provide filters per ASHRAE guidelines.

c. Filters shall be rated per ASHRAE 52 -76 Standard Test Method.

d. The filter housing and all-air handling components downstream shall not be internally lined with fibrous insulation.

e. The filter media shall be fabricated so that fibrous shedding does not exceed the levels prescribed by ASHRAE 52.

14. Energy Management: Automatic temperature control system shall be direct digital control (DDC) type in accordance with the city's requirements with hardware, software and all appurtenances per approved manufacturer/platform.

15. Sequences for ventilation control shall incorporate demand control ventilation in high-occupancy areas. Carbon dioxide sensors in the space shall be used to control the ventilation rate to maintain acceptable carbon dioxide levels.

16. Where economizers are required per code, HVAC systems shall incorporate integrated differential enthalpy based economizer systems.

    a. System Start Up, testing, Balancing and Adjusting: The work includes system start-up, test, adjust and balance (TAB) of HVAC air and water distribution systems including equipment, ducts and piping. Include sound testing and vibration recordings for HVAC equipment. The work shall be performed by and independent qualified agency accredited by American Air Balance Council (AABC).

    b. Space Pressurization: No space shall be over pressurized to the point of affecting the operation of doors as required by the guidelines of the California Building Code (CBC) and American with Disabilities Act (ADA).

6.7 Electrical Requirements

6.7.1 Description of Work

1. The scope of work shall generally include all power, branch circuits, lighting, lighting controls, solar photovoltaic, fire alarm, voice/data, security and audio visual associated with the new 15,000 square feet, single story, San Ysidro Branch Library facility with surface parking.

2. Preparation of electrical design concepts to support LEED Silver Certification.

3. Project shall achieve 'Net Zero' energy savings.

6.7.2 Electrical Design Standards

1. Electronic Industries Association (EIA) Standard 569

2. Illumination Engineering Society of North America (IES) Lighting Standards

3. Institute of Electrical and Electronics Engineers (IEEE) Standards
4. National Electrical Manufacturers Association (NEMA)
5. Insulated Power Cable Engineers Association (IPCEA)
6. Underwriters Laboratories, Inc. (UL)
7. National Fire Protection Association (NFPA)
8. California Electrical Code (CEC)
9. California Energy Code Title 24 Energy Standards
10. California Green Building Standards
11. American National Standards Institute (ANSI)
12. All other Authorities Having Jurisdiction

6.7.3 Electric Service

1. Electrical service shall be provided by an SDG&E transformer located on the project site. (See adjacency diagram exhibit #)
2. One (1) 5" conduit shall be provided from the SDG&E transformers primary section to the point of connection determined by SDG&E for the high voltage service to the transformer.
3. Three (3) 5" conduits shall be provided from the pad mounted transformers secondary section into the main electrical room.
4. An SDG&E approved transformer pad shall be provided on the site with 8' of clearance in front.
5. Access to the main electrical room must be through a door on the building exterior opening directly into the electric meter room to provide immediate 24 hour a day access. (See adjacency diagram exhibit #)
6. Service shall comply with all SDG&E standards and requirements. Contractor shall be responsible for coordinating service with SDG&E.

6.7.4 Power Distribution

1. New main switchboard rated a minimum of 1600A 208Y/120V 3ϕ 4W (NEMA 1) located in the main electrical room. Switchboard shall be provided with an underground pull section, main/meter section and distribution section. The main circuit breaker shall be electronic trip type and shall be provided with LSIG functions. The main circuit breaker shall be de-rated per NEC section 705.12(A) for the connection of a net zero PV system.

2. Loads shall be disaggregated on to separate panelboards to isolate the following loads per California Energy Code requirements:

   a. Plug Loads

   b. Interior lighting

   c. Exterior lighting

   d. Mechanical loads

   e. Plumbing loads

   f. Car chargers

   g. Solar voltaic systems

3. A multi-channel digital meter shall be provided to meter the main circuit breaker and distribution circuit breakers above with CT's around each circuit breaker.

4. A remote mounted transient voltage surge suppressor shall be provided at the main switchboard.

5. Plug loads shall be served from the plug load panelboard with operating voltage at 120V.

6. Interior and exterior lighting shall be served from lighting panelboards with operating voltage at 120V.

7. HVAC VRF condensing units shall be served from the HVAC panelboards with operating voltage at 208V 3ϕ.

8. HVAC fan coils shall be served from HVAC panelboards with operating voltage at 208 1ϕ.

9. Small plumbing equipment including water heaters and water coolers shall be served from the plumbing panelboard with operating voltage at 120V.

10. Two vehicle car charging stations shall be served from the car charging panelboard with operating voltage at 208V 1ϕ.

11. A solar photovoltaic system shall be provided and shall be served from the solar photovoltaic distribution circuit breaker with operating voltage at 208V 3ϕ.

12. The entire electrical distribution system shall be sized for 25% spare capacity and space including the main switchboard, panelboards and feeders.

13. Panelboards shall be provided with door in door trim.

14. Feeders shall be sized for a maximum of 2% voltage drop.

15. All electrical distribution equipment shall have copper bus.

16. All power wiring shall be stranded copper, with type THHN insulation; 600V rated and shall be installed in EMT conduit overhead and Schedule 40 PVC conduit below slab or underground on site, PVC shall never be installed in a concrete slab or floor.

17. Type AC, BX or MC cable shall not be permissible.

18. EMT conduit installed in exposed areas shall be installed parallel to the structure in a neat and workman like manner.

19. All conduits where exposed below 8′ shall be rigid conduit.

20. All raceways shall be minimally sized as 1″ conduit.

6.7.5 Branch Circuits and Outlets

1. Convenience outlets shall be provided for standard electrical utilization equipment including but not limited to floor vacuums, scrubbers, polishers, clocks and computer terminals.

2. Every seat and workstation in the library shall have access to a duplex receptacle for power.

3. Floor outlets shall be provided where needed for the program requirements to service furniture or other systems not located against walls and shall be provided in flush floor boxes with scrub water resistant brass covers. Floor monuments shall not be acceptable. Trim plates of flush floor outlets shall be coordinated with floor finishes to avoid tripping hazards.

4. Dedicated outlets shall be provided where required per the project program and/or equipment requirements.

5. All receptacle devices in public areas shall be tamper-proof type.

6. All outlets within 6′ of a sink shall be GFCI protected.

7. All exposed boxes shall be cast iron type, cast aluminum shall not be allowed.

8. All indoor boxes shall be at least 4″ square by 1-1/8″ deep.

9. All outdoor outlets shall be installed in a recessed stainless steel box with a flush, lockable cover with a 20 amp GFCI receptacle and shall be wired on a separate circuit.

10. Branch circuits shall be a minimum #12.

11. Dedicated neutrals shall be provided for all circuits, sharing neutrals is prohibited.

12. Branch circuits shall be provided for all systems including but not limited to Voice/Data, Security, Intrusion, CCTV, Access Control and Audio Visual shall be closely coordinated with the program requirements.

13. Provide labeled plates at all receptacles with circuit and panel designation. Labeling method shall utilize clear adhesive printed labels with black bold letters.

14. Prior to pouring floors, or enclosing conduit in walls, the Design-Builder, and representatives from City's data processing department, and library staff shall "walk" the site to make sure that outlets are properly placed.

15. Controlled outlets shall be provided per the California energy code.

16. The Design-Builder's electrical engineer must consult with the City of San Diego's Facilities Maintenance Division personnel during the design phase and throughout the project. The City electrical shop has developed standards that must be incorporated into the plans and specifications of the library.

6.7.6 Interior Lighting

1. All lighting shall comply with California Title 24 Energy Code requirements and shall conform to the maximum LPD's allowed therein.

2. Lighting systems will be designed in accordance with the Owner's programming requirements and guidelines of the Illumination Engineering Society.

3. The Interior Lighting Systems shall use LED lamps with Color Rendering Index above 85, correlated color temperature of 3500k, and high efficiency optical components.

4. The lighting design approach shall respond to the architecture, function and occupancy of each space and shall utilize layers of light with indirect, accent lighting and task lighting to reduce glare and enhance the environment. The lighting designer shall pay special attention to the impact of day lighting, prevention of shadowing and prevention of high-contrast conditions especially with daylight sources to provide low uniformity ratios. The surfaces shall include light colored finishes where possible to enhance the indirect light sources and save energy.

5. All light fixtures shall be accessible with a ten-foot ladder, any deviations for specific purposes shall be brought to the owner's attention and receive approval.

6.7.7 Light Fixture Types:

1. Restrooms:
   a. General: LED downlights
   b. Accent: LED cove lighting
2. Lobby:
   a. General: LED downlights
   b. Accent: Linear LED elements based on architectural design.
3. Staff Offices/Areas:
   a. General: LED Pendant mounted linear direct/indirect
   b. Task: LED task lights at all desks.
4. Adult Juvenile/Children and Teens Library:
   a. General: LED Pendant mounted linear direct/indirect
   b. Book Stacks: LED linear stack lighting at all stacks
   c. Task: LED task lights at all tables
5. Multi-Purpose Room:
   a. General: LED Pendant mounter linear direct/ indirect
6. Computer Lab
   a. General: LED Pendant mounter linear direct/ indirect
7. Exit Signs
   a. General: LED Edge Lit

6.7.8 Light Levels

1. Restrooms:
   a. General: 10 foot-candles average at floor with 2:1 uniformity ratio.
   b. Vanity: 15 foot-candles average at vanity with 2:1 uniformity ratio.
2. Lobby:
   a. General: 20 foot-candles average at floor with 3:1 uniformity ratio. Reception Desk: 40 foot-candles average at 2'-6" with 3:1 uniformity ratio.
3. Staff Offices / Areas
   a. General: 40-50 foot-candles average at 2'-6" with 3:1 uniformity ratio.
4. Adult, Juvenile/ Children and Teens Library

a. General: 40 to 50 foot-candles average at floor with 3:1 uniformity ratio.

b. Book Stacks: 35 foot-candles vertical with 2:1 uniformity ratio.

c. Tables: 40 to 50 foot-candles average with 3:1 uniformity ratio.

5. Multipurpose Room:

a. General: 30 to 40 foot-candles average at 2'-6" with 3:1 uniformity ratio.

6. Computer Room:

a. General: 30 to 40 foot-candles average at 2'-6" with 3:1 uniformity ratio.

6.7.9 Exterior Lighting

1. Lighting shall be designed per LZ3 (lighting zone 3) Title 24 and CalGreen BUG (Backlight Up light and Glare) requirements.
2. All exterior lighting sources shall be LED and shall be impact-resistant and vandal-proof.
3. Provide pedestrian scale pole-top fixtures and/or bollards along walkways.
4. Provide wall mounted lighting for library sign, book drop and all entrances.
5. Do not provide in-grade lighting.
6. Do not provide above ground tree up lights.
7. Do not provide low voltage lighting.
8. Do not provide step lighting.
9. Provide building entrance accent and up-lighting in coordination with the Architect.
10. Provide separate circuits for building lighting and parking lot lighting.
11. Parking lot lighting shall be full cut off and provided with house side shields.

6.7.10 Light Levels

1. Parking Lot:

a. 1 foot-candle minimum measured at grade with 2:1 uniformity ratio.

2. Pedestrian Hardscape:

a. 1 foot-candle average measured at grade with 3:1 uniformity ratio.

b. Stairs shall have an illumination of 1 foot-candle minimum

3. Building Entries:

a. 5 foot-candle average measured at grade with 3:1 uniformity ratio.

6.7.11 Lighting Controls

1. All lighting controls to be California Title 24, 2013 complaint and conform to the maximum LPD's allowed therein.
2. All controls shall provide full dimming to the light fixtures.
3. Controls for general public areas shall be provided within staff and generally shall not be accessible to the public. The switching/dimming shall be readily identified and contain legends to facilitate staff use.
4. Zoning shall be providing to switch/dim the sources separately from one another, i.e. direct, indirect, accent and task lighting shall be switched/dimmed independently.
5. Dimming protocol will be 0-10V for all dimming required per this project.
6. Lighting control will be via networked "zone control", each room to be provided with individual dimming controllers, occupancy sensors, manual dimming controls and photo sensors as required.
7. A dimming controller(s) shall be provided within each room to control the lights within the space.
8. Occupancy sensors shall be provided for all rooms less than 250 square feet, corridors and book stack spaces per Title 24 requirements.
9. Occupancy sensors to be dual technology with adjustable infrared and ultrasonic type and ceiling mounted.
10. Larger spaces where occupancy sensors may not be practical shall be controlled by time clock functions with two-hour override switches.
11. Automatic photocell controlled daylight dimming will be provided where required by code for all primary and secondary daylight zones.
12. Low voltage controls and sensors shall be connected to the dimming control with CAT 5e cabling.

13. Dimming controllers shall be connected to a lighting control network and shall be capable of demand response functionality.

14. Exterior lighting shall be controlled by relays in a lighting control panel with photocell and time clock control.

15. Exterior lighting shall be controlled by separate automatic controls (photosensor – on, time clock – off) capable of turning off exterior lighting when sufficient daylight is available or when the exterior lighting is not required.

6.7.12 Emergency Power

1. Emergency egress lighting shall be provided via remote battery operated emergency lighting units with self-testing functions or a Myers Illuminator E series central lighting inverter with front access terminal batteries.

2. Egress path lighting shall include an adequate number of fixtures to provide one footcandle average illumination on the egress path.

6.7.13 Grounding

1. The building grounding system shall be comprised of the electrical system ground and the signal system ground. Each system will provide a ground reference for the electrical and voice/data systems respectively. Each will connect to building steel and the main grounding electrode system. The electrical system ground shall comply with CEC Article 250 and the signal system ground shall comply with ANSI/TIA/EIA-607. A ground bus will be located in the telecommunications room and the electrical room.

2. All raceways shall include a full size green insulated ground wire terminated at each outlet box, device enclosure, etc. and connected back at the panelboard, switchboard or cabinet on the appropriate ground bu.

6.7.14 Solar Photovoltaic System Requirements

1. The Design Build Team shall design, procure and install a grid-connected Photovoltaic (PV) System, sized for net zero operation of the buildings annual energy consumption. There will be no energy storage devices (e.g. batteries) used in this system. The PV system shall comply with the PBI (Performance-Based Incentive) Program of the California Solar Initiative (CSI) as applicable. The system design shall consist of array modules and racking, combiner boxes, fused DC disconnect, inverter, AC fused disconnect, Customer generating output meter (CGOM), Utility required disconnect, surge protection, and point of connection. Arrays may be

building mounted or carport/shade structure mounted, or a combination thereof. The design and specification of the PV modules, power conditioners, utility interconnections, PV system electrical design, and PV array mechanical design shall meet the requirements of the 2013 California Electrical Code, 2013 CCR Title 24 and the California Solar Initiative (as administered by the California Center for Sustainable Energy (CCSE) in San Diego.

6.7.15 System Point of Connection

1. PV Systems where the PV output AC overcurrent protective device (OCPD) ampere rating exceeds 20% of the service equipment buss rating, or there is a possibility of future alternative energy generation being added to the system that may provide a total OCPD ampere rating greater than 20% of the service equipment buss rating, shall utilize a supply side tap for the point of connection. This supply side connection shall be made after the utility meter and before the service disconnect. The configuration of the service switchgear shall allow for this arrangement.

2. Systems where the PV output AC overcurrent protective device (OCPD) ampere rating is not expected to exceed 20% above the rated amperage of the service equipment buss, or the distribution panel it is installed in, the point of connection shall be on a circuit breaker. This circuit breaker shall be installed in any electrical panel in the system provided the size and location meets the requirements of CEC articles 690 and 705.

3. All array modules, combiner boxes, outdoor disconnect switches, raceways and wiring shall be designed for outdoor conditions, based on annual ambient temperatures recorded at the project locality. Supplied equipment shall be rated and warranted to withstand and operate under these conditions.

4. The PV system shall be connected to utility/electric grid through a grid-interactive power conversion system (inverter) or multiple inverters connected to an AC combiner panel. The inverter shall be located in an interior electrical room provided with appropriate access, sound isolation and cooling.

6.7.16 Voice & Data Structured Cabling

1. A star topology structured cabling system shall be used. Each work-area telecommunications outlet must be connected to a cross-connect in a telecommunications closet. All cables from a floor or area in the building therefore run back to one central point for administration. Each telecommunication closet must be star wired back to the equipment room for the building.

2. Unshielded Twisted Pair (UTP) -4-pair, 24 Gauge, 100 Ohm copper cable. Unshielded twisted pair cables closely resemble telephone cables but are enhanced for data communications hardware required. They need to be rated up to 100 MHz, and are designed to handle any current copper based application for voice, video, or data.

3. Shielded Twisted Pair (STP-A) -2-pair, 22 gauge, 150 Ohm copper cable. Shielded twisted pair systems provide high performance as a result of shielding. If used, Category 6A is required.

4. Multi-mode optical fiber cables. The highest performing structured cabling systems use fiber optics, and this is the choice of the library. As the cost of the electronic devices used with fiber systems decreases, more and more fiber systems are being installed. Fiber offers many advantages over copper-based systems. There is no electromagnetic interference (EMI) or radio frequency interference (RFI). Fiber also offers a much greater bandwidth than copper cables, allowing more information to be carried on each fiber. If the budget allows, fiber shall be used to the workstation. However, if fiber to all workstations is not within budget, wiring to all workstations shall be at a minimum Category 6A unshielded twisted pair (UTP5) conformant with Ethernet standards and capable of providing TCP/IP protocol support.

6.7.17 Telecommunications Outlet

Each workstation in the library shall have a minimum of four telecommunications outlet ports, and two power outlets. At minimum a 1" dedicated conduit with a home run from each and every data outlet to the communications room is required and a conduit is required for power. Cabling outlets required are:

a. Voice. 100 ohm UTP for Voice, T558A or T568B wiring. Conform to current City It standards.

b. Data. 100 ohm UTP 4-pair, 150 ohm STP 2-pair, or 62.5/1251-μm fiber for data.

6.7.18 Wireless Access

1. Wireless access points. Wireless access points are typically cabled for during construction on a "best guess" basis. Once the building is constructed, a wireless survey shall be performed to determine actual and accurate wireless coverage. The wireless access points shall then be located to achieve maximum coverage within the new library building.

2. Wireless access will be provided inside as well as at selected outdoor seating areas immediately adjacent to the building. Coverage for outdoor areas will require outdoor rated AP. Each outdoor AP will require outdoor water proof j-box with 2 Ethernet ports at (or near) 10′ in designated areas.

3. Current Standard: IEEE 802.11ac, 1.9 Gbp/S (Gigabits per second; billion bits per second) within the 2.4 GHz and 5GHz bands.

4. Future Standards: The following standards shall be considered for implementation once final standard published. Coordinate with City IT standards and staff at time of design approval.

   - IEEE 802.11 AD. 6.75 Gb/S.

6.7.19 Public Address System

1. A public address system is an essential part of the library's communication equipment. It will be used to provide a channel for emergency messages or announcements, and for clearing the building of users at the close of each day. Origination points for the PA system shall be any staff telephone, and speakers shall be located in all parts of the library. There shall be a zoned public address system in the library so that the staff can make announcements to the public. Zoning shall allow announcements to be heard in specific functional spaces or as an all-call announcement. The PA system must be able to be heard in every part of the library, including restrooms, storage rooms, loading docks, custodial work spaces, and staff offices. Zoning shall allow announcements to be heard in specific functional spaces or as an all-call announcement. Additionally, PA system needs to provide an ADA component to address patrons with hearing needs.

6.7.20 Audio-Visual System

1. Each meeting or training room shall have the ability to provide computer screen image projection, slide projection, video monitor display via AV cart with equipment, and cable TV reception. The A/V system should provide an ADA component to address patrons with audio-visual needs.

6.7.21 Security

1. An intrusion Alarm system consisting of motion detectors, glass break sensors, sounders, door position switches with alarmed emergency exits, and key pads.

2. Surveillance cameras and monitors for areas, not directly observable by staff. A television monitoring system is required, with monitoring stations at the circulation desk and the guard's desk adjacent to the entry. All public areas of the

building as well as outside locations shall be monitored by the television system.

3. A book theft detection system is required in the building.

6.7.22 Fire Alarm

1. Detection and notification systems, including heat and smoke detectors, shall be used throughout the facility. The alarm system shall be connected directly to the fire department for immediate response, and have a communicator to allow monitoring by an alarm company.

6.8 Landscaping

6.8.1 Landscaping: General Information

1. Planting and Irrigation System and components shall be designed to incorporate water conservation principals in compliance with California AB 1881 (Model Water Efficient Landscape Ordinance).
2. Site landscape areas shall be designed in accordance with City of San Diego Low Impact Development Standards (Storm Water Management).
3. Plant materials shall be selected to minimize the need for supplemental water, minimize extensive maintenance, minimize site run-off, be fire-resistant, and non-invasive. Plant selection shall be based on the Water Use Classifications of Landscape Species (WUCOLS) list of Low Water Use species.
4. Planting areas shall be designed to accept water runoff from the site. Proper species selection for bio-swale conditions shall be considered when making plant selections.
5. Planting setback zones for fire protection of structures shall adhere to City of San Diego Brush Management/Fire Ordinances.
6. Planting density on slopes shall comply with City Standards.
7. Planting shall be done to facilitate solar shading of structure and reduction of heat islands in paved areas whenever possible.
8. No plants shall be located in areas that will obscure vehicular visibility in traveled-ways.
9. Irrigation equipment shall be of the type needing minimal maintenance or repair, and shall, by design, minimize vandalism.
10. Irrigation components shall include the most advanced water saving features.

11. In addition to these RFP Performance Specifications, all design elements will conform to the City of San Diego Standards.

12. Planting near buildings shall, to the greatest degree possible, take pedestrian safety, building security, and fire resistance into consideration.

13. Maintenance: Maintenance Period shall be for 90 days after Substantial Completion of installation. Areas shall be free of weeds, debris, or waste. Plants shall be kept in a healthy growing condition, free of disease, trimmed properly, and shall be kept well-fertilized.

14. Brush Management Zones shall be kept properly thinned during the maintenance period.

6.8.2 Planting

1. Plant Materials shall be drought tolerant, fire and disease resistant, non-invasive and non-toxic. They shall be healthy and well-rooted with vigorous foliage growth. All plants shall be free of diseases or pest infestations at the time of planting, with no disfigurements, abrasions, burned foliage, or scarring.

2. Tag plants by species and variety with a minimum of 1 tag per 10 trees, 190 shrubs, and 100 ground covers.

3. Flatted plants shall be well-rooted and exhibit vigorous, compact new growth.

4. Container stock shall be well established but not root-bound.

5. Tree branching form shall be symmetrical, with relatively straight central leaders and tapered trunks. Main branches shall be well-spaced. Trunk and branches shall be free of wounds.

6. Root balls shall be healthy and free of any circling or kinked roots.

7. Turf areas should be limited to minimize water use. Lawn Sod or Seed shall be drought-tolerant and disease resistant.

8. Lawn patching in disturbed areas shall cover all damaged areas completely with no bare spots remaining. Patched areas shall blend evenly with existing turf and shall be healthy and free of disease.

9. Planting at main entries or special nodes shall provide strong visual emphasis.

10. Tree Standpipes shall be installed on all trees, regardless of size and shall consist of a perforated PVC Pipe wrapped in filter fabric and surrounded by crushed gravel. Standpipes

shall be capped with a PVC slotted cap and shall descend to a depth of 36" below the bottom of the planting hole. There shall be two standpipes per tree in opposite corners of the planting pit. Standpipes shall be siphoned regularly during the Maintenance Period to remove any standing water.

11. Trees shall be staked with lodge-pole pine stakes, two per tree. Tree ties shall be installed in a manner that does not damage the tree trunk.

12. Plants shall be located a minimum of 12" away from irrigation spray heads.

13. Planting areas shall have a 2" layer of organic mulch to maximize water absorption into soil.

14. All plants shall have adequate irrigation and fertilization.

15. Herbicides and fertilizers shall be approved by the City prior to use.

16. Root barriers shall be installed at all trees when tree is within 5' of paving or structures and shall run for a minimum length of 10' long centered on the tree trunk.

17. Trees shall be guaranteed for a period of one (1) year, with shrubs and ground covers guaranteed for 90 days.

6.8.3 Irrigation

1. Irrigation equipment, including weather-based auto controllers, rain sensors, moisture sensors, and low precipitation rate emitters, shall have the most advanced water-saving features and shall be approved by the City of San Diego.

2. A dedicated irrigation water meter shall be provided in accordance with the requirements of the City's Model Water Efficient Landscape Ordinance.

3. Backflow prevention shall be per City Standards. Equipment operation shall be certified and device shall be secured within a protective metal cage.

4. Irrigation system shall be designed with the proper operating pressure and an appropriate watering window to assure optimal delivery of water to the plant material at all times.

5. Water use calculations will be required per the City's Model Water Efficient Landscape Ordinance.

6. Site specific evapotranspiration rates and soil percolation rates shall be considered in the design process.

7. Check valves will be required to prevent low-head drainage.

8. No irrigation shall be installed in new areas until soil testing has been submitted and all soil amending has occurred.

9. Irrigation shall be repaired and replaced as necessary to address areas disturbed by new construction.

10. Irrigation heads shall be installed and adjusted to avoid overspray or water waste.

11. Micro-climate areas and solar exposure zones (site specific hydro zones) shall be irrigated on separate control valves.

12. Existing Irrigation systems in all areas not included within the limits of new construction shall remain in operation during all phases of new construction in order to prevent damage to established plant materials.

13. Capping off of various segments of existing irrigation systems may be necessary in areas scheduled for demolition and new construction. Contractor shall review all proposed modifications to the existing irrigation system with the City of San Diego project manager.

14. A final Certificate of Completion (with Water Audit and Maintenance Schedule) shall be submitted to the City by the Landscape Architect of record, in compliance with the City's Model Water Efficient Landscape Ordinance.

15. Irrigation record drawings shall clearly document the final installation of the entire system, with accurate dimensions, sizes, and types of equipment. It shall reflect all new areas as well as any modified irrigation systems. Irrigation record drawings to be submitted in AutoCAD.

16. Irrigation equipment shall be "reclaimed ready" and consist of purple pipe and equipment as needed for potential future conversion to reclaimed water.

6.9 Civil Requirements

General:

1 Site Final Survey, Utility Research, locating and design base mapping for project design

2 Grading Plans (horizontal control, paving, erosion control, utility index, notes details and et cetera)

3 Right of Way Improvement plans (Beyer Blvd and Seaward Ave)

4 Traffic Control Plans for work within the roadways adjacent

5 NPDES compliance with the California Construction General Permit. To obtain Permit Coverage the City shall coordinate authorized signatory

for the SWPPP document and assist with the processing through SMARTS as the LRP.

6 Drainage report and Storm Water Quality Management Plans

7 Water pressure loss Calculations – Domestic water loss calculations from the right of way to 5' outside the building to coordinated with the plumbing consultant. Fire system pressures throughout the site at the hydrants demonstrating adequate residual pressures, fire flows and velocities within the operating range.

8 ADA Path of travel access, ingress and egress

9 Surveying – Construction staking and As-built survey meeting city CADD standards.

10 Traffic Improvements In the public Right of Way

See Section 17.11 Reference Standards of the Instructions to Proposers and General Conditions for applicable standards.

Other Codes Applicable to the Civil Scope

1. California Uniform Building Code
2. 2016 Citywide CADD and Drafting Standards.
3. City of San Diego Street Design Manual
4. City of San Diego Drainage Design Manual
5. Sewer Design Guide, 2015 Edition
6. Water Design Guide
7. NFPA 24 and NFPA 13
8. Storm Water Standards (BMP Design Manual) Order No 2013-0001
   a. Amended by R9-2015-0001
   b. Amended By R9 2015-0100
9. NPDES General Permit Order No. 2009-0009-DWQ
   a. Amended by Order No. 2010-0014-DWQ
   b. Amended by Order No. 2012-0006-DWQ

6.9.1 Site Construction

1. Walkway, Pedestrian Ramp, and Exterior Stair Paving: provide paved surfaces to contrast, in color and texture, from vehicular areas.
2. Exterior Seating: wood, metal, concrete, or combination thereof for comfort, permanent installation and minimum maintenance. Standard manufacturer's product or custom field constructed.
3. Exterior power for exterior patios: a 100 amp, 3 phase service panel dedicated for outdoor movies, performances and gatherings. There

should be 6 discrete 20A circuits on the distribution box. There should be appropriate night lighting for gatherings.

4. Site Walls concrete or concrete unit masonry walls with integral color, texture, and finish. No applied finishes. No applied colors or finishes will be accepted. Non-planted site walls must be graffiti proof. Unit masonry segments must not be dislodgeable.

5. Site Fire Protection Water Lines:

   a. Fire service /fire sprinkler underground water lines shall begin at the nearest potable water main in the frontage roadway Right of Way and end at a point five feet (5') outside the proposed building footprint. Coordinate point of connection with the City of San Diego Public Utilities Department. Each Fire Protection lateral to a building shall include a reduced pressure detector assembly (RPDA) with post indicator valves at each end and anti-tamper switches per the City of San Diego Public Utilities Department requirements and the Standard Specifications for Public Works Construction.

   b. Each Fire Protection lateral to a building shall include a Fire Department connection per City of San Diego Standard Drawings and Fire Agency Requirements. The Fire Department connection shall be located within forty feet (40') of a fire hydrant.

   c. Fire hydrants shall be constructed per the City of San Diego Public Utilities Department requirements and San Diego Standard Drawings and the Standard Specifications for Public Works Construction. The design should anticipate the need for one on site fire hydrant and one off site fire hydrant within the street right of way. More fire hydrants may be required based upon meeting with the local Fire Marshall.

   d. All underground fire prevention water lateral piping shall be per City standards with restraints at bends, fitting or deflection joints, and meeting the requirements of the City of San Diego Public Utilities Department and their specifications.

   e. All fire prevention thrust blocks shall be constructed per City of San Diego Public Utilities Department requirements or per City Standard Drawings as applicable following whichever is more stringent.

   f. All ductile iron pipe and fittings above ground or below grade shall be flanged and meet the requirements AWWA C-II 0 threaded per A WWA C-II5 with cement mortar lining per AWWA C-I 04 and ASTM C150 type V, and meeting the requirements of the City of San Diego Public Utilities Department standard specifications with rubber gasket joints meeting A WWA C-111 specifications.

g. If soils condition requires cathodic protection, it shall be installed per the requirements of the City of San Diego Public Utilities Department Requirements All valves shall be resilient seated wedge gate valves meeting the requirements of the City of San Diego Public Utilities Department requirements.

h. If soils conditions present are corrosive in nature a corrosion specialist shall provide recommendations for the protection of underground piping. All ductile iron piping shall be protected from corrosive soil. Concrete thrust blocks, anchor blocs and other water structures shall be of corrosion resistive type.

i. Clearing and disinfection of water line pipes shall be completed per the requirements of the City of San Diego Public Utilities Department specifications only after pressure testing is completed.

j. Hydrostatic pressure testing shall be completed per the Standard Specifications for Public Works Construction or per the City specifications prior to disinfection, whichever is most stringent.

k. Trench excavation, bedding and backfill shall be City Design standards and specifications.

l. All water related appurtenances such as blow-offs and air vacuum release valves shall be per the City standard drawings and specifications.

6. Site Domestic

a. Domestic water lines shall begin at the nearest on-site or off-site potable water main in the Public Right of Way and shall end at a point five feet (5') outside the proposed building footprint. Coordinate the point of connection with the City of San Diego Public Utilities Department.

b. Each domestic water lateral to a building shall include a reduced pressure principle double check back flow preventer with post indicator valves at each end and anti-tamper switches per the City of San Diego Public Utilities Department requirements and specifications and per the City Standard Drawing and the Standard Specifications for Public Works Construction.

c. All underground domestic water lateral piping shall be C-900 PVC, CL-200 pipe with adequate thrust restraints at bends, fittings or deflection joints, and meeting the requirements of the City of San Diego Public Utilities Department standard drawings and specifications.

d. All domestic water line thrust blocks shall be constructed per the City of San Diego Public Utilities Department standard

drawings and specifications or per the City Standard Drawings, and the Standard Specifications for Public Works Construction as applicable, whichever is more stringent.

e. All ductile iron pipe and fittings above ground or below grade shall be flanged and meet the requirements AWWA C-110 threaded per A WWA C-115 with cement mortar lining per A WWA C-1 04 and ASTM C150 type V, and meeting the requirements of the City of San Diego Public Utilities Department standard specifications with rubber gasket joints meeting A WWA C-I11 specifications.

f. All valves shall be resilient seated wedge gate valves meeting the requirements of the City of San Diego Public Utilities Department standard plans and specifications.

g. Clearing and disinfection of water line pipes shall be completed per the City of San Diego Public Utilities Department standard specifications only after pressure testing is completed.

h. Hydrostatic pressure testing shall be completed per the Standard Specifications for Public Works Construction prior to disinfection, whichever is the most stringent.

i. Trench excavation, bedding and backfill shall be per the City of San Diego Public Utilities Department standard drawings and specifications.

j. All water service lines 2" or less in diameter shall be copper tubing with brass or bronze fittings per the City of San Diego Public Utilities Department standard drawings and specifications. Excluding irrigation facilities.

k. All valve boxes shall be per the City of San Diego Public Utilities Department standard drawing and specifications or if no local agency exists construct per The San Diego Regional Standard Drawing as applicable.

l. Domestic Water Lines shall have a pressure reducing valve outside each building to limit the water pressure to 70 PSI at the furthest water closet inside the building. The residual pressure to sinks and lavatories shall be a minimum of 15 PSI.

m. Site pressure shall be obtained and field verified prior to the start of design drawings. Pressure loss calculations shall be prepared to ensure that adequate pressure is delivered to the furthest fixture.

n. Domestic Water lines and Fire Prevention Water lines shall be separate. Fire systems on-site shall be looped to minimize the standing water and add redundancy to the fire protection system.

o. The presence of sewer cleanout and drain connection at the fire sprinkler system riser(s) shall be coordinated to ensure that the required drainage of the fire sprinkler "Blackwater" can be accommodated.

p. All domestic water line related appurtenances such as blow-offs and air-vacuum releases shall be per the City of San Diego Public Utilities Department standard drawings and specifications.

7. Storm Drains

a. Storm Drains systems shall be design and constructed in accordance with the City of San Diego Drainage Design Manual and Storm Water Standards.

8. Sanitary Sewer System

a. The sanitary Sewer System shall be designed in accordance with the City of San Diego Sewer Design Guide.

9. Clearing and Grubbing

a. Designer Designer shall delineate those areas within the project limits and boundaries that require removal of all existing shrubs, hedges, plants, trees, or other woody vegetation, ground cover (not to be salvaged and re-planted) and objectionable, deleterious materials. Clearing and Grubbing shall be completed per section 300-1 of The Standard Specifications for Public Works Construction and White Book, current edition; in addition, section 300-1.2 preservation of property and section 300-1.3 removal and disposal of materials.

b. All storm water pollution prevention measures must be in place by contractor prior to the start of clearing and grubbing or earthwork of any kind.

10. Erosion Control and Storm Water Pollution Prevention:

a. Designer shall provide an Erosion Control Plan in Conformance with all current NPDES (National Pollutant Discharge Elimination System) general permit requirements and the state water resource control board's (SWRCB's) most current orders listed above and shall incorporate measures to control discharges of storm water to surface waters associated with construction activity including clearing, grading, and excavation activities.

b. Erosion Control shall be designed to mitigate storm water run-off originating within project site as determined by the limits of work and shall also account for any storm water run-off originating off-site and crossing to within project limits.

c. Erosion Control shall conform to the requirements (in addition to those stated above) in the Caltrans Storm Water Pollution Prevention Plan (SWPPP), Water Pollution Control Program Preparation manual and The Construction Site Best Management Practices (BMP's) manual and section 7-8.6, Water Pollution Control of The Standard Specifications for Public Works Construction (SSPWC), current edition.

d. Designer shall provide site specific draft Storm Water Pollution Prevention Plan (SWPPP) in conformance with the resources previously stated. At a minimum, SWPPP shall include all requirements as identified in Section A: Storm Water Pollution Prevention Plan in the SWRCB'S general permit and shall be completed to the extent for which contractor may have ability to clearly identify all costs and level of effort required to implement and maintain all Storm Water and Non-Storm Water Mitigation Measures proposed.

e. At a minimum Project SWPPP shall incorporate control measures in the following categories:

f. Soil Stabilization Practices.

g. Sediment Control Practices.

h. Sediment Tracking Control Practices.

i. Wind Erosion Control Practices.

j. Non-Storm Water Management.

k. Waste Management and Material Pollution Control.

l. Specific objective and minimum requirements for each category if control measures are contained in manuals stated herein.

11. Grading and Excavation

a. Designer shall prepare a Grading Plan that clearly delineates lines and contours of the existing and desired finish surfaces, cut Hill transitions, slopes and surface drainage in conformance with recommendations, provisions, and criteria provided for by a Geotechnical Investigation as completed on the proposed library site. Where design criteria are not specified in said Geotechnical Investigation designer shall comply with Section 300 Earthwork of The Standard Specifications for Public Works Construction (SSPWC), current edition where applicable.

b. Designer shall provide provisions for all excavations and backfill required to complete the contract work in compliance with the Project Geotechnical Investigation Report and with Section 300-3 structure excavation and backfill of The

Standard Specifications for Public Works Construction (SSPWC), current edition.

c. Work shall be done in conformance with Mitigated Negative Declarations (MND) requirements, such as, coordination with archaeologist.

12. Paving (asphalt and concrete)

a. Provide paved surfaces as required for vehicular access to the site and to various functional areas requiring vehicular access, including, but not limited to, entrances, parking areas, and loading dock areas.

b. Any offsite paving shall meet all requirements and follow all procedures as outlined in the Governmental agency having jurisdiction.

c. The onsite roadways and parking lots structural section shall be in accordance with City's Standard Drawings, the Project Geotechnical Report and as approved by the City materials laboratory. The geotechnical consultant shall perform R-value testing and recommendations for the pavement section shall be made based on a 25year pavement life cycle and an appropriate Traffic Index rating. Engineer shall derive the traffic index from a defensible ESAL (Equivalent Single Axel Load) for the project pavement design.

d. Aggregate base material is to conform to the requirements of Standard Specifications for Public Works Section 200-2.

e. Sub-grade and base material construction shall conform to all provisions of Standard Specifications for Public Works Section 301. However, the upper 12 inches of pavement sub-grade shall be scarified, brought to the optimum moisture content and compacted to at least 95% of maximum dry density as determined by ASTM DI557-91. Sub-grade preparation shall be conducted immediately prior to the placement of the pavement section.

f. All pavement sub-grades are to receive an herbicide treatment from an approved manufacturer. Herbicide treatment shall be placed per manufacturer's recommended rates and written application instruction.

g. All work beneath paved areas shall be completely constructed, inspected, tested, connected and approved prior to paving.

h. Provide surfaces that are smooth, consistent in color and finish, sloped and provide positive drainage to avoid ponding, and neatly finished at edges. Flood test all paving areas to ensure proper drainage and repair all areas showing evidence of ponding.

i. Vehicular areas shall be marked neatly to denote traffic lanes and parking spaces in accordance with Standard Specifications for Public Works Section 310-5.6 and the City's Standard Drawings as applicable

j. Asphalt concrete shall conform to all provisions of Standard Specifications for Public Works And City Standard Drawings

k. Off-site paving testing and inspection, including density requirements, shall be implemented for all onsite paving per City's standards.

l. Prior to placement of the final pavement course, failed or damaged work, such as cracks in curb, curb and gutter, cross gutter, driveway aprons, excreta, shall be replaced to the nearest joint or score line in each direction.

m. Permeable Asphalt Concrete Pavement also known as Open Graded Asphalt Concrete shall be avoided with poor underlaying soil parameters. Special attention shall be given to the potential for failure with expansive clay and silty soils. If proposed, (OGAC) shall be constructed per City standards. Asphalt pavement to be used as a binder for pavement reinforcing shall have fabric that is steam-refined conforming to the provisions of Specification section 92, and the Asphalt shall be PG 70

n. paved surfaces as required for vehicular access to the site and to various functional areas requiring vehicular access, including, but not limited to, entrances, parking areas, and loading dock areas.

o. Any offsite paving shall meet all requirements and follow all procedures as outlined in the Governmental agency having jurisdiction.

p. The onsite roadways and parking lots structural section shall be in accordance with City's Standard Drawings, the Project Geotechnical Report and as approved by the City materials laboratory. The geotechnical consultant shall perform R-value testing and recommendations for the pavement section shall be made based on a 20 pavement life cycle and an appropriate Traffic Index rating. Engineer shall derive the traffic index from a defensible ESAL (Equivalent Single Axel Load) for the project pavement design.

q. Aggregate base material is to conform to the requirements of Standard Specifications for Public Works Section 200-2.

r. Sub-grade and base material construction shall conform to all provisions of Standard Specifications for Public Works Section 301. However, the upper 12 inches of pavement sub-grade

shall be scarified, brought to the optimum moisture content and compacted to at least 95% of maximum dry density as determined by ASTM DI557-91. Sub-grade preparation shall be conducted immediately prior to the placement of the pavement section.

s. All pavement sub-grades are to receive an herbicide treatment from an approved manufacturer. Herbicide treatment shall be placed per manufacturer's recommended rates and written application instruction.

t. All work beneath paved areas shall be completely constructed, inspected, tested, connected and approved prior to paving.

u. Provide surfaces that are smooth, consistent in color and finish, sloped and provide positive drainage to avoid ponding, and neatly finished at edges. Flood test all paving areas to ensure proper drainage and repair all areas showing evidence of ponding.

v. Vehicular areas shall be marked neatly to denote traffic lanes and parking spaces in accordance with Standard Specifications for Public Works Section 310-5.6 and the City's Standard Drawings as applicable

w. Asphalt concrete shall conform to all provisions of Standard Specifications for Public Works And City Standard Drawings

x. Off-site paving testing and inspection, including density requirements, shall be implemented for all onsite paving per City's standards.

y. Prior to placement of the final pavement course, failed or damaged work, such as cracks in curb, curb and gutter, cross gutter, driveway aprons, excreta, shall be replaced to the nearest joint or score line in each direction.

z. Permeable Asphalt Concrete Pavement also known as Open Graded Asphalt Concrete shall be avoided with poor underlaying soil parameters. Special attention shall be given to the potential for failure with expansive clay and silty soils. If proposed, (OGAC) shall be constructed per City standards. Asphalt pavement to be used as a binder for pavement reinforcing shall have fabric that is steam-refined conforming to the provisions of Specification section 92, and the Asphalt shall be PG 70

13. Concrete Paving

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

b. Concrete shall conform to all provisions of Standard Specifications for Public Works for materials, workmanship, and other miscellaneous requirements.

c. Concrete pavement construction shall conform to all provisions of Standard Specifications for Public Works.

d. Failed or damaged work, such as cracks in curb, curb and gutter, cross gutter, driveway aprons, and so on, shall be replaced to the nearest joint or score line in each direction prior to placement of the concrete pavement.

e. Offsite concrete paving testing and inspection shall be implemented for any onsite paving per City standards.

f. All concrete joints shall conform to San Diego City Standard.

14. Roadway Pavers: The Roadway Pavers shall be interlocking porous pavers with spacer bars to assure consistent joint sizing. The pavers and materials shall conform to the following ASTM Specifications:

a. C1157 Performance Specification for Hydraulic Cement

b. C1240 Specification for Silica Fume Used in Cementitious Mixtures

c. C140 Test Methods for Sampling and Testing Concrete Masonry Units and Related Units

d. C150 Specification for Portland Cement

e. C207 Specification for Hydrated Lime for Masonry Purposes

f. C260 Specification for Air-Entraining Admixtures for Concrete

g. C33 Specification for Concrete Aggregates

h. C331 Specification for Lightweight Aggregates for Concrete Masonry Units

i. C418 Test Method for Abrasion Resistance of Concrete by Sandblasting

j. C494/C494M Specification for Chemical Admixtures for Concrete

k. C595 Specification for Blended Hydraulic Cements

l. C618 Specification for Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use in Concrete

m. C67 Test Methods for Sampling and Testing Brick and Structural Clay Tile

n. C979 Specification for Pigments for Integrally Colored Concrete

o. C989 Specification for Ground Granulated Blast-Furnace Slag for Use in Concrete and Mortars

15. ADA Access Requirements (Non-Building):

a. Curb ramp with detectable warning tiles and protective railing shall be in accordance with City Standard Drawings and Approved Materials List.

b. Passenger drop-off and loading zones shall be in accordance with the California Americans with Disabilities Act Architectural Barrier Removal/Compliance Manual, Part B -(DSA/AC) - Chapter 3, Survey Form 32: Passenger Drop-off and Loading Zones and San Diego Regional Standard Drawing M27 A and M-27B.

c. Accessible parking shall be in accordance with the California Americans with Disabilities Act Architectural Barrier Removal/Compliance Manual, Part B -(DSA/AC) -Chapter 3, Survey Form 3 J: Accessible Parking Required and City Standard Drawings

d. Accessible parking signs shall be in accordance with City Standard Drawings

16. Curb and Gutters: Provide curb or curb and gutter as required for all access areas. All concrete, joints, curb, gutter, and cross gutter shall be in accordance with the City Standard Drawings and SSPWC.

a. Curb shall be 6" curb in accordance with City Standard Drawings, unless specifically required for drainage or ramps.

b. Cross gutter shall be in accordance with City Standard Drawings.

c. Mid-block cross gutter shall be in accordance with City Standard Drawings.

d. Concrete shall be accordance with Standard Specifications for Public Works Section 201.

e. Curb and curb and gutter construction shall be in accordance with Standard Specifications for Public Works Section 303.

f. All underground connected utilities within the project limits shall be completely constructed inspected, tested, connected and approved prior to construction of curb or curb and gutter.

g. Curb or curb and gutter joint locations shall include expansion joints at curb returns, adjacent to structures, and at 45 foot intervals. In no case shall these intervals exceed the specified distances in the standard drawings.

h. Curb or curb and gutter joint locations shall include weakened plane joints at driveway locations and at 15 foot intervals

between expansion joints. In no case shall these intervals exceed the specified distances in the standard drawings.

i. All concrete joints shall conform to City Standard Drawings.

j. Failed or damaged work, such as cracks in curb or curb and gutter, shall be replaced to the nearest joint or score line in each direction prior to placement of the final pavement course.

k. The surveyor or Civil Engineer shall certify the finish pad elevation for all buildings.

17. Construction Staking: All construction staking shall be completed by a California Registered Professional Land Surveyor or under his/her direction or by a California Professional Civil Engineer authorized to perform Land Surveying. All design and construction staking shall be based upon elevations tied to a City of San Diego benchmark.

A final survey must be completed and shall comply with the City's CADD standards, 2.9.1 & 2-9.2 of the Green Book, and must be submitted to SurveyReview@sandiego.gov. The City's CADD standards can be found here. http://wwwstg.sannet.gov/publicworks/edocref/index.shtml the consultant's information must be submitted to the survey section for archiving. The horizontal datum must be based on the NAD83, 1991.35 epoch per ROS 14492. The vertical datum must be based on NGVD 29 vertical datum per the City of San Diego Benchmark book. Working units must be US Survey Feet.

18. Sidewalks: Provide sidewalk as required for pedestrian access to the site and to various functional areas requiring pedestrian access, including, but not limited to, entrances, parking areas, and gathering areas.

a. Sidewalks and or bike paths shall be designed to have clear unobstructed access. These facilities shall be kept clear of street lights, power poles, fire hydrants, meter boxes when possible, transformers, electrical pull boxes when possible, blow-offs, air vents or other similar obstructions at all times.

b. Sidewalk shall have a minimum width of 5 foot.'

c. Sidewalks adjacent to parking shall be minimum of 6' in width or wheel stops shall be present to prevent vehicle overhang from constricting the sidewalks.

d. Sidewalk shall be in accordance with City Standard Drawings.

e. Sidewalk ramps shall be in accordance with City's Standard Drawings.

f. Sidewalk joint locations shall be installed in accordance with City Standard Drawings.

g. Concrete shall be accordance with Standard Specifications for Public Works.

h. Sidewalk construction shall be in accordance with Standard Specifications for Public Works.

i. The geotechnical recommendations for site concrete and exterior slabs shall be taken in account for the design of such. Notation on required reinforcement, sub-base, underlayment and proper subgrade preparation shall be made a part of the plans.

j. All underground utilities shall be completely constructed, inspected, tested, connected and approved prior to construction of sidewalk.

k. All concrete joints shall conform to City Standard Drawings.

19. Driveways:

a. Driveway width shall meet or exceed the minimum access requirements and commercial type driveway. The driveway shall be no less than 12' wide nor greater than 24' wide. If two-way traffic is proposed the driveway throat opening shall be no less than 24' wide. Location shall be in accordance with the San Diego Fire Department.

b. Driveway shall be constructed in accordance with City Standard Drawings. Concrete for driveway shall be accordance with Standard Specifications for Public Works.

c. Driveway construction shall be in accordance with Standard Specifications for Public Works.

d. All concrete joints shall conform to City Standard Drawings.

20. Bioretention/Biofiltration facilities:

a. The biofiltration facilities shall be built in accordance with the City of San Diego Storm Water and BMP Design Manual.

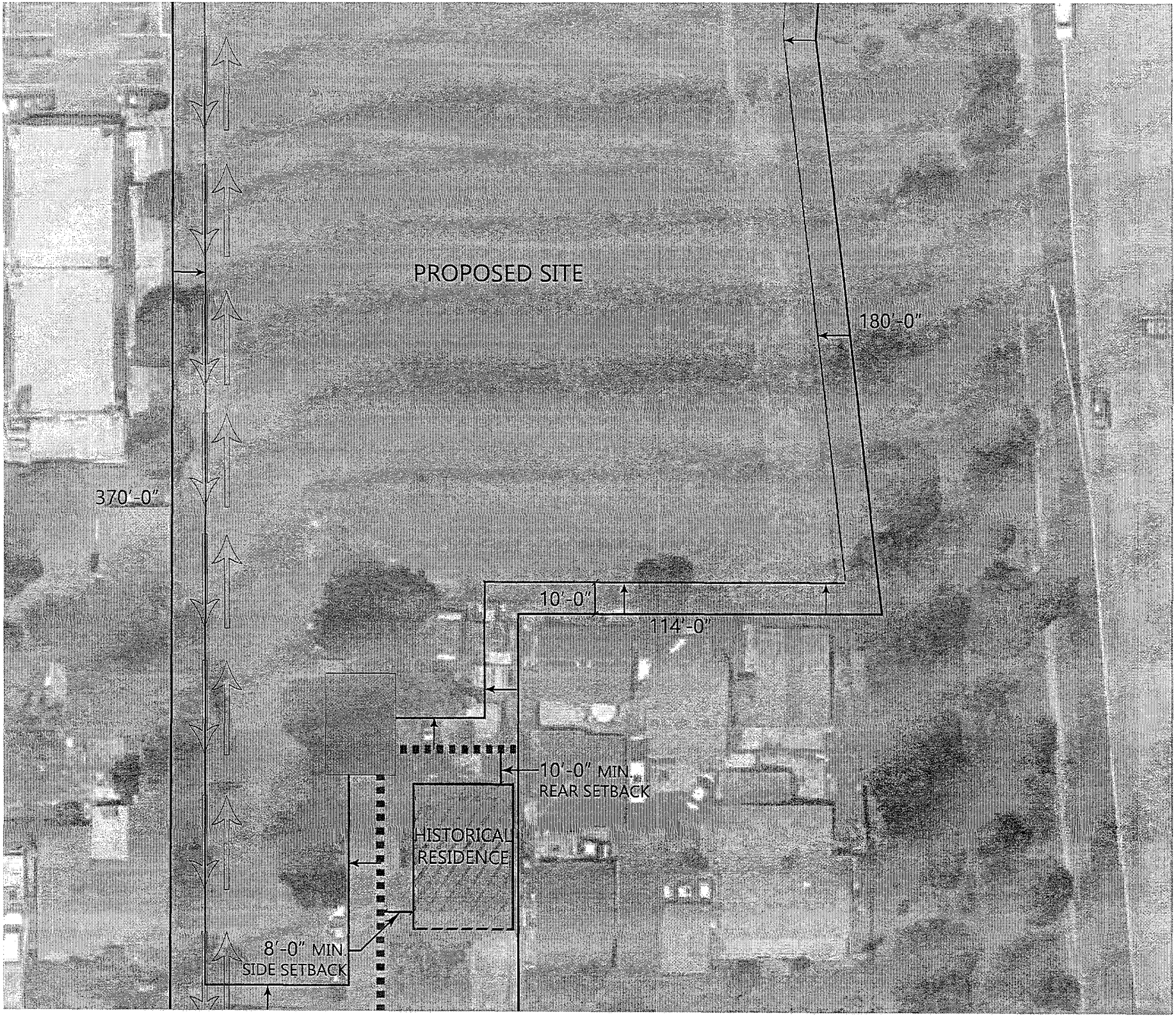
b. The Bioretention/biofiltration facility design along with other site BMP facilities shall be coordinated thoroughly with the landscape consultant in the conceptual/design development stage to ensure adequacy and cohesive design.

c. Notes shall be included to require the engineer of record to inspect these facilities during construction to assure the adequacy of their construction and final certification.

d. Full cross sectional details and special inspection requirements shall be provided on the plans. Detailing shall match the design parameters used for storm water analysis.

EXHIBIT A

CONCEPTUAL SITE PLAN



VE

DI\

(E)
RE:

10'

DE
PE
INV

GRAPH

0' 20'

EXHIBIT B

ADJACENCY RELATIONSHIP DIAGRAM

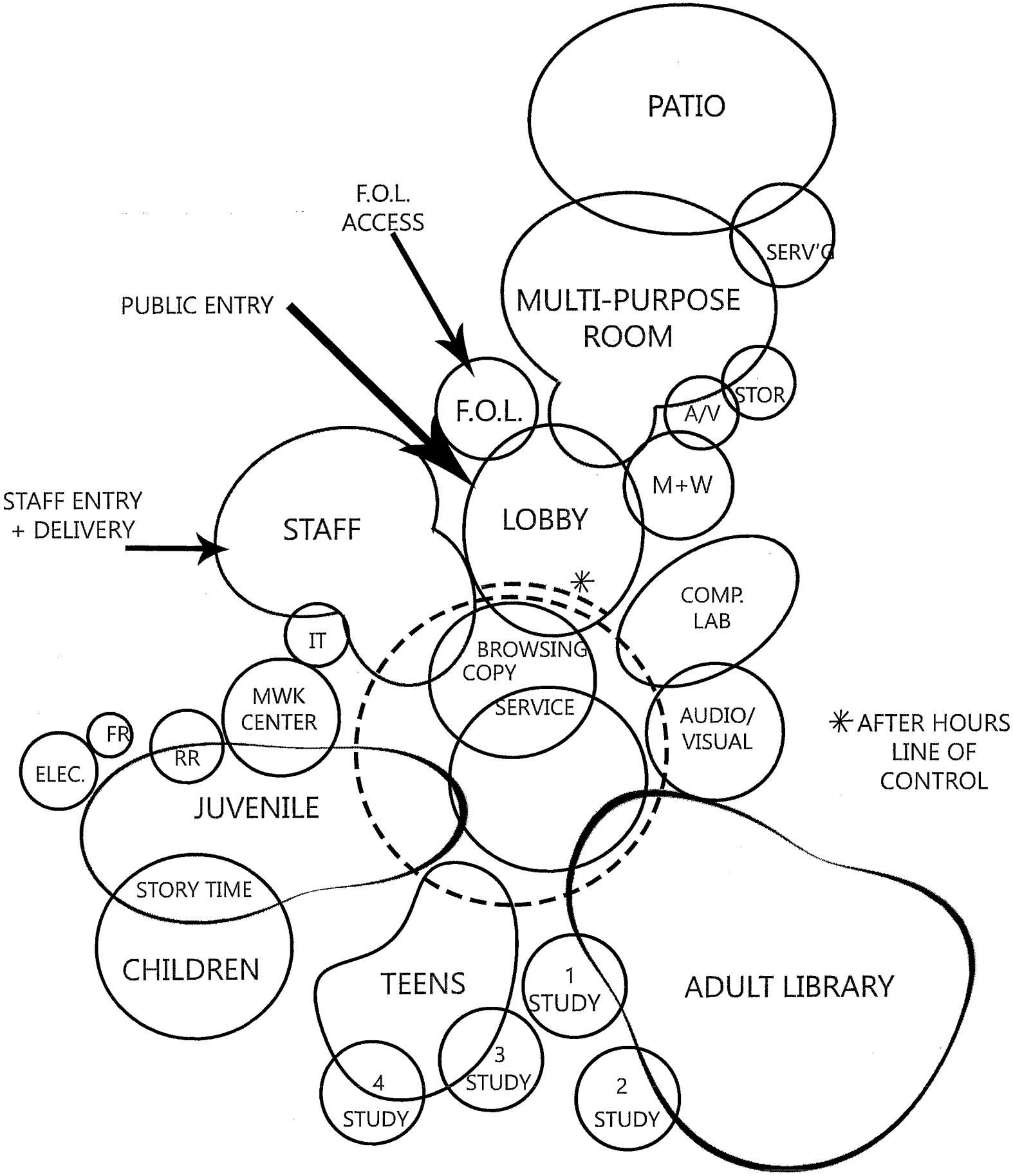

PATIO
F.O.L.
ACCESS
SERV'G
PUBLIC ENTRY
MULTI-PURPOSE
ROOM
STOR
F.O.L.
A/V
M+W
STAFF ENTRY
+ DELIVERY
STAFF
LOBBY
COMP.
LAB
IT
BROWSING
COPY
MWK
CENTER
SERVICE
AUDIO/
VISUAL
✳ AFTER HOURS
LINE OF
CONTROL
FR
RR
ELEC.
JUVENILE
STORY TIME
CHILDREN
TEENS
1
STUDY
ADULT LIBRARY
3
STUDY
4
STUDY
2
STUDY

EXHIBIT C

GEOTECHNICAL REPORT

SDVOSB . DVBE

SCST, Inc.
Corporate Headquarters
6280 Riverdale Street
San Diego, CA 92120
P 619.280.4321
T 877.215.4321
F 619.280.4717
W www.scst.com

April 19, 2016

SCST No. 150302P3.2
Report No. 1

Mr. Eric Davy
Davy Architecture
811 Tenth Avenue
San Diego, California 92101

Subject: PRELIMINARY GEOTECHNICAL INVESTIGATION
SAN YSIDRO LIBRARY
BEYER BOULEVARD
SAN DIEGO, CALIFORNIA

Dear Mr. Davy:

This report presents the results of the preliminary geotechnical investigation SCST, Inc. (SCST) performed for the subject project. Figure 1 presents a site vicinity map. We understand that the project will include the design and construction of an approximately 15,000 square foot public library south of Beyer Boulevard, in the community of San Ysidro, San Diego, California. Anticipated associated improvements include exterior slabs, pavements, and underground utilities. This investigation consisted of performing a field investigation, advancing two exploratory borings, logging the subsurface conditions, collecting samples of the soils encountered, testing selected soil samples in our laboratory, providing an opinion regarding the feasibility of the proposed project from a geotechnical standpoint, and preparing this report.

SITE DESCRIPTION

The site is a "P" shaped parcel of land adjacent to Interstate 805 and south of Beyer Boulevard. The site is bounded by Beyer Boulevard on the North, residential development and East Seaward Avenue on the south, Interstate 805 on the east, and a mix of residential and commercial development to the west. The property consists of a fence-lined, vegetated field with various shrubs, grasses and trees. Remnants of concrete foundations and other debris were observed during the time of our investigation. Based on our review of historic aerial imagery, the site was graded to its current configuration sometime between 1971 and 1980. Additionally, structures were built at the site during this time period. Between 1980 and 1989 the structures were demolished, likely leaving behind the existing debris. A cut slope associated with Interstate 805 descends from near the eastern property line at an inclination of approximately 2:1 (horizontal: vertical) to Interstate 805. The total height of the slope is approximately 30 feet. The site is relatively flat with less than 10 feet of topographic relief within the project boundaries.

FIELD EXPLORATION

The subsurface conditions were explored by drilling 2 borings to depths between 11 and 16½ feet below ground surface using a Diedrich D-50 drill rig with a 6-inch hollow-stem auger. Figure 2 shows the approximate boring locations. An SCST geologist logged the borings and collected samples of the materials encountered for examination and laboratory testing. Logs of the borings are presented in Appendix I. Soils are classified according to the Unified Soil Classification System illustrated on Figure I-1.

SUBSURFACE CONDITIONS

The materials encountered in the exploratory borings consist of undocumented fill overlying old paralic deposits. The fill consists of soft to hard, dry to moist, yellowish-brown and moderate brown sandy clay to medium dense, moist, yellowish-brown clayey sand. Gravel, cobble, and concrete debris are present in the fill. The fill depths range from approximately 5 to 5½ feet below existing ground surface. Hard claystone and very dense sandstone, identified as old paralic deposits, underlies the fill. The old paralic deposits consist of hard, sandy claystone to dense clayey sandstone. Groundwater was not encountered in the borings. However, groundwater levels may fluctuate in the future due to rainfall, irrigation, broken pipes, or changes in site drainage. Because groundwater rise or seepage is difficult to predict, such conditions are typically mitigated if and when they occur.

LABORATORY TESTING

The laboratory tests consisted of grain size distribution, direct shear, expansion index, and corrosivity testing. The results of the laboratory tests, and brief explanations of the test procedures, are presented in Appendix II.

GEOLOGIC HAZARDS

A review of the City of San Diego Seismic Safety Study Geologic Hazards and Fault Maps (Sheet 2) indicates the site is a Geologic Hazards Category 53. Geologic Hazard Category designates sites that have level or sloping terrain, underlain by unfavorable geologic structures with low to moderate risk.

Faulting and Surface Rupture

The closest known fault is the potentially active La Nacion Fault located about 500 meters east of the site. The site is not mapped within an Alquist-Priolo Earthquake Fault Zone. No active faults are known to underlie or project toward the site. The probability of fault rupture at the site is low.

Liquefaction and Dynamic Settlement

Liquefaction occurs when loose, saturated, generally fine sands and silts are subjected to strong ground shaking. The soils lose shear strength and become liquid; resulting in large total and differential ground surface settlements as well as possible lateral spreading during an earthquake. Due to the lack of shallow groundwater, and given the relatively dense nature of the materials beneath the site, the potential for liquefaction and dynamic settlement to occur is considered low.

Landslide and Slope Stability

A significant slope adjacent to the site is the 25 to 35 foot slope on the east side of the site that descends to the south-bound lane of the Interstate 805 freeway. The exploratory borings and historic aerial photos indicate the slope is a cut slope associated with freeway construction. Due to the overall dense nature of the old paralic deposits, in our opinion, the slope is considered stable. Evidence of landslides or slope instabilities was not observed within or adjacent to the project site. A review of the Geologic Map of San Diego 30' x 60' Quadrangle, California (Kennedy and Tan, 2008) indicates the site is not located within a landslide or slope failure. In our opinion, the proposed construction will not be located on a landslide or be impacted by slope stability issues.

Flooding, Tsunamis, and Seiches

The site is not located within a mapped area on the State of California Tsunami Inundation Maps; therefore, damage due to tsunamis is considered negligible. Seiches are periodic oscillations in large bodies of water such as lakes, harbors, bays, or reservoirs. The site is not located adjacent to any lakes or confined bodies of water; therefore, the potential for a seiche to affect the site is considered low.

Hydro-Consolidation

Hydro-consolidation can occur in recently deposited (less than 10,000 years old) sediments that were deposited in a semi-arid environment. Examples of such sediments are aolian sands, alluvial fan deposits, and mudflow sediments deposited during flash floods. The pore space between particle grains can re-adjust when inundated by groundwater causing the material to consolidate. The loose soils at the site will be excavated and replaced as compacted fill. In our opinion, soil below this depth is not susceptible to hydro-consolidation.

SEISMIC DESIGN VALUES

A geologic hazard likely to affect the project is groundshaking as a result of movement along an active fault zone in the vicinity of the subject site. The site coefficients and adjusted maximum considered earthquake spectral response acceleration parameters in accordance with the 2013

California Building Code are presented below:

Site Coordinates: Latitude 32.55781°
Longitude -117.04324°
Site Class: D
Site Coefficient $F_a = 1.135$
$F_v = 1.713$
Spectral Response Acceleration at Short Periods $S_s = 0.913$ g
Spectral Response Acceleration at 1-Second Period $S_1 = 0.344$ g
$S_{DS} = 0.691$ g
$S_{D1} = 0.392$ g
$PGA_M = 0.423$ g

CONCLUSIONS

Based on the results of our investigation, we consider the planned construction feasible from a geotechnical standpoint. The design-build consultant should provide recommendations for the design and construction of the project. The investigation indicates that the lot is underlain by shallow, undocumented, soft to hard fill placed sometime between 1971 and 1980. Debris, including concrete structure foundations were present in fill. Laboratory test results indicate that medium expansive clayey soil is present in the shallow fill. The main geotechnical consideration affecting the planned improvements is the presence of this potentially compressible and expansive fill, the presence of debris beneath the proposed structure, as well as the potential for strong ground shaking as is with much of Southern California. Additional subsurface exploration, laboratory testing and geotechnical engineering analysis may be needed to further develop conclusions and recommendations for the proposed structure.

GEOTECHNICAL ENGINEERING DURING CONSTRUCTION

The geotechnical engineer should review project plans and specifications prior to bidding and construction to check that the intent of the recommendations in this report has been incorporated. Observations and tests should be performed during construction. If the conditions encountered during construction differ from those anticipated based on the subsurface exploration program, the presence of the geotechnical engineer during construction will enable an evaluation of the exposed conditions and modifications of the recommendations in this report or development of additional recommendations in a timely manner.

CLOSURE

SCST should be advised of any changes in the project scope so that the recommendations contained in this report can be evaluated with respect to the revised plans. The findings in this report are valid as of the date of this report. Changes in the condition of the site can occur with time. In addition, changes in the standards of practice and government regulations can occur.

Thus, the findings in this report may be invalidated wholly or in part by changes beyond our control. This report should not be relied upon after a period of two years without a review by us verifying the suitability of the conclusions and recommendations to site conditions at that time.

In the performance of our professional services, we comply with that level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions and in the same locality. Subsurface conditions can vary from those encountered at the exploration locations, and our data, interpretations, and recommendations are based solely on the information obtained by us. We will be responsible for those data, interpretations, and recommendations, but will not be responsible for interpretations by others of the information developed. Our services consist of professional consultation and observation only, and no warranty of any kind whatsoever, express or implied, is made or intended in connection with the work performed or to be performed by us, or by our proposal for consulting or other services, or by our furnishing of oral or written reports or findings.

This opportunity to be of professional service is sincerely appreciated.

Respectfully Submitted,
SCST, INC.

REGISTERED PROFESSIONAL GEOLOGIST
DOUGLAS A. SKINNER
No. 2472
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Douglas A. Skinner, CEG 2472
Project Geologist

REGISTERED PROFESSIONAL ENGINEER
EMIL RUDOLPH
No. 2767
Exp. 6/30/17
GEOTECHNICAL
STATE OF CALIFORNIA

Emil Rudolph, PE, GE 2767
Principal Engineer

DAS:ER:rt

Attachments:

Figures
Figure 1 – Site Vicinity Map
Figure 2 – Boring Location Map

Appendices
Appendix I – Field Investigation
Appendix II – Laboratory Testing

(1) Addressee via e-mail: edavy@davyarchitecture.com

REFERENCES

American Concrete Institute (ACI) (2012), Building Code Requirements for Structural Concrete (ACI 318-11) and Commentary, August.

California Emergency Management Agency (Cal EMA) (2009), Tsunami Inundation Map for Emergency Planning, California Geological Survey, University of Southern California, La Jolla Quadrangle, June 1.

Caltrans (2010), Standard Specifications.

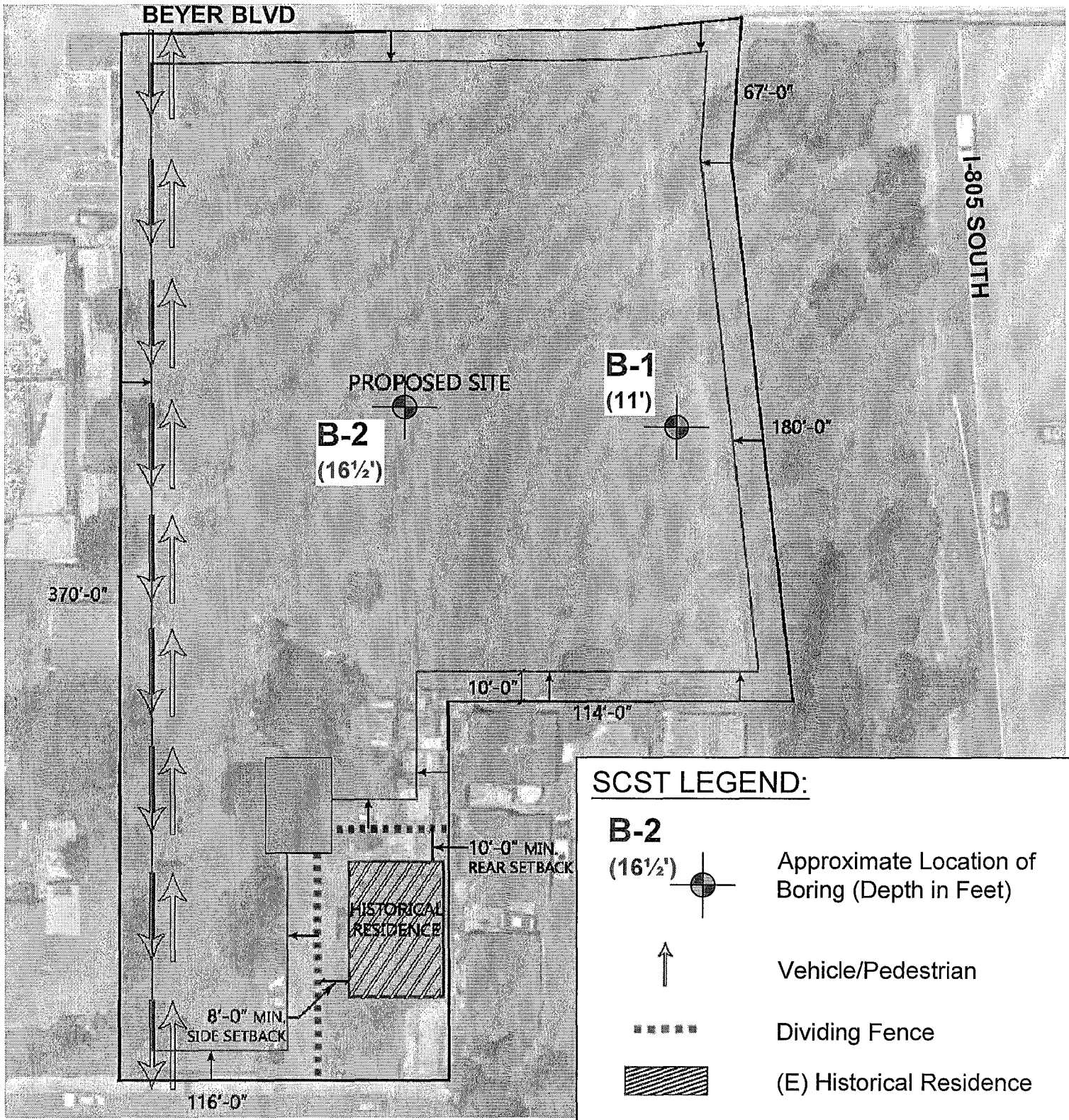
City of San Diego (2008), Seismic Safety Study, Geologic Hazards and Faults, Grid Tile: 25, Development Services Department, April 3.

International Code Council (2012), 2013 California Building Code, California Code of Regulations, Title 24, Part 2, Volume 2 of 2, Based on the 2012 International Existing Building Code, Effective Date: January 1, 2014.

Kennedy, M.P. and Tan, S.S. (2008), Geologic Map of the San Diego 30' x 60' Quadrangle, California, California Geological Survey.

Public Works Standards, Inc. (2011), "Greenbook" Standard Specifications for Public Works Construction, 2012 Edition.

SCST, Inc.	SITE VICINITY MAP San Ysidro Library San Ysidro, California	Date: April, 2016 By: JCU Job No.: 150302P3.2	Figure: 1



SCST LEGEND:

B-2
(16½')
Approximate Location of Boring (Depth in Feet)

Vehicle/Pedestrian

Dividing Fence

(E) Historical Residence

10' Setback

Demo of Existing Garage Pending Further Historical Investigation

SCST, Inc.	BORING LOCATION MAP San Ysidro Library San Ysidro, California	Date: July, 2016 By: JCU Job No.: 150302P3.2	Figure: 2

APPENDIX I
FIELD INVESTIGATION

Our field investigation consisted of two exploratory borings using a Diedrich D-50 drill rig with a 6-inch hollow stem auger on March 21, 2016 at the approximate locations shown on Figure 2. An SCST geologist logged the borings and obtained samples of the materials encountered.

Soils are classified in accordance with the Unified Soil Classification System illustrated on Figure I-1. The boring logs are presented on Figures I-2 through I-3.

SUBSURFACE EXPLORATION LEGEND

UNIFIED SOIL CLASSIFICATION CHART

SOIL DESCRIPTION		GROUP SYMBOL	TYPICAL NAMES
I. COARSE GRAINED, more than 50% of material is larger than No. 200 sieve size.			
GRAVELS More than half of coarse fraction is larger than No. 4 sieve size but smaller than 3".	CLEAN GRAVELS	GW	Well graded gravels, gravel-sand mixtures, little or no fines
		GP	Poorly graded gravels, gravel sand mixtures, little or no fines.
	GRAVELS WITH FINES (Appreciable amount of fines)	GM	Silty gravels, poorly graded gravel-sand-silt mixtures.
		GC	Clayey gravels, poorly graded gravel-sand, clay mixtures.
SANDS More than half of coarse fraction is smaller than No. 4 sieve size.	CLEAN SANDS	SW	Well graded sand, gravelly sands, little or no fines.
		SP	Poorly graded sands, gravelly sands, little or no fines.
		SM	Silty sands, poorly graded sand and silty mixtures.
		SC	Clayey sands, poorly graded sand and clay mixtures.
II. FINE GRAINED, more than 50% of material is smaller than No. 200 sieve size.			
	SILTS AND CLAYS (Liquid Limit less than 50)	ML	Inorganic silts and very fine sands, rock flour, sandy silt or clayey-silt-sand mixtures with slight plasticity.
		CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
		OL	Organic silts and organic silty clays or low plasticity.
	SILTS AND CLAYS (Liquid Limit greater than 50)	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.
		CH	Inorganic clays of high plasticity, fat clays.
		OH	Organic clays of medium to high plasticity.
III. HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils.

SAMPLE SYMBOLS

- ☒ - Bulk Sample
- CAL - Modified California sampler
- CK - Undisturbed Chunk sample
- MS - Maximum Size of Particle
- ST - Shelby Tube
- SPT - Standard Penetration Test sampler

GROUNDWATER SYMBOLS

- ▽ - Water level at time of excavation or as indicated
- ∿ - Water seepage at time of excavation or as indicated

LABORATORY TEST SYMBOLS

- AL - Atterberg Limits
- CON - Consolidation
- COR - Corrosivity Tests (Resistivity, pH, Chloride, Sulfate)
- DS - Direct Shear
- EI - Expansion Index
- MAX - Maximum Density
- RV - R-Value
- SA - Sieve Analysis
- UC - Unconfined Compression
- RW - Response to Wetting

SCST, Inc.	San Ysidro Library San Diego, California		
	By: CJM	Date:	April, 2016
	Job Number: 150302P3.2-1	Figure:	I-1

LOG OF BORING B-1

Date Drilled:	3/21/2016	Logged by:	CJM
Equipment:	Diedrich D-50 Turbo with 140lb autohammer	Project Manager:	DAS
Elevation (ft):	Estimated 141	Depth to Groundwater (ft):	Not encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES DRIVEN	SAMPLES BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
	SM	**ARTIFICIAL FILL (Qaf)** - SILTY SAND with GRAVEL, moderate brown, fine to medium grained, dry, soft.		X					SA
1	CL	SANDY CLAY, moderate brown, fine grained, moist, very stiff to hard.							
2	SC	CLAYEY SAND , yellowish brown, fine to medium grained, moist, medium dense.							
3									
4									
5	CL	SANDY CLAY, moderate brown, fine to medium grained, moist, hard.							
6		**OLD PARALIC DEPOSITS (Qop)**: CLAYSTONE, moderate brown and white, fine to medium grained, moist, hard, moderately cemented.	CAL		74				DS
7									
8		CLAYEY SANDSTONE, moderate brown, fine to medium grained, moist, very dense, moderately cemented.		X					
9				X					
10			CAL		50/3"				
11		**PRACTICAL REFUSAL AT 11 FEET**							
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									

SCST, Inc.

San Ysidro Library
San Diego, California

By:	JCU	Date:	April, 2016
Job Number:	150302P3.2-1	Figure:	I-2

LOG OF BORING B-2

Date Drilled:	3/21/2016	Logged by:	CJM
Equipment:	Diedrich D-50 Turbo with 140lb autohammer	Project Manager:	DAS
Elevation (ft):	Estimated 137	Depth to Groundwater (ft):	Not encountered

DEPTH (ft)	USCS	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES DRIVEN	SAMPLES BULK	DRIVING RESISTANCE (blows/ft of drive)	N_{60}	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)	LABORATORY TESTS
1	CL	**ARTIFICIAL FILL (Qaf)** - SANDY CLAY, moderate brown, fine to medium grained, moist, medium stiff.		X					EI
2	SC	CLAYEY SAND, yellowish-brown, fine to medium grained, moist, medium dense.							
3									
4									
5		**OLD PARALIC DEPOSITS (Qop):** SANDY CLAYSTONE, moderate brown and white, fine to medium grained, moist, hard, moderately cemented.							
6			CAL		37				COR
7		More dense.							
8				X					
9									
10		Gravel encountered.							
11			CAL		50/5"				
12									
13									
14									
15									
16			SPT		50/2"				
17		**PRACTICAL REFUSAL AT 16½ FEET**							
18									
19									
20									
21									

SCST, Inc.

San Ysidro Library
San Diego, California

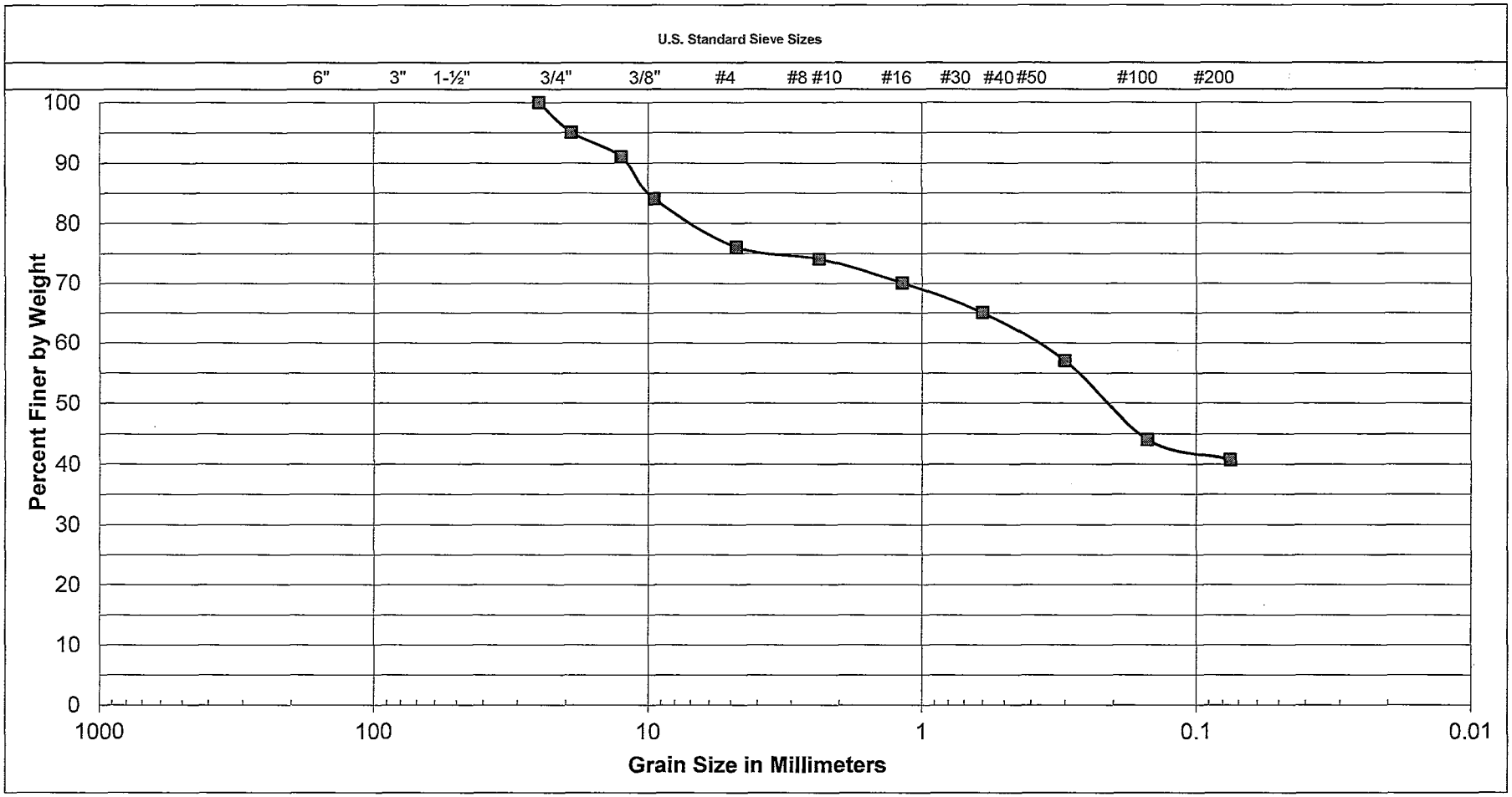
By:	JCU	Date:	April, 2016
Job Number:	150302P3.2-1	Figure:	I-3

APPENDIX II
LABORATORY TESTING

Laboratory tests were performed to provide geotechnical parameters for engineering analyses. The following tests were conducted:

- **CLASSIFICATION:** Field classifications were verified in the laboratory by visual examination. The final soil classifications are in accordance with the Unified Soil Classification System.
- **GRAIN SIZE DISTRIBUTION:** The grain size distribution was determined on one sample in accordance with ASTM D422. Figure II-1 presents the test results.
- **CORROSIVITY**: Corrosivity tests were performed on one sample. The pH and minimum resistivity were determined in general accordance with California Test 643. The soluble sulfate content was determined in accordance with California Test 417. The total chloride ion content was determined in accordance with California Test 422. Figure II-2 presents the test results.
- **EXPANSION INDEX:** The expansion index was determined on one soil sample in accordance with ASTM D4829. Figure II-2 presents the test result.
- **DIRECT SHEAR:** A direct shear test was performed on one sample in accordance with ASTM D3080. The shear stress was applied at a constant rate of strain of 0.003 inch per minute. Figure II-3 presents the test results.

Soil samples not tested are now stored in our laboratory for future reference and analysis, if needed. Unless notified to the contrary, all samples will be disposed of 30 days from the date of this report.



Cobbles	Gravel		Sand			Silt or Clay
	Coarse	Fine	Coarse	Medium	Fine	

SAMPLE LOCATION
B-1 at 0 to ½ feet

UNIFIED SOIL CLASSIFICATION:	SM
DESCRIPTION	SILTY SAND with GRAVEL

ATTERBERG LIMITS	
LIQUID LIMIT	
PLASTIC LIMIT	
PLASTICITY INDEX	

SCST, Inc.

San Ysidro Library
San Diego, California

By:	CJM	Date:	April, 2016
Job Number:	150302P3.2-1	Figure:	II-1

CORROSION TEST RESULTS

RESISTIVITY, pH, SOLUBLE CHLORIDE and SOLUBLE SULFATE

SAMPLE	RESISTIVITY (Ω-cm)	pH	CHLORIDE (%)	SULFATE (%)
B-2 at 8 to 10 feet	459	8.9	0.029	0.019

ACI 318-05 Building Code Requirements for Structural Concrete
Table 4.3.1 Requirements for Concrete Exposed to Sulfate-Containing Solutions

Sulfate Exposure	Water-Soluble Sulfate (SO_4) in Soil Percentage by Weight	Cement Type	Maximum Water-Cementitious Materials Ratio, By Weight, Normal Weight Aggregate Concrete	Minimum f'c, Normal-Weight and Lightweight Aggregate Concrete, psi
Negligible	0.00-0.10	-	-	-
Moderate	0.10-0.20	II,IP(MS),IS(MS), P(MS), I(PM)(MS), I(SM)(MS)	0.50	4000
Severe	0.20-2.00	V	0.45	4500
Very Severe	Over 2.00	V plus pozzolan	0.45	4500

Classification of Corrosive Environment [2]

pH	CHLORIDE CONTENT (%)	SULFATE CONTENT (%)
≤ 5.5	≥ 0.05	≥ 0.20

2. Based on California Department of Transportation, Division of Engineering Services, Materials Engineering and Testing Services, Corrosion and Structural Concrete, Field Investigation Branch, Corrosion Guidelines, Version 2.0, November 2012

EXPANSION INDEX

ASTM D2489

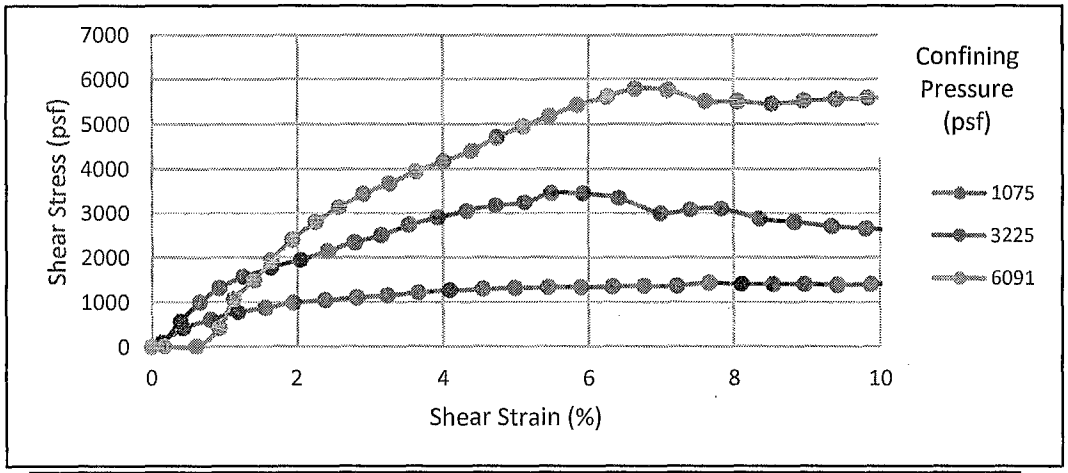
SAMPLE	DESCRIPTION	EXPANSION INDEX
B-2 at 0 to 2 feet	SANDY CLAY, moderate brown	52

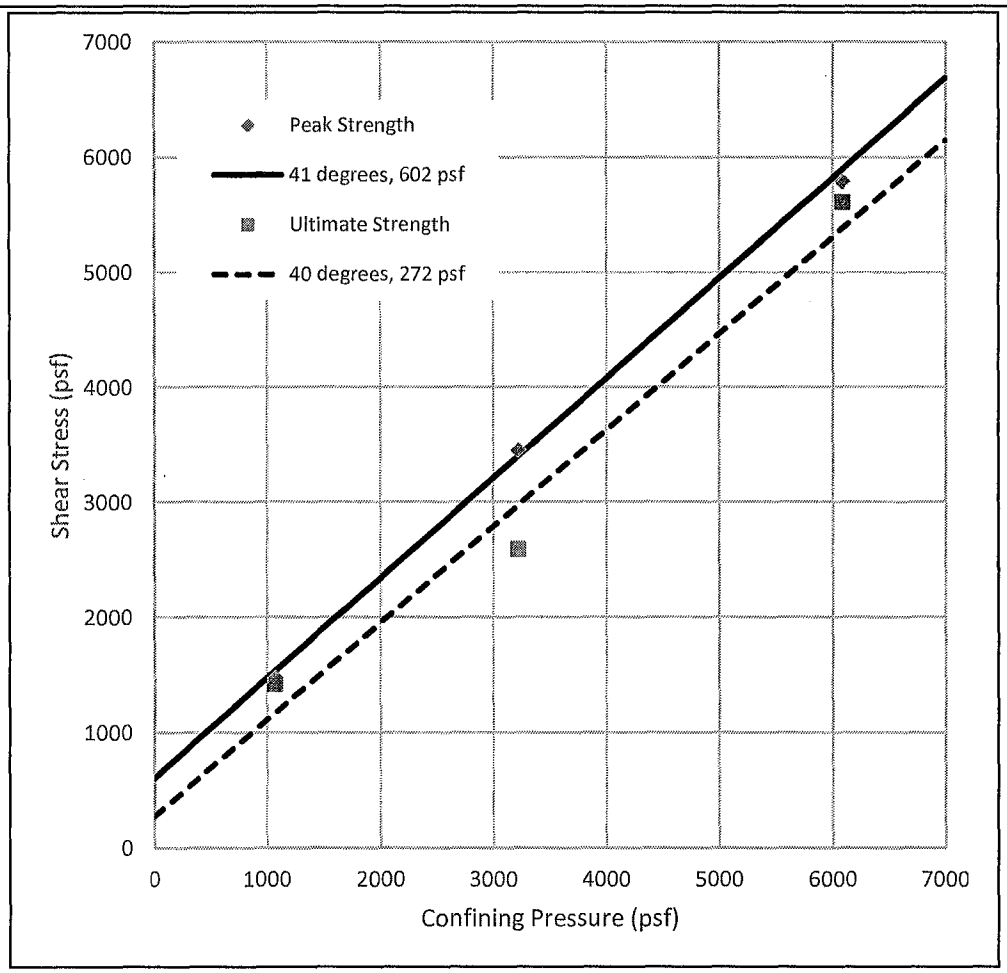
CLASSIFICATION OF EXPANSIVE SOIL [1]

EXPANSION INDEX	POTENTIAL EXPANSION
1 - 20	Very Low
21 - 50	Low
51 - 90	Medium
91 - 130	High
Above 130	Very High

1. ASTM - D4829

SCST, Inc.	San Ysidro Library San Diego, California		
	By: CJM	Date:	April, 2016
	Job No.: 150302P3.2-1	Figure:	II-2





SAMPLE ID: B-1 at 5 to 6½ feet

CLAY, moderate brown

NOTES: Insitu

Strain Rate: 0.003 in/min

Sample was consolidated and drained

	Peak	Ultimate
Φ	41 °	40 °
c	602 psf	272 psf
	Initial	**Final**
γ_d	96.1 pcf	96.1 pcf
w_c	14.4 %	28.1 %
Saturation	52 %	102 %

SCST Inc.

San Ysidro Library
San Diego, California

By:	CJM	Date:	April, 2016
Job Number:	150302P3.2-1	Figure:	II-3

EXHIBIT D

CIVIL ENGINEERING SITE ASSESSMENT

CIVIL ENGINEERING SITE ASSESSMENT
San Ysidro Library (Task 14AD04)

Site Address:

123 East Seaward Ave.
San Diego, CA

Date: May 24, 2016

Prepared By:

Omega Engineering Consultant, Inc.
Attn: Sean M. Savage, RCE| PLS
4340 Viewridge Ave, Suite B
San Diego, CA 92123
Ph: (858) 634-8620

TABLE OF CONTENTS

1.0	PROJECT INTRODUCTION	2
2.0	EXISTING SITE STORM DRAINAGE	2
3.0	EXISTING SITE WATER	2
4.0	EXISTING SITE FIRE PROTECTION	3
5.0	EXISTING SITE SEWER	3
6.0	EXISTING SITE ACCESSIBILITY	4
7.0	GENERAL SITE GRADING AND DRAINAGE	4
8.0	OFFSITE PUBLIC IMPROVEMENTS	4
9.0	SUMMARY OF PROJECT CIVIL SCOPE	5

EXHIBITS

EXISTING SITE EXHIBIT	ATTACHED
CITY OF SAN DIEGO UTILITIES EXHIBIT	ATTACHED
P.U.D. / CITY OF SAN DIEGO NODAL FIRE HYDRANT INFORMATION	ATTACHED

1.0 PROJECT INTRODUCTION

At the request of the client and Architect this Civil engineering site analysis has been prepared to outline the existing site conditions and the anticipated requirements for the development of the subject property. The report seeks to quantify the impacts of the development and assess the existing infrastructure servicing the site. The project proposes to save only the historic residential structure and develop the remaining barren site.

The project proposes to develop a 15,000 square foot library facility with adjacent parking and improvements. The project will propose access through from Seaward Ave and Beyer Blvd.

- The total site area is approximately 64,150 Square feet or 1.47 acres.
- The approx. area of the historic residence area within the fence is 9,410 Square Feet or 0.22 Acres
- The net area that is proposed to be used for development is 54,740 Square feet or 1.26 Acres.

2.0 EXISTING SITE STORM DRAINAGE

The existing site presently sheet flows in the southwesterly direction towards an existing residence and apartment development and thence through a standard curb outlet to the north curb and gutter of E. Seaward Ave at the property frontage. The Seaward Ave frontage flows to the west and does not appear to have any underground storm drain infrastructure located within the right of way at the immediate frontage. The storm water appears to continue along the curb-line west to a catch basin in the right of way just east of the trolley tracks (to the west of W. Park Ave)

An attached site exhibit indicates general topographic contours for a depiction of the approximate existing drainage conditions.

3.0 EXISTING SITE WATER

The site appears to be serviced by three separate water meters servicing the existing school facility.

- The site has an existing 1.5' lateral off of Beyer Blvd. The City utility GIS indicated another lateral off of Seaward Ave. that appears to service the existing residence.
- The Beyer Blvd. frontage contains a 30" CMLC water main within the Right of Way on the north side of the centerline (Improvement drawings 30159-20-D and 30715-16-D).
- The Beyer Blvd also contains an older 6" AC water main on the south side of the centerline (Improvement drawing 15238-4-D).
- The Seaward Ave. frontage contains an existing 6" AC water main on the south side of the centerline (Improvement drawing 12796-1-D).

The water system feeding the project site will be the Otay Regulated 270 pressure zone.

The water pressure at the intersection of the Alaquinas Drive and Beyer Blvd reflected an avg. water pressure of 61.7 psi at an elevation of 123 MSL. This reflects and average HGL of 265 MSL. The site varies from about 135 MSL to about 122 MSL. We can expect the average water pressure onsite to be approximately equal to less 5 psi; not considering other losses.

This water pressure information was provided by the City of San Diego Public Utilities Department and has been attached for reference.

4.0 EXISTING SITE FIRE PROTECTION

The site does not appear to have any existing fire service facilities or fire hydrants onsite.

- There is an existing fire hydrant on the north side of Beyer Blvd. across the street from our site frontage.
- There is an existing fire hydrant at the Cul-de-sac of Seaward Ave. just east of our site frontage.

The project will require the verification of adequate fire protection. There appears to be a lack of Fire hydrant protection within proximity of the property frontage and this will need to be addressed.

5.0 EXISTING SITE SEWER

The project site presently has multiple potential sewer connection locations as well as multiple existing sewer laterals servicing the site. The existing sewer laterals are of unknown size and location. They should be potholed, for location and size and televised to verify the condition of the sewer.

- Beyer Blvd has an existing 6" VCP Sewer main within the Right of Way just north side of the centerline (Improvement drawing 21315-D). There are two existing sewer laterals that are indicated as stubbed from this main to the site at approximated/unknown locations. These laterals do not appear to be serving any structures or improvements at this time.
- There is an existing manhole and dead end sewer line at the South East side of the site just north of the existing residences that has an 8" VCP main running south to Seaward Ave. (Improvement drawing 9232-1-D). This main has one sewer lateral stubbed to the site and this appears to be servicing the existing residence on site.
- Seaward Ave has an existing 6" VCP Sewer main within the Right of way at the approximate Centerline of the street (Improvement drawing 12796-1-D).

The site appears to have sufficient means to connect to public sewer infrastructure without major issue or necessity for pumping. The capacity and demands where not looked at as part of this process and can be addressed by City staff upon review.

6.0 EXISTING SITE ACCESSIBILITY

The site has an existing non-compliant access driveway access from Beyer Blvd toward the west of the site. This driveway will need to be upgraded

The site also has an existing non-compliant driveway access from Seaward Ave. This driveway will need to be upgraded. From residential fence to fence along the frontage of Seaward Ave there is approximately 45 feet of width and a wooden anchor pole and guy wire in the middle that. The wooden anchor pole and guy appear to only serve as lateral anchor for the overhead lines across Seaward Ave. to the south. If the project proceeds without disturbance to the residential site as presently planned the anchor pole would need to be relocated to be able to get a standard 24' wide commercial driveway approach in this portion of frontage right of way.

The sidewalk frontage of Beyer Blvd appears to be approximately 10 feet in width while the sidewalk frontage on Seaward

7.0 GENERAL SITE GRADING AND DRAINAGE

The site presently has a small 3:1 slope in the north east corner but other than that the site has a gentle three (3) percent grade to the west southwest. The highest elevation on site is approximately 136 feet MSL at the N/E corner and 122 feet MSL at the S/W Corner.

The entire site shall be cleared and grubbed and scraped clean, re-graded and adequate over-excavation and re-compaction shall be completed in accordance with the geotechnical report. It is recommended that the development be graded to balance within the limits of the site with a flat pad graded for the building and site improvements being drained away from the building via surface flow or storm drain. The ideal location for the site storm water treatment would be along the west edge of the property as this gently slopes from North to south at just over 1% and can be utilized.

The quantity of site improvements will designate the project as a priority level project for storm water consideration, thus requiring compliance with the recently adopted BMP Design Manual per 2013 MS4 (Order No. R9-2013-0001).The Priority level designation requires that the project demonstrate compliance with the BMP design manual to mitigate the storm water impacts from proposed development. The project will need to have a comprehensive SWQMP prepared for the site and

a) The project site has a soil designation of type D based on the San Diego County Soil Group map and the USDA Web Soil survey which will likely be prohibitive of infiltration type BMPs. The preliminary geotechnical investigation identifies some sands within the shallow upper layer of fill but the site appears to be underlain primarily with claystone making it highly unlikely that an infiltration type BMPs will be viable.

b) The geotechnical consultant will be required to address the ability for the site to infiltrate storm water and it is assumed that at best the site will be designed with partial infiltration BMPs or Biofiltration type BMPs.

The site will be required to prepare a hydrology and hydraulics report to outline the impacts of the development on the site storm water discharge. The project will be required to detain the storm water necessary to match the Q100 discharge as well as comply with other design requirements of the Drainage Design Manual.

With respect to California Construction General Permit (CGP 2009-0009 DWQ amended by orders 2012-0006 DWQ and 2010-0014 DWQ)) and construction storm water compliance, the project area will disturb greater than one acre; thus the project will be required to develop a SWPPP and obtain permit coverage through the Regional Water Board for construction storm water NPDES compliance. The project shall obtain permit coverage through the State Water Board by way of the SMARTS system online processing.

8.0 OFFSITE IMPROVEMENTS

The project will result in the need for public improvement drawings to be prepared for the frontage roadway improvements:

a) This scope may include but not be limited to new curb, gutter, sidewalk, driveways, street lighting, curb ramps, saw cutting, trenching, striping curb marking, striping, ac pavement, utility installation, asphalt grind and overlay and et cetera within Beyer Blvd and Seaward Ave.

b) Relocation of the Anchor Pole and Guy wire in Seaward Ave Frontage.

c) New water connections and facilities for additional fire hydrants and fire service(s) for on-site fire protection. Potential additional or relocated water service to supply domestic water for the site. If possible the existing 1.5" water lateral should be utilized if deemed acceptable. New water lateral for irrigation to the landscaped area for the site.

d) Signage/striping and curb utilization plans to indicate any modifications to parking, curb markings and the signage and striping.

e) Prepare multiple phase traffic control plans for proposed improvements within the Beyer Blvd frontage and Seaward Ave.

9.0 SUMMARY OF PROJECT CIVIL SCOPE

Overall the project civil scope is anticipated to include the following:

A final survey must be completed and shall comply with the City's CADD standards, 2.9.1 & 2-9.2 of the Green Book, and must be submitted to SurveyReview@sandiego.gov. The City's CADD standards can be found here. http://wwwstg.sannet.gov/publicworks/edocref/index.shtml the consultant's information must be submitted to the survey section for archiving. The horizontal datum must be based on the NAD83, 1991.35 epoch per ROS 14492. The vertical datum must be based on NGVD 29 vertical datum per the City of San Diego Benchmark book. Working units must be US Survey Feet.

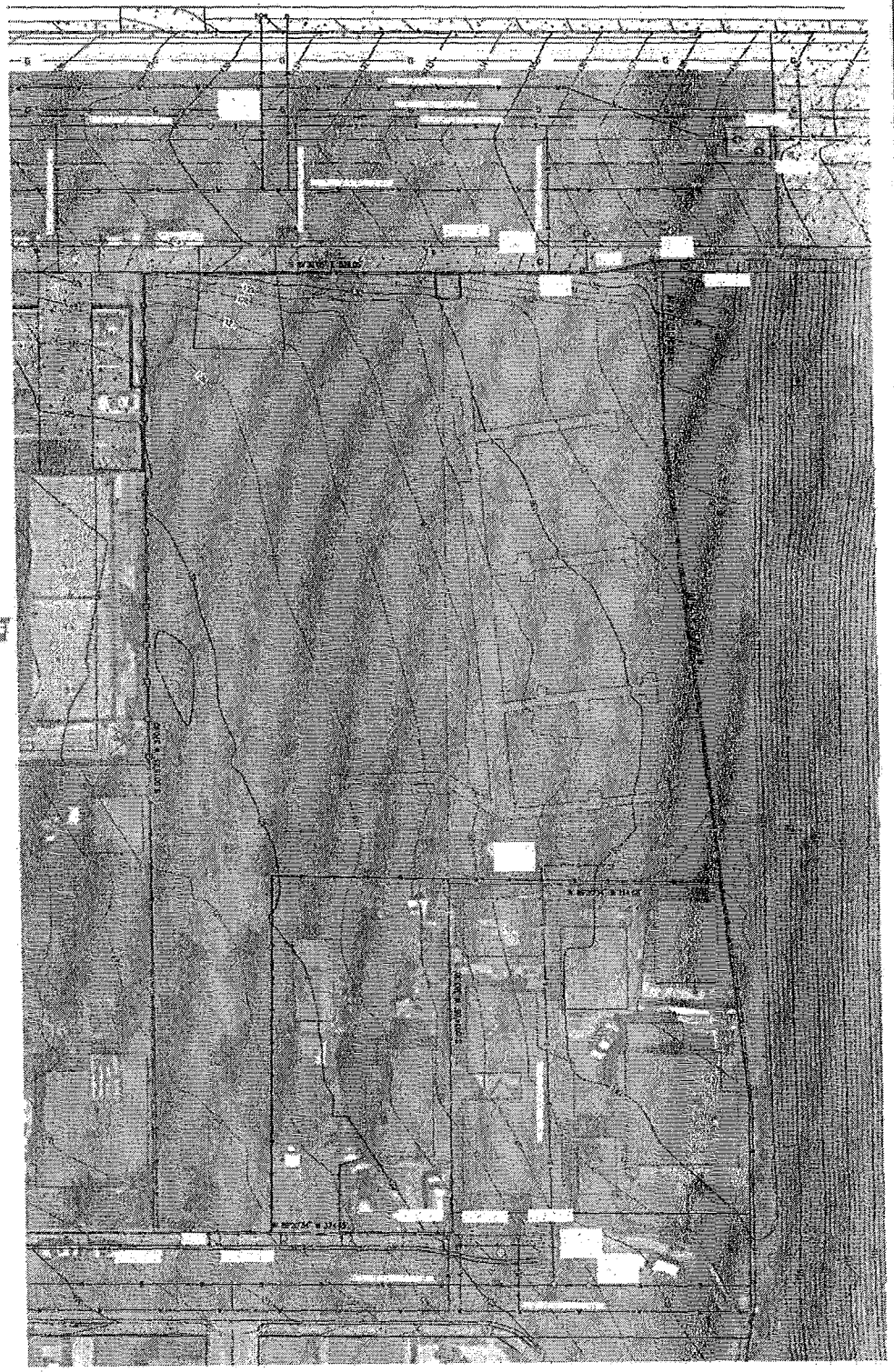
A grading drainage plan will be required to address the balancing of earthwork, the site grading, the compliance with accessibility codes, addressing ingress and egress, site drainage, storm water quality design, new buildings pad(s) and matches to the adjacent rights of way frontages. The storm drainage is integral to the site layout and design and needs to be considered within the site planning phase. Prepare a Horizontal Control Plan indicating the survey information and benchmark(s) used to control the survey as well as information necessary to facilitate precise X,Y,Z coordinate locating during construction staking.

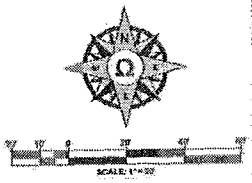
As a portion of the grading and drainage design a Drainage Report or Storm Drain Report shall be prepared to address storm water hydrology, hydraulics, storm water detention, stage storage discharge and more. A Storm Water Quality Management Plan (SWQMP) shall be prepared to address project storm water quality by implementation of various BMPs and LIDs . A Storm Water Pollution Prevention Plan (SWPPP) shall also be prepared and processed with the Water Board to address construction storm water concerns.

A site plumbing and utility index plan shall be provided to address the site water, fire underground facilities and sewer across the site. The site as a whole is anticipated to have adequate sewer and domestic water services however pressure and fire flow are of concern so a fire study may be required to demonstrate that adequate fire protection can be delivered to the site. This plan shall be prepared in accordance with the CBC, CPC, CFC and local municipal code and ordinances. The site fire protection and fire access shall be coordinated with the City of San Diego Fire department. The placement of fire hydrants, fire department connections, and post indicator valves shall be dependent upon the location of the proposed building(s). This will include the preparation of fire protection calculations to demonstrate adequate fire flow and fire protection. The

The public improvement plans will be prepared to address the necessary improvements to the property's edges and improve the sites ingress and egress connections to the right of way along with other improvements necessary to service the site. Traffic control plans shall accompany these plans

TOPOGRAPHIC BASE MAP





ABBREVIATIONS:

AC	ASPHALT CONCRETE
B	BOLLARD
CAP	UNIDENTIFIED CAP
ELEC	ELECTRICAL UTILITIES
FH	FIRE HYDRANT
FIRE	FIRE WATER SERVICE
GAS	GAS FACILITIES
IRR	IRRIGATION SERVICES
LP	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
SCO	SEWER CLEAN-OUT
SD	STORM DRAIN UTILITIES
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SMH	SEWER MANHOLE
SWR	SEWER UTILITIES
TEL	TELEPHONE UTILITIES
WMB	WATER METER BOX
WMH	WATER MANHOLE
WTR	WATER UTILITIES
WV	WATER VALVE

OWNER:

CITY OF SAN DIEGO, A MUNICIPAL CORPORATION

SITE ADDRESS:

123 EAST SEAWARD DRIVE,
SAN YSIDRO, CA 92173

ASSESSOR'S PARCEL NUMBER:

626-161-38 & 39

VERTICAL BENCHMARK:

DESCRIPTION: BRASS CAP IN CONCRETE STAMPED "CITY OF SAN DIEGO CONTROL MONUMENT 805-DETCR"

LOCATION: SOUTHWEST CORNER OF BEVER BRIDGE OVER I-805

ELEVATION: 138.653' (NGS)

SOURCE: CITY OF SAN DIEGO VERTICAL CONTROL RECORDBOOK

SOURCE OF TOPOGRAPHY:

FIELD SURVEY PERFORMED BY OMEGA LAND SURVEYING, INC. ON APRIL 20-22, 2016.

LEGAL DESCRIPTION:

A PORTION OF LOT A-5 OF SAN YSIDRO, ACCORDING TO MAP THEREOF NO. 1124, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 10, 1909.

TOGETHER WITH A PORTION OF LOTS 1 AND 2, OF RESURVEY NO. 1 OF LOT A-4 OF SAN YSIDRO, ACCORDING TO MAP THEREOF NO. 4560, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 10, 1920.

BOTH IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FURTHER DESCRIBED IN GRANT DEED RECORDED SEPTEMBER 18, 2015 AS DOC # 2015-0481362

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA REAL TIME NETWORK USING CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 6, NAD 83 (2011). AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING STATIONS (CGPS) AND/OR CONTINUOUS OPERATING REFERENCE STATION (CORS) "SOS1" AND "2472" BEING MEASURED AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.

THE COMBINED SCALE FACTOR AT STATION "SOS1" IS 0.9999993.
GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR

GROSS AREA SUMMARY:

41649 SQUARE FEET (1.473 ACRES)

BOUNDARY NOTES:

THE BOUNDARY AND ALL DIMENSIONS SHOWN HEREON WERE COMPILED FROM RECORD MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND IS ONLY FOR REFERENCE. IT IS NOT INTENDED TO BE USED FOR BOUNDARY LINE STAKE-OUT OR CERTIFICATION PURPOSES. NO BOUNDARY MONUMENTS WERE SET FOR THIS SURVEY. ANY CORNERS FOR WHICH MONUMENTS WERE NOT FOUND OR SET RAISES THE PROBABILITY OF UNCERTAINTIES IN BOUNDARY LINE LOCATIONS.

LEGEND:

- 275 — INDICATES EXISTING ELEVATION CONTOUR
- INDICATES EXISTING CONCRETE SURFACE
- INDICATES EXISTING ASPHALT SURFACE

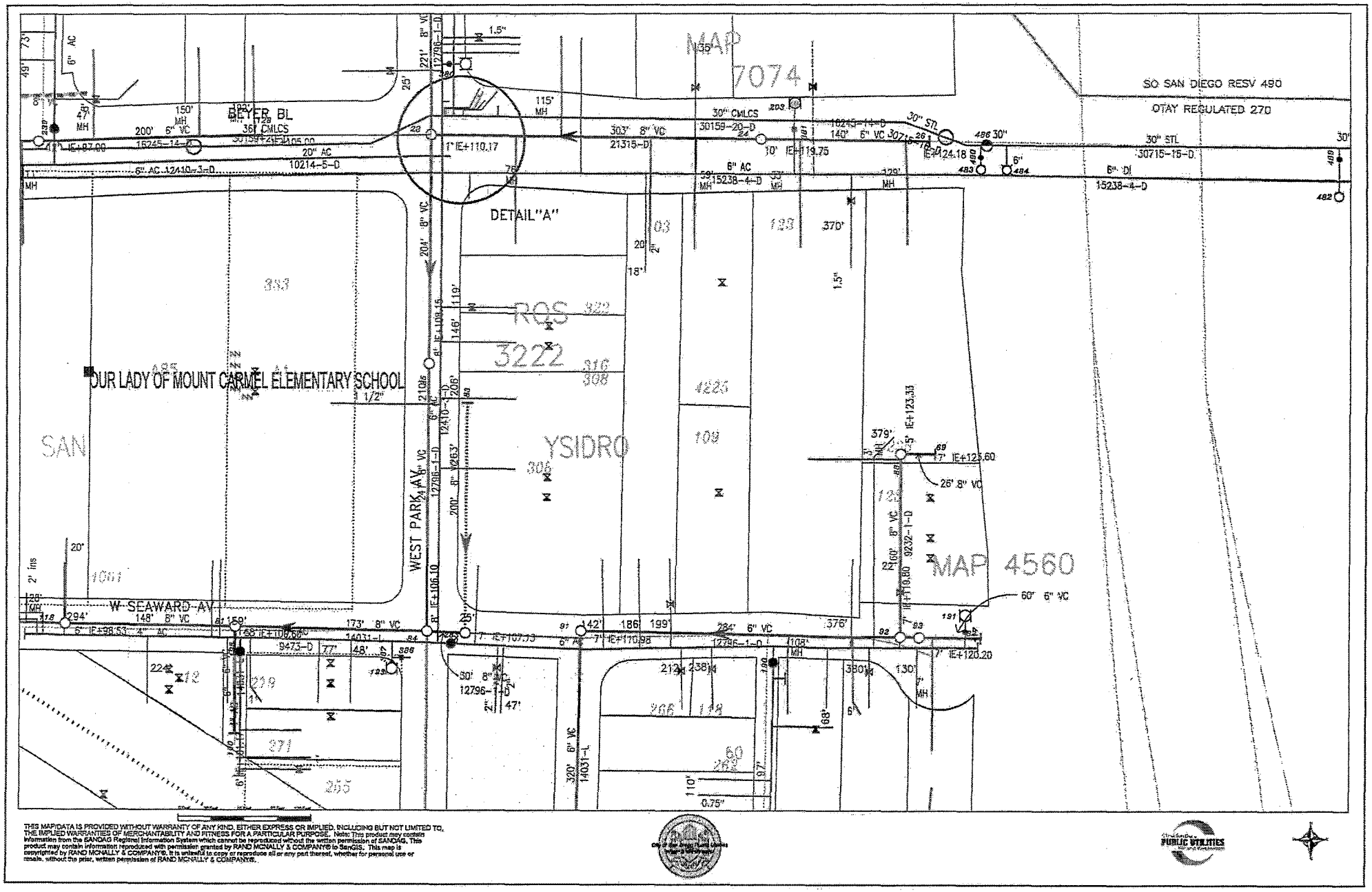
PREPARED BY:

OMEGA ENGINEERING CONSULTANTS
4340 TIERRASANTA AVENUE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH: 858.634.0620 FX: 858.634.0627

LICENSED LAND SURVEYOR
JAN W. SAYLER
L.S. 8101
EXP. 12/31/2016
STATE OF CALIFORNIA

JAN W. SAYLER, L.S. 8101
EXP: 09/30/2016

May 24, 2016
DATE


MAP 7074
SO SAN DIEGO RESV 490
OTAY REGULATED 270
BEYER BL
DETAIL "A"
ROS
3222
OUR LADY OF MOUNT CARMEL ELEMENTARY SCHOOL
SAN YSIDRO
WEST PARK AV
W SEAWARD AV
MAP 4560
THIS MAP/DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. 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®.

Attribute	Value
HYDNAME	H543893
X	6317175.84
Y	1783870.47
HYDFSN	543893
HYDSIZE	6
HYDINST	NULL
HYDMAKE	CLOW
HYDSTYLE	90
HYDLOC	292'E ALAQUINAS DR N
HYDADDRESS	4250 BEYER BL
ELEVATION	123
AVG_PRESSURE	61.69
AVG_HGL	265.35
AVG_AVAI_FIREFLOW	1691.454
AVG_RESI_PRESSURE	52.3336
AVG_PRED_FIREFLOW	1138.8732
PEAK_PRESSURE	61.54
PEAK_HGL	265.01
PEAK_AVAI_FIREFLOW	1688.586

EXHIBIT E

FURNITURE, FIXTURE, & EQUIPMENT LIST

Furniture, Fixtures, and Equipment Lists		
Room	**Quantity**	**Description**
Multi-Purpose Room	175	Chairs, stackable, ganged, armless, Heavy Duty, Sled Base, Stack 30 per Dolly
	20	Tables, Flip Top, non-powered, casters, ganged, 24"Dx72"LX29"H, urethane edge
	5	Tables, Flip Top, non-powered, casters, ganged, 24"Dx72"LX29"H, urethane edge
	1	Lectern with space for a portable computer, power & data, casters, lockable cabinet, laminate finish
	28	Floor cushions, 13"x13" x3"H, with storage Caddy
Chair & Table Storage	6	High Density Dolly for stack chair, stacks 30 High
	1	Large trash receptacle , Top Opening, 20"Dia x 43"H, Smooth Finish, 30 gallon capacity
Friends of Library	1	Desk with transaction counter, 30"DX60"W, includes locking BBF Pedestal, (2) Black Grommets, Bow Front Transaction Top, Horizontal Wood grain
	1	Desk Chair, w/Task 2 arms, casters, Back Ht Adj, Seat Slider Mechanism
	1	Stool, Kick-step
Lobby/Multi purpose room	2	Large trash receptacle , Top Opening, 20"Dia x 43H, Smooth Finish, 30 gallon capacity
Lobby	1	Large Recycling receptacle with Decal, Top Opening, 20"Dia x 43"H, Smooth Finish, 30 gallon capacity
Book Drop-off	1	Book Bin, Depressible (Large size on casters)38.5"Hx311/8"Wx31-1/8"D
Custodial	1	Industrial metal shelving, 36"Wx96"Hx18"D
	1	Work bench, 24"Dx42"Wx34"H
Service Desk	2	Desk Chair, w/o arms, casters, Deluxe Synchro Tilt Controls, seat slider mechanism, High Polished Aluminum frame/base
	2	Mobile BBF pedestals
	2	Single Monitor arms, bolt mount
	2	Articulating Keyboard
	2	CPU Holder
	1	Book Bin, Depressible (Small size on casters)26Hx26Wx24D
	15	Book Trucks (42-1/4"W x 31"H x 17"D)
	1	Key Cabinet
	2	Racks, Literature Display Handouts (Wall mounted unit) Brochure size w/pamphlet dividers (29"W x 38"H x 3"D)
	3	Straighten up packs for literature display
	12	Clear Acrylic divider/inserts for pamphlets
Browsing/Reference	1	Standing Ht OPAC station, 42"Hx36"Round, powered
	1	ADA OPAC stations, 31"Hx36"Round, powered
Adult Library	42	Chairs for tables/carrels, armless
	3	Tables, 36"Dx48"Wx30"H, non powered, no light
	3	Tables, 48"Dx72"Wx30"H,powered, wire management with light
	2	Tables, 48"Dx72"Wx30"H,non-powered, no light
	1	Table, 60"Dx108"Wx30"H, powered, wire management with light
	1	Tables, 60"Dx144"Wx31"H (ADA height), powered, wire management for computers. 2 receptacles and 1 data per seat.
	1	Carrel, non-powered 36"Wx60"Dx54"OH, no light
	14	Lounge chairs, two tone upholstery, no power
	4	Power Towers for lounge chair area
	9	Stool, Kick-step
Study Room1	1	Table, 48"Dx72"Wx30"H, Non-powered
	6	Chair, armless

Room	Quantity	Description
Study Room2	1	Table, 48"Dx72"Wx30"H, Non-powered
	6	Chair, armless
Tutoring Room	1	Table, 48"Dx72"Wx30"H, Non-powered
	6	Chair, armless
Study Room3	1	Table, 48"Dx72"Wx30"H, Non-powered
	6	Chair, armless
Study Room4	1	Table, 48"Dx72"Wx30"H, Non-powered
	6	Chair, armless
Teen Room	1	Table, 48"Dx72"Wx30"H, Non-powered
	6	Chair, armless
Young Adult Library	2	Lounge Chairs
	2	Ottomans
	1	Entertainment Console,20"Dx75"Wx30"H, Laminate Finish, custom grommets & slat opening for ventilation @ back, Smoke Plexiglass Doors
	1	High counter with low seats, Two Tone Upholstery
	3	Stools for high counter, w/molded seat, auto return mechanism, 27"H
	3	Low Ergonomic Stools
Children's Library	4	Child's Round Table, no power, 23"Hx 48"Diameter
	16	Childs chair for child's table, armless, 13"H
	2	Computer tables (powered from wall), 23"Hx150"Wx24"D
	10	Chairs for computer tables, armless - 13"H
	1	Lounge Chair
	1	Ottoman
Juvenile Library	5	Juvenile Round Table, no power, 27"H x 48"Diameter
	20	Chair for juvenile table, armless - 15"H
	2	Lounge Chairs
	2	Ottomans
	1	Power Tower for lounge chairs
Branch Manager Office	1	L-Shape Desk (36"Dx72"Wx29"H) with return (24"Dx42"Wx29"H), (1) BBF & (1) F/F pedestal, 3-grommets
	1	Single Monitor arm, bolt mount
	1	Desk Chair w/Task 2 arms, casters, Synchro Tilt Controls, Adjustable Width Brackets Knob, Back Height Adjustment, seat slider
	2	Guest Chair w/o arms, casters
	1	Round Conference Table, 48"Dia, disc base
	4	Conference Chairs w/ Task 2 arms, casters, Synchro Tilt Controls
	1	Articulating Keyboard
	1	CPU Holder
	1	Single Monitor arm, bolt mount
Workroom	3	L-Shape Desks 30"Dx60"Wx29"H desk and 24"Dx42"Wx29"H return with (1) pedestal each
	1	(2) 54"H Acoustical Panels w/connectors for wall as station dividers& (3) 60"W x 20"H Tackboard
	2	Table, pneumatic height adjustable, no power, 24"Dx60"W , pneumatic lift
	3	Desk Chairs w/ Task 2 arms, casters, Synchro Tilt Controls
	4	Task Stools, w/o arms, casters, 8" stool package
	3	Single Monitor arms
	3	Articulating Keyboards
	3	CPU Holder

Room	Quantity	Description
	1	Stool, Kick-step
Computer Lab	11	Tables, powered, fixed top, wire management, ganging , 24"Dx72"Wx29"H, glides
	1	Tables, powered, fixed top, wire management, ganging, 24"Dx36"Wx29"H, glides
	23	Task Chairs, w/o arms, casters, Synchro Tilt Control
	1	Printer stand, stand up height, storage below (verify size of printer, top or side feed?) 24D x 36W x 29H
IT Room	4	2-post rack 7'x19"
	5	Vertical wire management
	7	Ladder rack 10'x12"
	11	Triangle support bracket
	4	Rack-to-runway mounting plate
	4	Runway elevation kit
	4	48-port patch panel
	6	Horizontal wire management 1u
	1	Telecommunications Backboard
	4	Server Racks
	2	Switch (POE 48 port Gigabit PoE switch)
	1	Patch Panel
	3	Ladder Racks
RFID Systems	1	RFID Detection System Model 9102 (Dual 36" Aisles, Buried Cable)
	1	Staff Workstations Model 896 (x4
	1	Self Check Model 8420 (Free Standing Kiosk)
	1	Self Check Model 8422 (Table top) ADA
AV Equipment	1	AV Cabinet (44x24x32)
	2	Wireless Microphone
	3	Projector
	3	Projector Ceiling Mount Bracket
	3	Projector Screen 106 inch
	3	80 inch TV
	3	TV Mounting Bracket
	1	Amplifier
	5	Ceiling Mounted Speaker
	1	AV Controller
CCTV Equipment	1	NVR
	22	Indoor/Outdoor Fixed Camera
	1	Keyboard/Monitor
	2	23" Monitor
	2	8-port PoE switch
IT Equipment	48	Computer, Workstation (desktop, monitor, & surge) (Public)
	2	Computer, Workstation (desktop, monitor, & surge) (Staff)
	9	Mobile Devices (1-Laptop, 5- Chromebooks, & 3-iPad Air)
	1	Printer, Laser (B&W - network) (Circ Desk & YSL)
	2	Printer, Laser (B&W - local) (Branch Mgr)
	1	Printer, Laser (Color All-in-One) (Staff Workroom)
	2	AWE Early Literacy Station
	1	Optelec Clearview 22" CCTV - HD and Ultra Flex. Arm

ITEM	Quantity	Description
Bookstacks	88	45"H x 36"W x 12"D single face unit with one 11"D divider base shelf and two 11"D divider adjustable shelves.
	6	90"H x 36"W x 12"D single face unit with one 11"D integral back base shelf and six 9"D integral back adjustable shelves.
	12	90"H x 36"W x 12"D single face unit with one 12"D multi-purpose divider base shelf and six 10"D multi-purpose divider adjustable shelves.
	12	84"H x 36"W x 12"D single face unit with one 11"D integral back base shelf and six 9"D integral back adjustable shelves.
	24	66"H x 36"W x 24"D double face unit with two 11"D integral back base shelves and eight 9"D integral back adjustable shelves.
	16	90"H x 36"W x 12"D single face unit with one 12"D multi-purpose base shelf and six 9"D integral back adjustable shelves.
	8	66"H x 36"W x 24"D double face unit with two 12"D multi-purpose divider base shelves and ten 10"D multi-purpose divider adjustable shelves.
	2	66"H x 36"W x 24"D double face unit with two 12"D multi-purpose divider base shelves and ten 10"D multi-purpose divider adjustable shelves.
	8	Media hanger racks, 36"W.
	11	45"H x 36"W x 12"D single face unit with one 11"D divider base shelf and two 11"D divider adjustable shelves.
	15	66"H x 36"W x 24"D double face unit with two 11"D integral back base shelves and eight 11"D integral back adjustable shelves.
	9	45"H x 36"W x 12"D single face unit with one 11"D integral back base shelf and two 11"D integral back adjustable shelves.
	4	45"H x 36"W x 24"D double face unit with two periodical display base shelves and four periodical display adjustable shelves.
	2	Tiered mobile book display, 66"L x 32"W x 44"H
	6	90"H x 36"W x 24"D double face unit with two 11"D integral back base shelves and twelve 11"D integral back adjustable shelves.
	1	90"H x 36"W x 12"D single face unit with one 11"D integral back base shelf, three periodical display shelves and two 11"D integral back adjustable shelves.
Misc. Items	2	Refrigerator (one at Staff Room and one at Serving Room)
	1	Directory
	10	Clock
	1	Donor Recognition Wall
	2	Step Ladder
	6	Storage Cabinet, Hazardous Materials
	16	Waste Basket
	6	Marker boards
	11	Bulletin boards
	1	Smart chute
	8	Lockers for staff
	6	Bike racks
	1	3D printers
	1	3D scanner
	1	Silhouette Cameos/vinyl cutter
	1	CNC Sewing Machines
	1	CNC Embroidery Sewing Machine
	1	Serger
	1	CNC Milling Machine (Carvey by Inventables)
	1	Epilog Helix 50W Laser Cutter (for Entreprenuers-in-Residence & workshop use only)
	1	Computers (for slicing 3D models, scanning objects, and sending designs to the Cameos)

EXHIBIT F

ARCHITECTURAL EVALUATION OF HISTORIC RESIDENCE

COVER PAGE

123 E. SEAWARD AVE.
SAN YSIDRO, CA 92173
APN# 638-161-38 & 638-161-39

Scope of work for the Design-Build project consist of the investigation for the design and construction of a proposed 15,000 square foot library to be constructed within a 1.6-acre parcel and maintain an existing two-story single-family historic residence structure on site. Please note: the proposed location as shown on the exhibits is preliminary and will be adjusted pending further investigation. The proposed site is located west of Interstate 805, south of Beyer Boulevard, and north of East Seaward Avenue in San Ysidro, California. The property is identified as Assessor Parcel Numbers (APN's) 638-16-138 and -139.

The scope of work will also require the demolition of a one story single family residence structure, vegetation and site work to include: Implementation of construction fencing and construction BMPs prior to the start of demolition, because the site is greater than an acre will require SWPP and permit coverage through Regional Water Board for construction storm water NPDES compliance, the entire site is proposed to be cleared and grubbed and scraped clean, re-graded and adequate over-excavation and re-compaction shall be completed in accordance with the geotechnical report. The proposed site is also to be improved with a new building, accessory site structures, retaining walls, parking and adjacent hardscape. The quantity of site improvements will designate the project as a priority level project for storm water consideration, thus requiring compliance with the recently adopted BMP Design Manual per 2013 MS4 (Order No. R9-2013-0001). The project site has a soil designation of type D based on the San Diego County Soil Group map and the USDA Web Soil survey which will likely be prohibitive of infiltration type BMPs. A geotechnical investigation will be conducted to address the ability for the site to infiltrate storm water and it is assumed that at best the site will be designed with partial infiltration BMPs or Biofiltration type BMPs. The project will also require the verification of adequate fire protection within the proximity of the property frontage. Frontage improvements will be required such as saw-cutting, trenching, sidewalks, striping, curb, gutter, driveways, utility laterals, ac pavement, fire hydrants to serve the proposed facility, and a Traffic control and pedestrian protection investigation will be conducted for work along the perimeter of the proposed improved site.

The proposed single story 15,000 net square foot Library will have a maximum building height of 30 feet, and requires approximately 66 parking spaces to accommodate the facility (see calculation below). The proposed facility will house a multipurpose room, administrative offices, restrooms, browsing areas for adults, young adults, and children, computer labs, storage areas, study rooms, checkout areas, etc. and also require miscellaneous improvements such as restoration of an existing historic residence, site fencing, walks, waste and recycle bin enclosure, outdoor gathering areas, and site lighting.

Pending further investigation, the lot will be proposed to provide pedestrian and vehicular access through Beyer boulevard and Seaward avenue on the Western side as noted on the attached site map.

This project will be using City funding 400698, SY-TAB 2010A(TE) and needs to be listed as a priority since a Design Build Contract needs to be awarded by August 2016.

Parking/ Area Calculation

1.62 Acres = 70,567 sf Total Area Site

Historical residence lot: 7,292 SF

17,000	Building Footprint
5,933	Outdoor Space
26,400	Parking (66 parking spaces)
8,880	Driveway (24' by 370')
5,062	10% gross site for misc.
63,275 sf	Library Program

ARCHITECTURAL EVALUATION OF HISTORIC RESIDENCE:

HRB #820
123 E. SEAWARD AVE.
SAN YSIDRO, CA 92173
APN# 638-161-38

This report was prepared for the City of San Diego, and survey was conducted on February 8th, 2016 in response to the observation of Architectural and Structural components of the said residence located on 123 E. Seaward Ave., San Ysidro, CA 92173. Please note: according to the California Historical Register of Historical Resources the subject structure including its parcel was designated as a historical property on June of 2008 (see attached exhibit A).

Below is a summary of the following conditions noted during our observation:

Site Conditions

The 0.98 Acre site is bounded by Beyer Boulevard to the north and East Seaward Avenue to the south. The historic parcel and structure are currently adjacent to two residences on the east and west side. The main entrance to the Craftsman style historic residence faces south and protected from the southern solar solstice by a covered porch. Access to the residence is by way of East Seaward Avenue and along a concrete driveway leading up to the front of the residence and divided from neighbors by a wood fence. Landscape areas are minimal, in addition to the hardscape area, the front yard contains a gravel landscape surrounding a group of trees (see figure 1). A chain-link fence and roll gate along the driveways, currently encloses the front yard of the residence.

An existing wood fence on the east side of the lot divides the property with the adjacent residence. Portions of the fence are deteriorating, broken, bowing or missing, compromising its overall integrity. (See figure 5)

Recommendation: Replace wood fence and post to match existing.

The asymmetrical south facing façade contains a double hung window followed by a sliding window. The entry door is centered on the façade and to the west a double hung window. The dormer above the porch

contains two pairs of double-hung windows and a wood lattice grill above. A wood framed staircase at the front porch and three columns supporting the overhang was observed. Several wood siding along the porch are deteriorated, chipped, weathered and in need of restoration. (See figure 9) The overall entry façade will require restoration or replacement in kind only if restoration is not suitable.

Recommendation: Remove replacement windows and restore window and frame in-kind to match existing. Remove broken windows throughout the house and replace in-kind to match existing windows. Restore clapboard siding and paint to match existing.

An existing palm tree south of the porch has mature to its full size causing damage to the structure, see attached structural (page 6) for additional comments.

Recommendation: Removal of the palm tree is recommended to prevent further damage to the structure. Evaluate post and beam after removal of palm tree restore porch to its original condition as required.

A small wood framed covered porch with wood clapboard siding is located at the East side access door. The roof fascia and roofing is deteriorating and collapsing. The wood frame stair case leading to the porch and the wood floor boards appear to be deteriorating beyond its useful life. (See figure 4)

Recommendation: Restore when possible, otherwise replace roofing fascia of the porch in-kind to match the existing original condition. Replace wooden steps, siding and wood floor boards to match original condition.

To the immediate west of the residence, a dirt driveway leads up to the second structure (garage) in the lot. The 1970 garage addition, is currently occupied and appears to be used as a residence. Access to this structure was not available during the observation. This residence is not registered as historical.

Recommendation: Removal of the 1970 addition including the foundation and utilities.

A chain-link fence currently separates the two structures on site from the rest of the property. Access to the north side of the site is also provided through East Seaward Avenue by way of a separate dirt driveway and chain-link gate. The chain-link fence appears to be in good condition.

On the north side, the site is fenced off by a chain-link fence with a driveway leading up to a chain-link fence gate.

Recommendation: Replace chain-link fence where necessary to match existing.

An existing fire hydrant is located on the cul-de-sac on East Seaward Avenue on the south side and across Beyer Boulevard on the north side.

Power Pole is located on the East Seaward Ave sidewalk and is connected to the electrical panel located on the west side of the residence.

Interior Conditions/ Observations:

The interior of the residence appears to be, in good condition. Finishes such as trims and shelving around the house have been well maintained.

First Floor:

The entrance to the residence is preceded from a covered porch with accent columns. The main entrance leads directly into the living room which has an open view to the dining room area. To the east of the dining room is the kitchen and to the north of the dining room is a bedroom with an adjacent bathroom which has direct access to the back (north) side of the site. The kitchen cabinets are in poor condition and may require restoration. (See figure 7)

East of the living room is an intermediate room containing a wood stair bottom landing for a wood frame staircase leading up to the second floor and an intermediate landing leading to the covered porch on the east side of the residence. The interior stair thread and risers have worn beyond its useful life and handrail is detached.

Recommendation: Restore the stair thread and riser finish and return to its original condition. Replace detached handrail.

The fire place serving the living room appears to have some damage on the base area, hearth, fire brick and fire box assembly. (See figure 6)

Recommendation: Restore fire place at all sections to its original condition.

The original wood flooring has been overlaid with new tile flooring in the kitchen, dining and living room areas. The north bound bedroom original floor has been covered with carpeting. (See figure 8)

Recommendation: Remove tile flooring and restore original wood flooring.

Some of the original wood framed windows have been replaced with metal framed (slider) windows on the East and West facades.

Recommendation: Remove replacement windows and restore window and frame in-kind to match existing.

Some of the doors inside the residence have been removed and left as openings, though door hardware and frame are still in place.

Recommendation: replace all missing door and hardware throughout the house to match existing.

Second Floor:

The wood stairs located through the intermediate room in the first floor and run east to west on the residence. There is an immediate "foyer" area following the stairs on the second floor. To the south side of

second floor there are two rooms overlooking Seaward Ave, the one on the west side has an adjacent closet. To the north of the stairs is a bathroom containing a water closet, tub and sink. The master bedroom and walk-in closet are located on the north side of the house. The master bedroom has six fixed window panes that overlook Beyer Boulevard and the rear of the property.

Recommendation: Restore interior finishes in second bedroom, return to original condition.

Note: Several plastered areas located within the residence have hair line cracks, peeling paint and delamination. It is recommended to restore the finish, prep and paint to match existing.

Roof

The existing high pitch gable roof is covered with asphalt shingles and the facades are finished with wood clapboard siding. Portions of the roof framing components are deteriorating, missing, detached and beyond its useful life. Although no roof leaks were observed, roofing and possibly its substrate appear to be beyond its useful life and in need of replacement. (see figure 1, 2 & 3)

Recommendation: Restore whenever possible, or replace all roof components including roofing in-kind to match existing.

Structural Evaluation Report

123 East Seward, San Ysidro, CA

February 8, 2016

A site visit was performed on February 8, 2016 to evaluate the general condition of the existing single family dwelling. This report is a professional opinion based upon experience with similar types of construction. As-built drawings were not provided for site walk and report.

Building Description

The building is a two story wood light framed structure, roughly 1,100 SF and 1,000 SF at the first and second floor, respectively. There is also a detached single family residence structure on the same property which is a couple hundred square feet, however it is not included in the scope of this report. The structure is a craftsman style residence with gable style roof slopes and dormers over the second floor. Since the original as-built drawings were not provided it is unknown when the building was constructed, but records indicate the structure may have possibly been erected in 1912.

Roof construction consists of plywood sheathing over 2x4s at 24" on center spanning to intermediate bearing studs walls and exterior stud walls. Ceiling joist were present and appear to act as a chord tie for the 2x4 rafters, creating a truss action. Attachments of the roof rafters to the ceiling joists were not visible and could not be verified at the time. The ceiling joists span from exterior wall to interior studs bearing walls below.

The second floor framing was not visible due to gypboard ceilings and or unavailable access panels. Demolition of the gypboard or any part of the structure is beyond the scope of this report and therefore the framing system could not be identified.

The foundation system was able to be viewed from a crawl space access point at the exterior West side of the structure and appeared to be a typical raised floor pier system. Construction of this system consists of a raised floor system wood decking spanning to 2x6 joists @ 24" oc spanning 8ft from exterior walls to 4x4 beams. The 4x4 beams spanned 6ft to 4x4 posts which were supported by concrete foundations. Only a portion of the concrete pier foundations were visible. The exterior stud walls are supported on a continuous wall footing with a concrete curb.

The lateral force resisting system for the building is a plywood diaphragm supported by plywood shear walls in both directions.

Observed Conditions:

Roof: From the access point on the second floor, the interior side of the roof construction appeared to be in adequate condition. The plywood, rafters, ceiling joists, and exterior stud walls did not show signs of deterioration.

Second Floor: Due to unavailable attic access panels to the second floor framing, the condition of the framing could not be assessed.

First Floor: From the crawl space access point, the underside of the floor framing appeared to be adequate condition. The decking, joists, posts, and continuous wall footings did not show signs of deterioration or damage. Sill plate anchor bolts were not visible from the access point and therefore could not be verified if adequate shear transfer from the plywood shearwalls to the foundation is present.

Exterior Walls: The exterior walls had nonstructural wood siding applied to the plywood sheathing, therefore the plywood sheathing condition could not be assessed. At some the wall bases where the concrete curb was visible, there were several locations of cracks and spalls. These cracks and spalls ranged from hairline cracks to half removed portions of the concrete curb. It is visibly unknown if these are due to physical or weathered damaged since the curb has been painted and other portions were covered by siding. On the East side of the structure near the exterior stairs, there were portions of the wall base missing. The continuous sill plate

and suds were visible and showed signs of weather and possibly termite damage. As previously stated, demolition of the structural components of the structure are out of the scope of this report and further investigation could not be completed.

Overhangs, Stairs, and Appendages: Many locations of the overhangs showed heavy signs of weathered damage, dry rot, and excess deflections. In some locations the roofing had completely separated from the fascia boards. It appears that some locations have had some sort of remedial retrofit to support the damaged overheads. There is a palm tree located at the entry façade which appears to have grown past the roof overhang and is causing damage to the structures. Noticeable signs of deflection can be seen at the roof overhang and tree intersection. The foundation was not visible at the base but could be suspect to damage to the roots of the tree as well. The stairs on the East side of the structure have a canopy cover which appears to be completely dry rotted. There was visible signs of excessive deflection of the support posts at the canopy. The clay brick chimney on the West side of the structure had physical damage near the base. There appeared to be signs of remedial retrofits near the lower portion of the chimney.

Omar Gonzalez, P.E.

GSSI Structural Engineers

SURVEY PHOTOGRAPHS

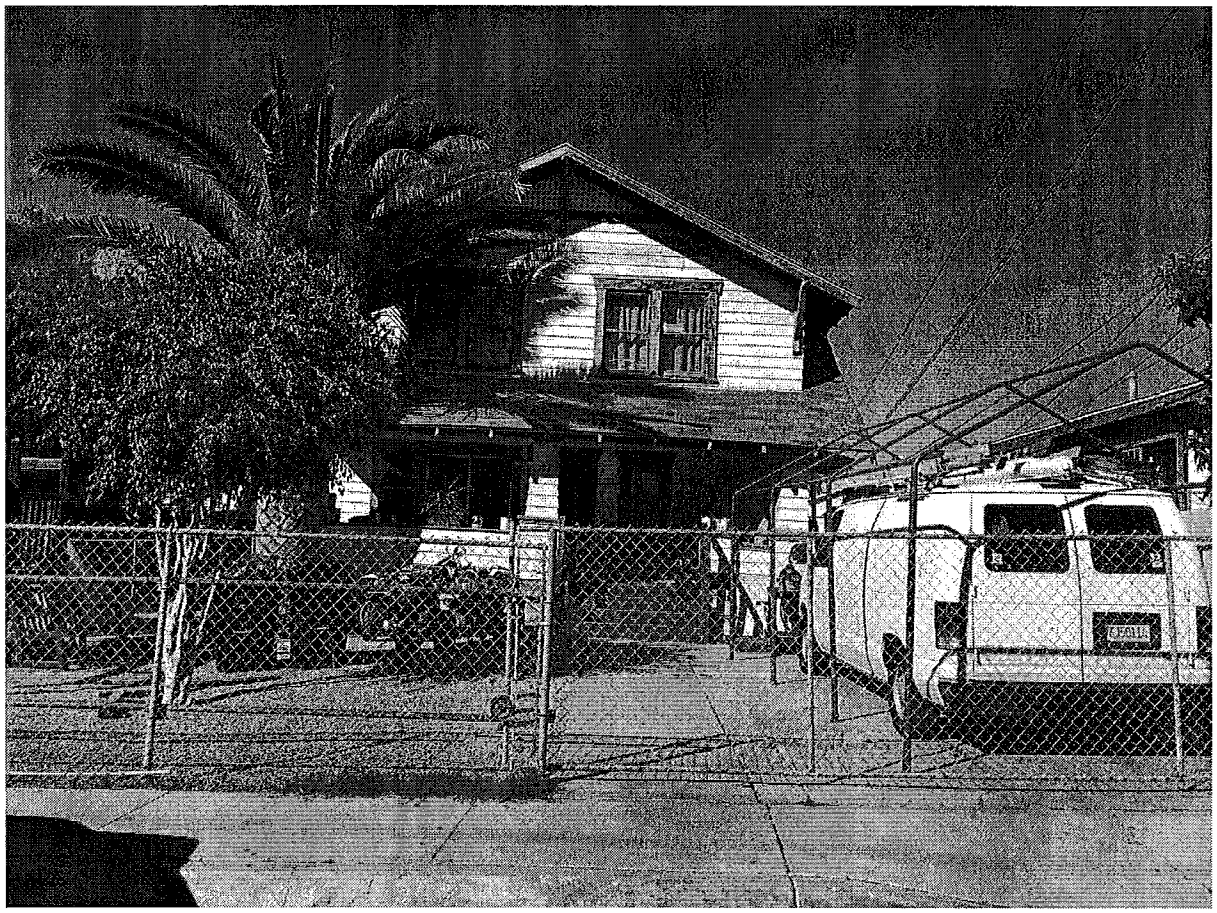


Figure 1 South facing façade

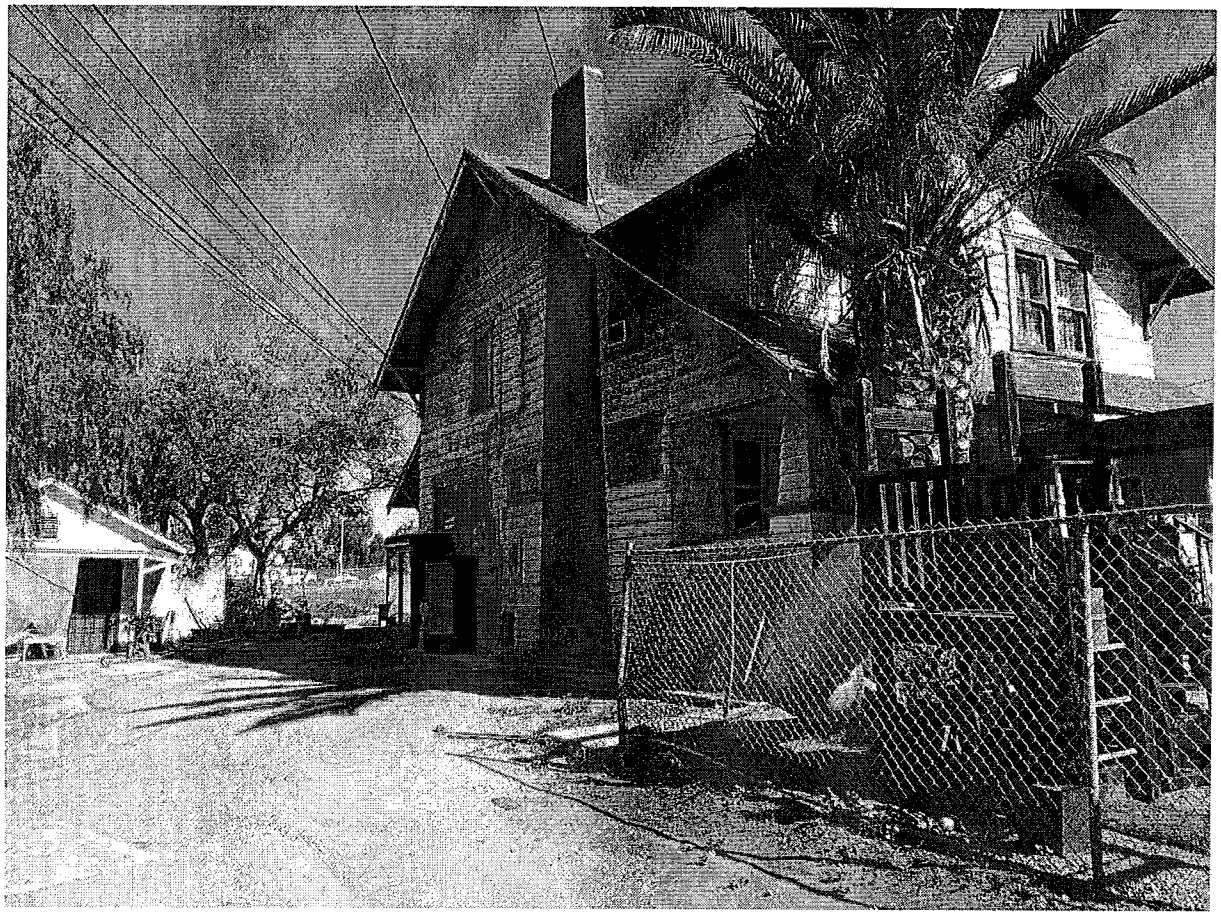


Figure 2 West facing façade

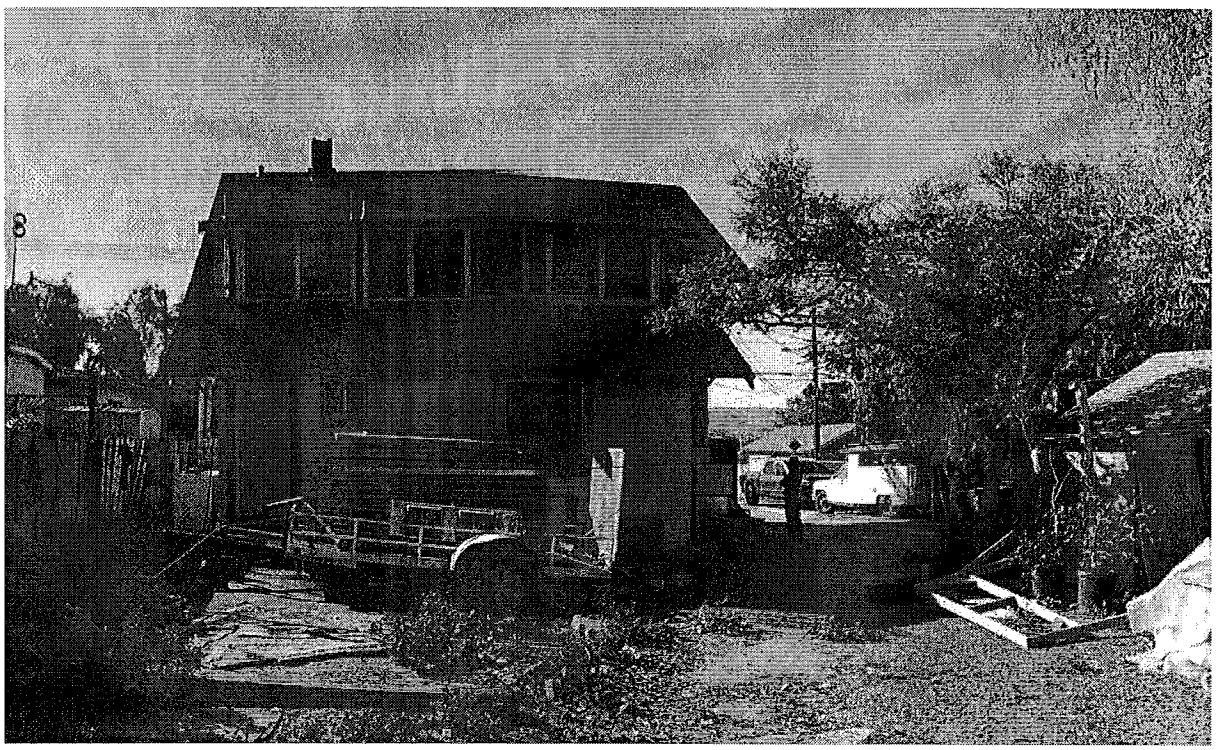


Figure 3 North facing façade

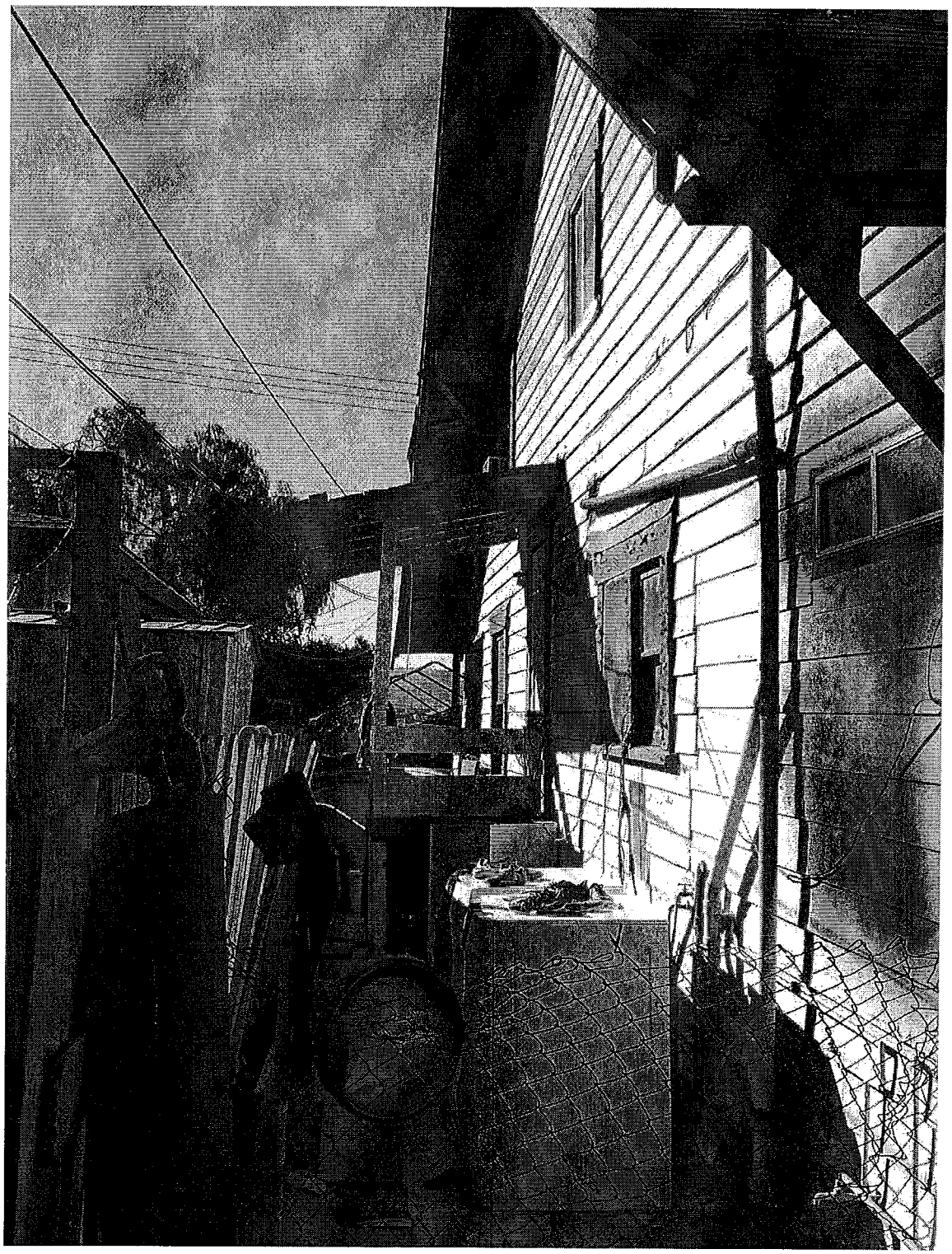


Figure 4 East facing façade

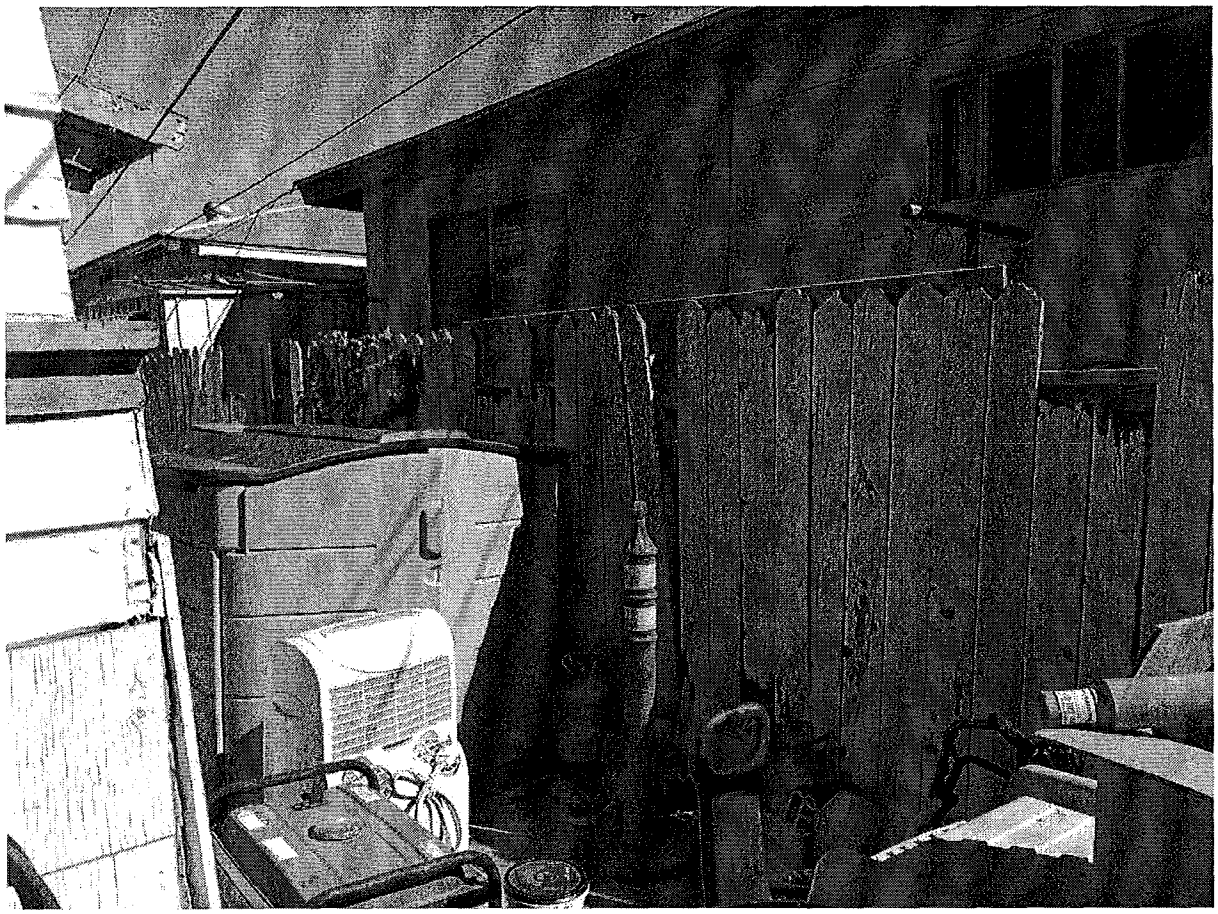


Figure 5 Existing Wood Fence

Figure 6 Living Room Chimney

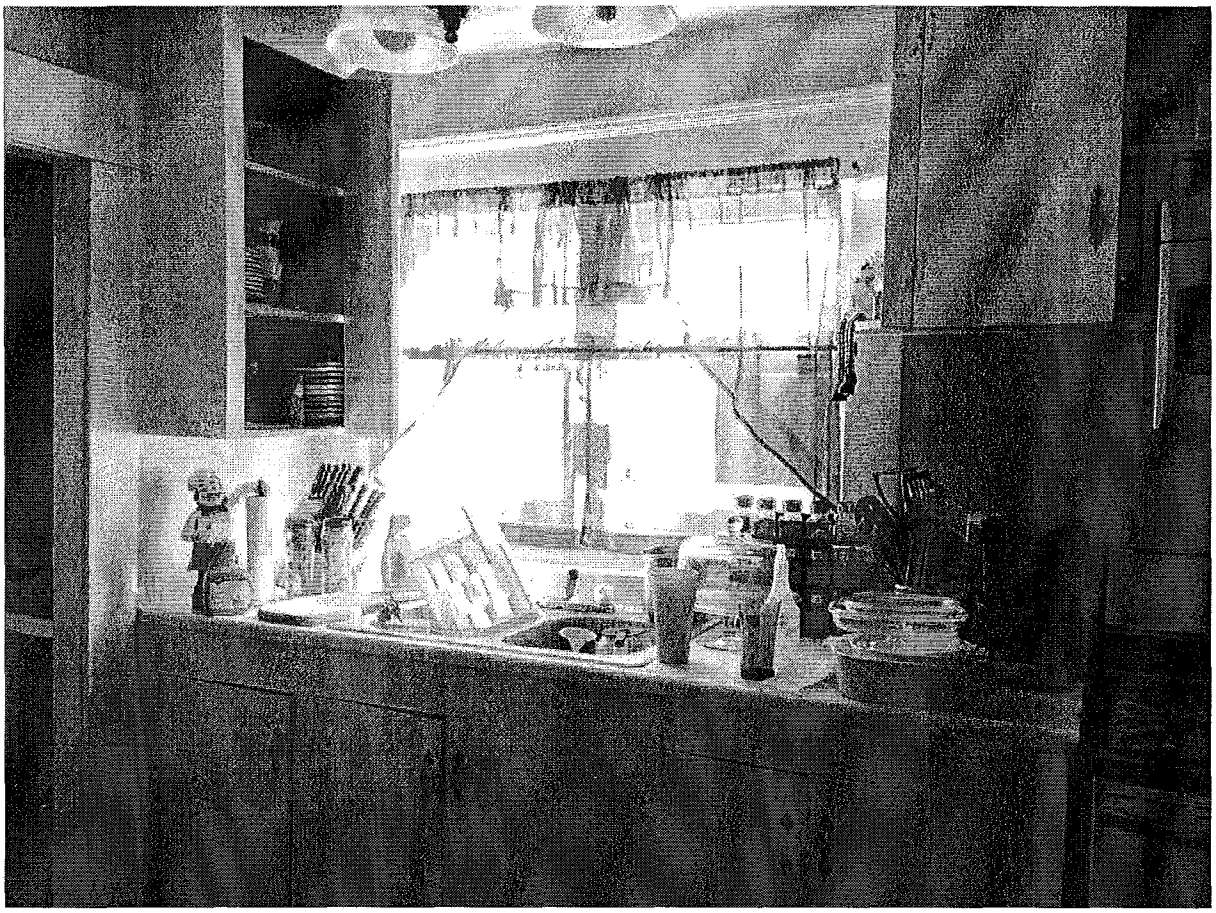


Figure 7 Kitchen Cabinets

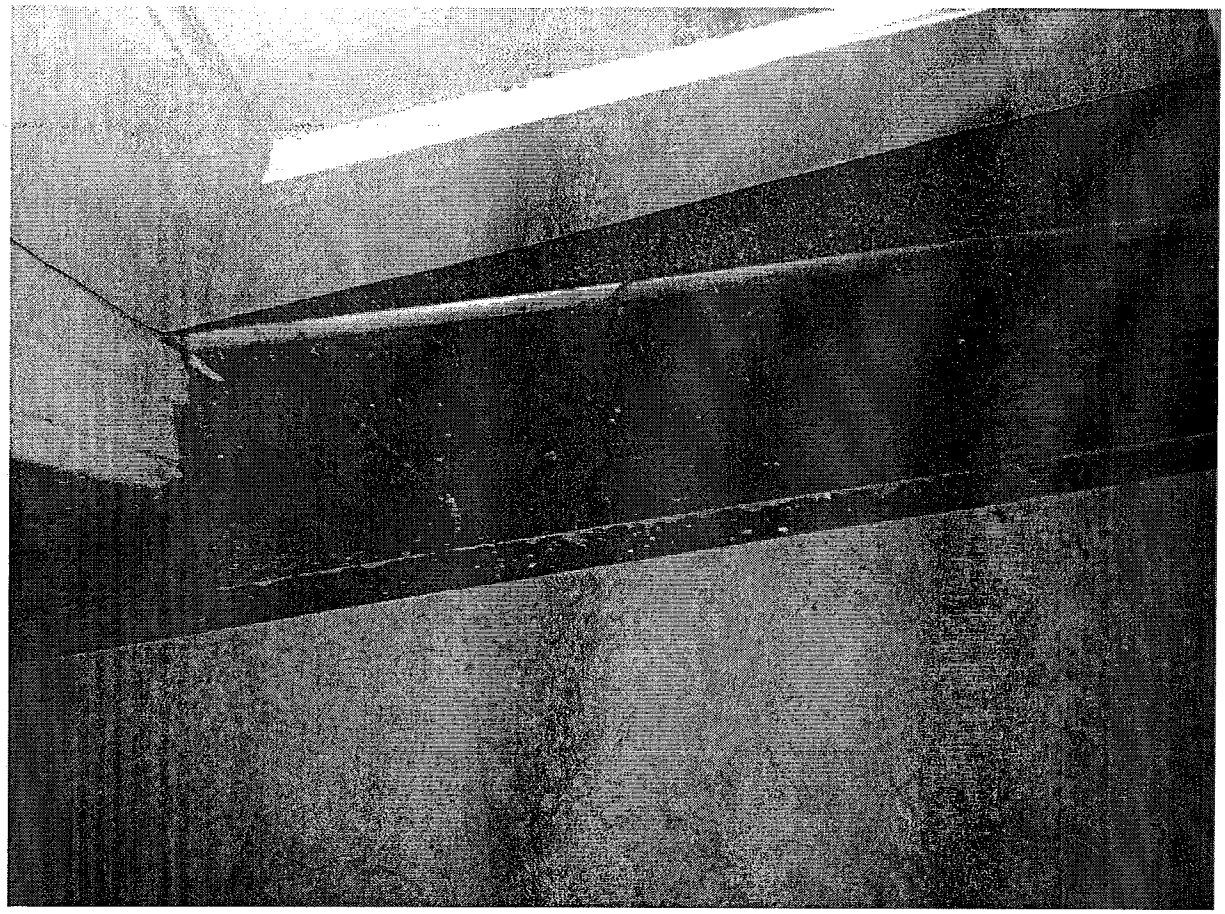


Figure 8 Original wood flooring & new carpet/ tile

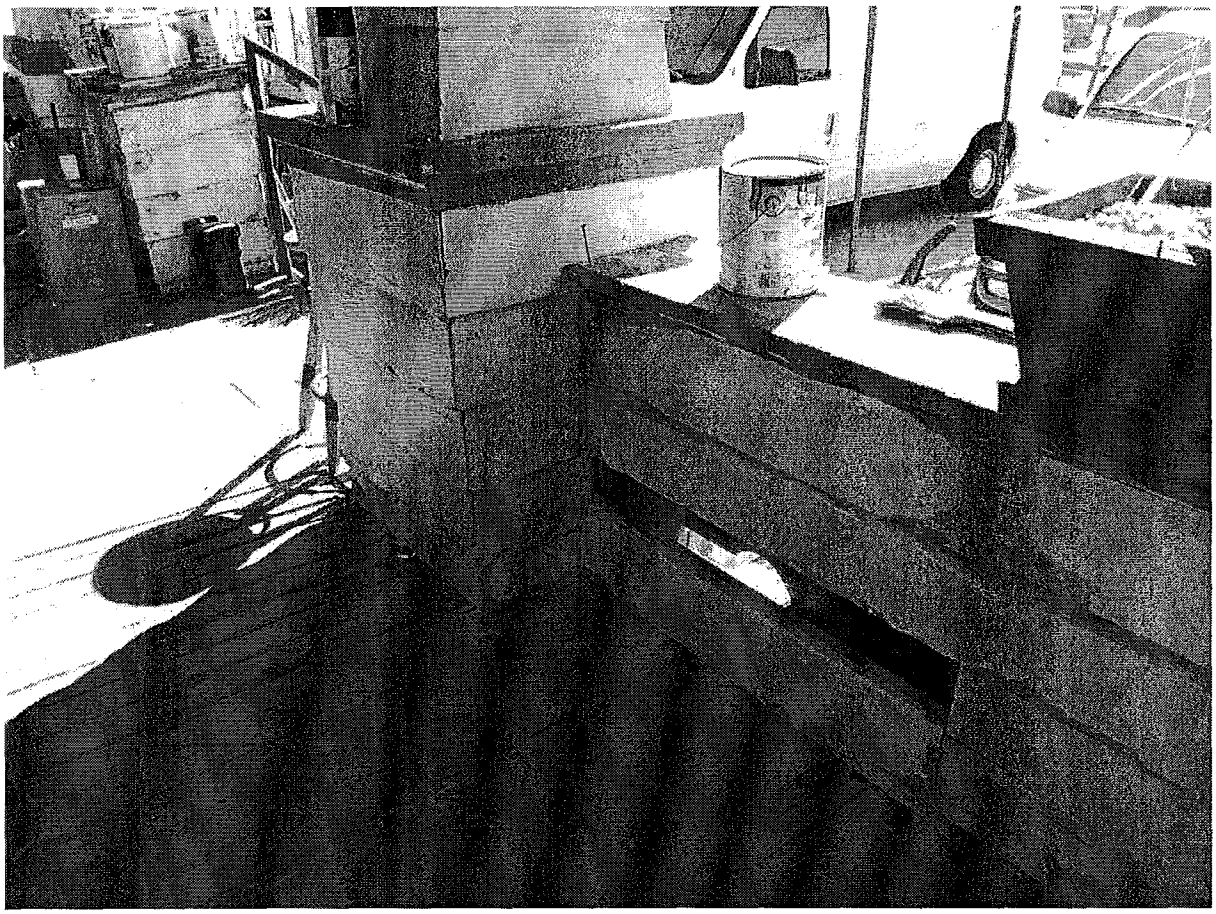


Figure 9 Front Porch

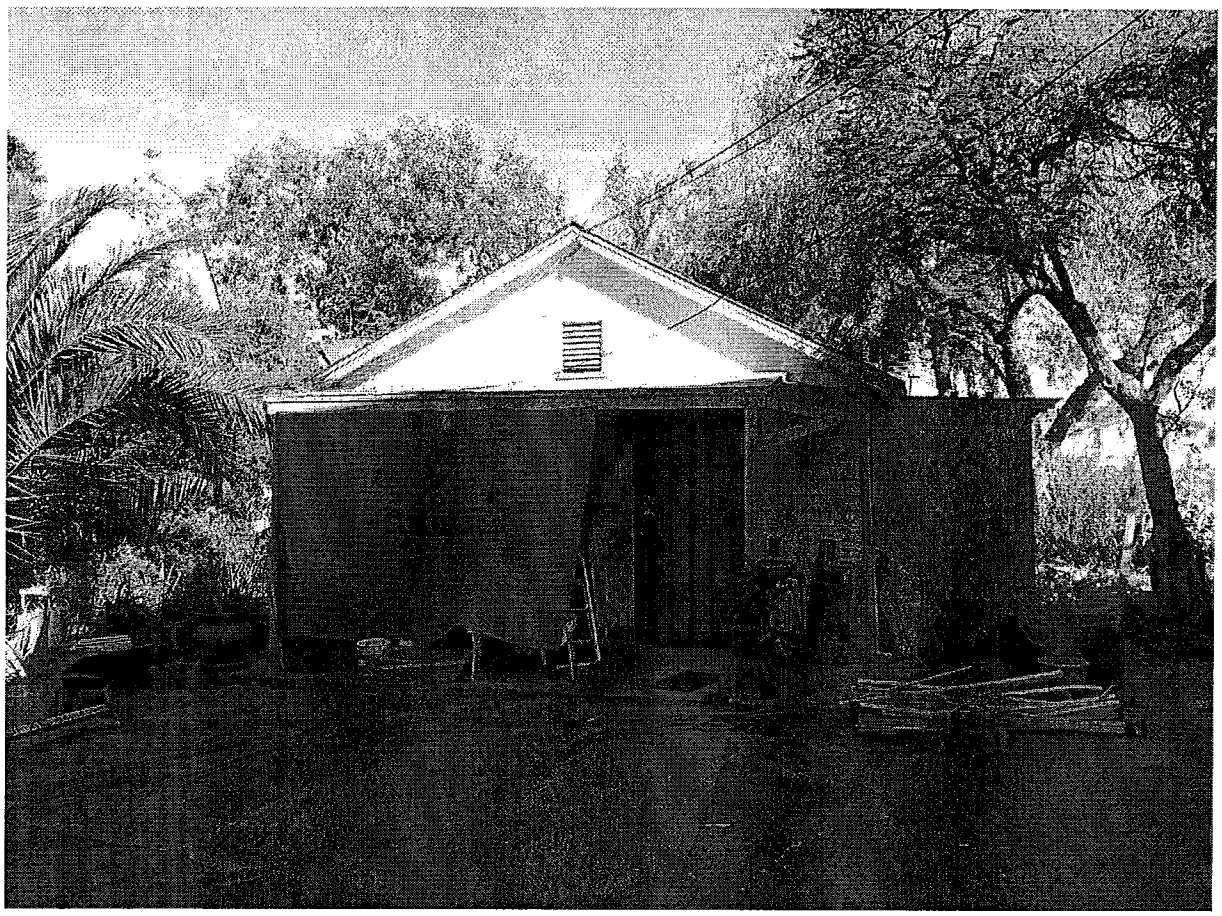


Figure 10 Existing Garage Front View

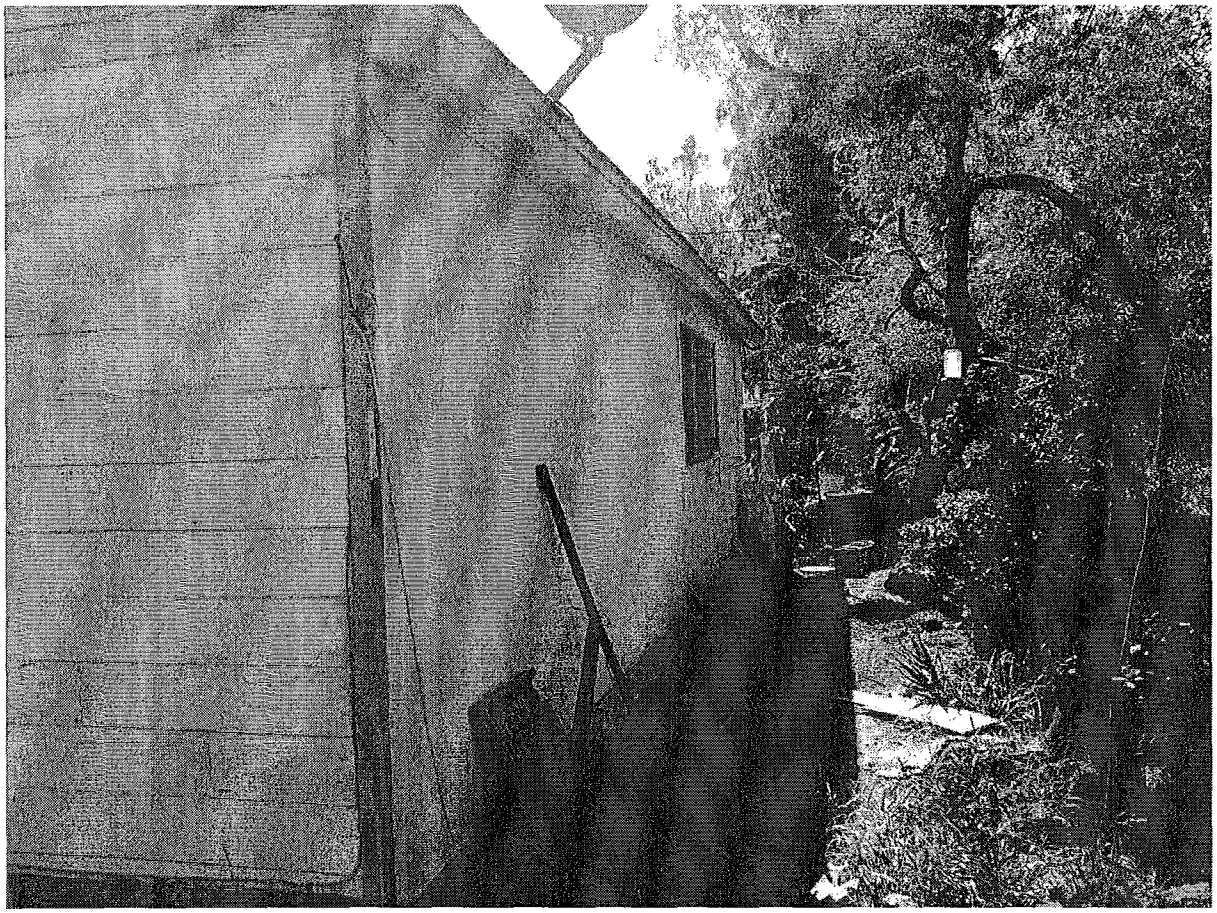


Figure 11 Existing Garage West Side View

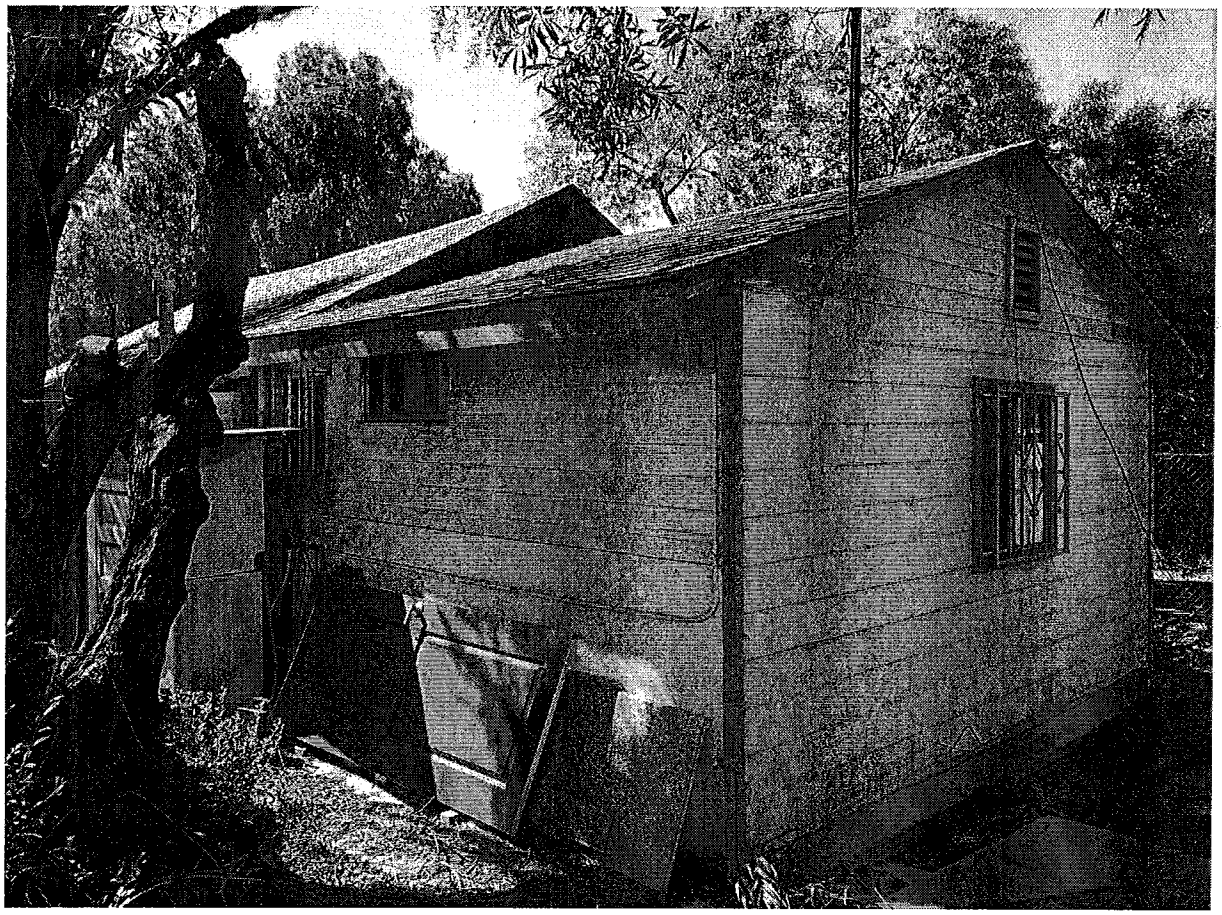


Figure 12Existing Garage Rear View

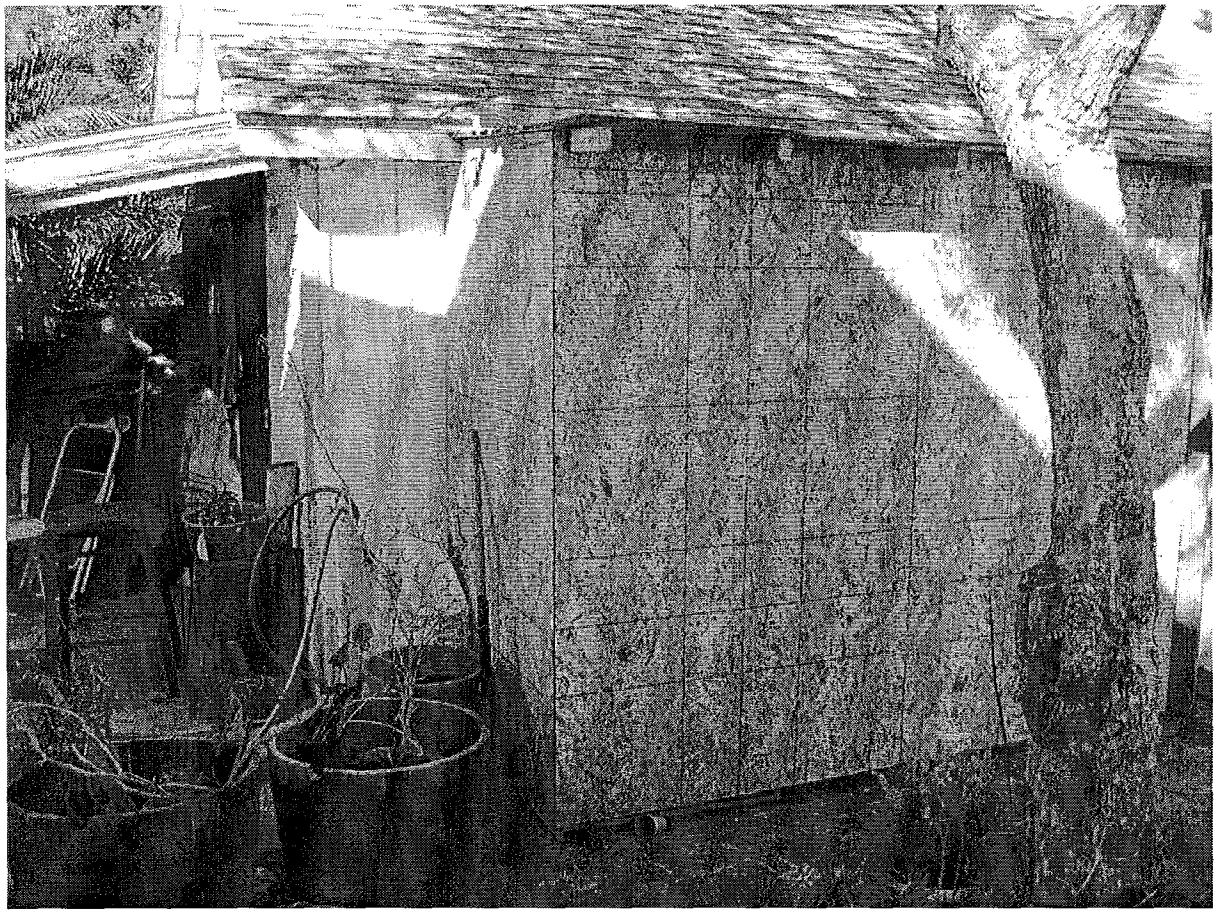


Figure 13 Existing Garage Front View

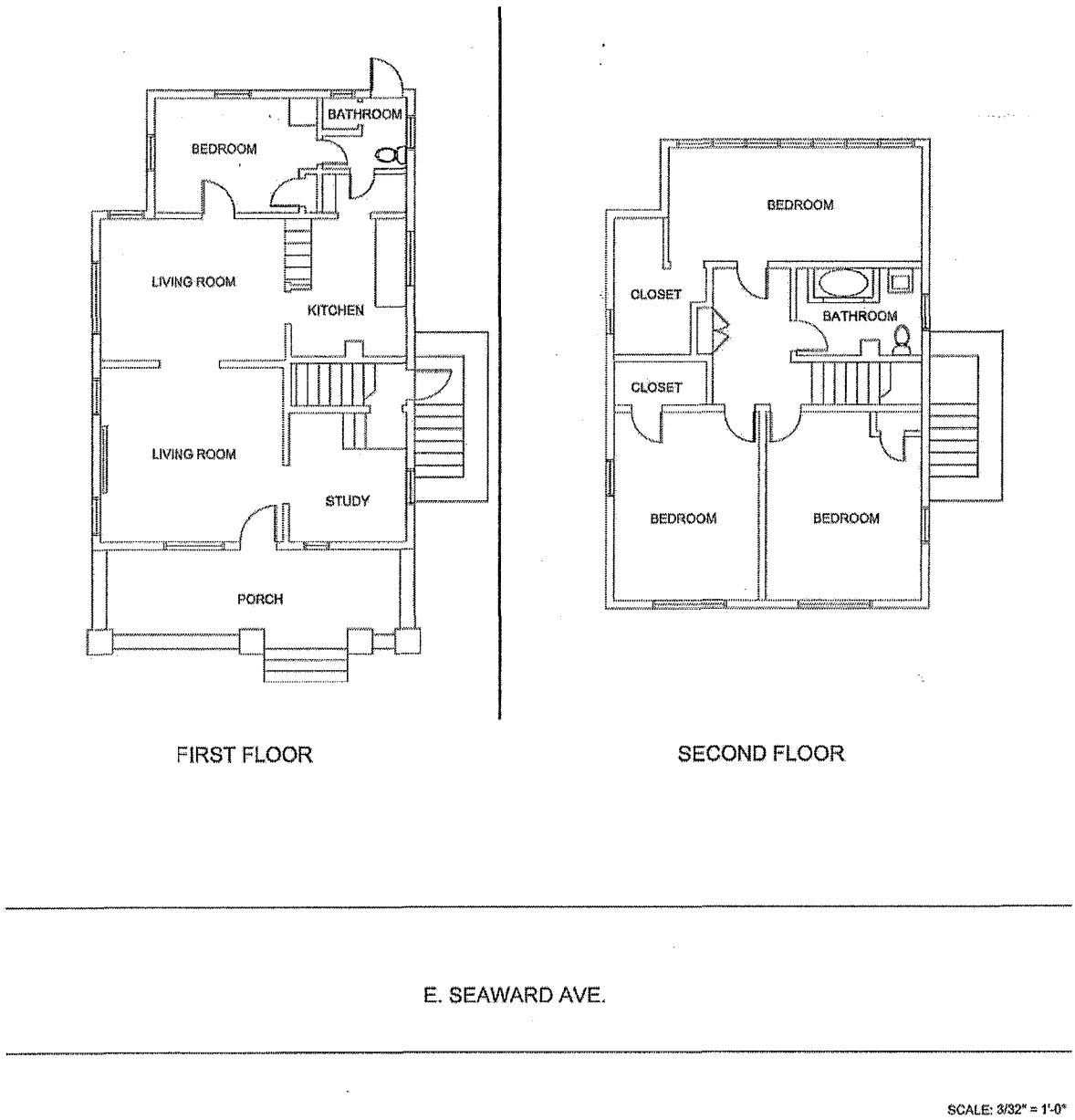


Figure 14 Draft floor plan

EXHIBIT G

GENERAL SERVICES DIVISION STANDARD AND SPECIFICATION GUIDELINE

CITY OF SAN DIEGO

MEMORANDUM

DATE: February 13, 2015

TO: Distribution

FROM: John Montoya, Sr. Building Maintenance Supervisor, Public Works, Facilities Division

SUBJECT: New Construction Standards and Specification Guideline from Facilities Division.

The following are the most recent requests for the A & E Specifications to be entered into the Specification Manual from the Carpenter Shop, Roofing Shop, Lock Shop, Paint Shop, HVAC Shop, Plumbing Shop, Electrical Shop, of Public Works / Facilities Division. ____

Division 1 General Requirements

Public

Division

Works / Facilities Division requires review of all plans or designs for new or improvement projects to City owned Buildings. Facilities Division would like review of project submittals before approval by design team. City consultants should also check with us of any improvement work is that is being requested so we can share any building history which would be of value.

Project Officer or RE is to fill out and submit Facility Record Form: REA-111 to Auditors Department prior to project completion by contractor. **It is recommended this be done at 80% Project completion.**

Identified Funding or WBS numbers will be opened to our Department 2113 before any Plan Review, Project Walk- Thru or Inspections can take place by Public Works, Facilities

Division 2 Site work Division 3 Concrete Division 4 Masonry Division 5 Metals Division 6 Wood and Plastics

Division 7 Thermal and Moisture Protection
Roofing:

Option 1.

Roof material and specifications on ¼" to 3" per foot roof slope.

No gravel roofs are to be installed on any City Facility, Exterior gutters are to be used in place of internal or boxed in gutters, drip edge metal flashings should be installed over the edge of the gutter and the gutter should be sloped to the down spout.

Facilities Division uses a Class "A" four-ply mineral surfaced fiberglass built-up roof system.

The first ply is a fiberglass base sheet that may be nailed or mopped in place with hot asphalt. The following plies consist of two layers of Glass Ply mopped in place. The final layer is one Ply of hot mopped Mineral Surfaced Modified SBS Bitumen Cap sheet product with a Fire Retardant rating. Roofing system shall meet Title 24 and Cool Roof Ratings.

Installation specifications shall meet Manufacturers Application Instructions.

- When the roof is complete, there shall be 4 layers of roofing material at all locations on the roof.
- All roof jacks will be primed and properly fastened in place
- All fasteners should be galvanized or suitable to application.
- Asphalt should meet ASTM requirements and be applied at a minimum of 400 degrees
- All flashing and roof jacks should be minimum 24 gauge galvanized metal
- Roof drains will be cast iron with leaf strainer and minimum 3 inch outlet or comparable to existing.
- All roof mastic will meet minimum ICBO standard and asbestos free.
- Cant strips will be installed at 90 degree roof to wall areas
- All roof sheathing will be minimum 1/2 inch CDX plywood
- All pipes and duct work will be supported off the roof with redwood blocks or pressure treated lumber.
- All HVAC units will be lifted off their platforms and roofing material applied and a minimum 24 gauge cap install on the platform, then the unit set back down.
- All completed roof shall have designated Walkway Pads for future preventative maintenance.

Option 2.

Roof material and specifications on ¼" to 3" per foot roof slope:

Facilities Division also uses a torch down application. This system is designed to be applied with a propane torch. Dibiten is the preferred brand name of this type material. One minimum layer of 28-pound fiberglass base sheet is mechanically fastened. A second layer shall consist of a midply Dibiten APP Poly 4 smooth, and then a minimum one layer of Dibiten poly 4.5 FR granular modified bitumen membrane is torch applied with a minimum 4 inch lap and a minimum 6 inch end lap. This product should be applied according to the manufactures specifications and precautions for fire protection. Roofing system shall meet Title 24 and Cool Roof Ratings.

Option 3.

Roof material and specifications on ¼" to 3" per foot roof slope:

Facilities Division also uses Single Ply membranes. This system is designed to be applied with a heat welding application. Single Ply roofing include TPO and PVC. Membrane is suitable for

use in all types of systems: Mechanically Attached, Ballast Applied, and or Fully Adhered. TPO or PVC shall consist of a minimum of 60 Mil Membrane and Installed to Manufacturers

Specifications.

Roof material for 4 inch per foot slope and greater:

Facilities Division uses a dimensional architectural grade shingle with a minimum 30 year guarantee. Minimum 30-pound felt paper is applied on a new roof or one that has been removed and the shingles are to applied to a plywood substrate. If the shingles are to be applied over an existing shingle roof, the roof should be cleaned, any high edges of the old roof removed, and then a minimum of 30-pound underlayment felt applied before the new shingles are installed. All roof shingles will be nailed with galvanized roofing nails with a minimum 7/8 inch for new roofs and 1 1/4 inch for re-roof.

Wood Shake Shingles:

Wood shake shingles are not preferred or recommended in the City but if they are to be used, Facilities Division requires that all wood the shingles be treated with a Class "A" fire retardant coating and a medium grade wood shingle.

Gutters:

If gutters and down spouts are installed in new construction, gutters will be protected by leaf screens or approved methods to prevent leafs from accumulation as well as splash blocks to prevent ground erosion and improper run off.

Roof Tie off Points

All new roofs will be equipped with proper tie off points for fall protection according to OSHA requirements.

Roof Labor Warranty

Labor Warranties shall be a minimum of 3 years up to 5 years recommended.

All Flat roofs will be flood tested before City accepts Roof.

Any questions please contact Roofing Building Maintenance Supervisor James (Andre) Hart at

619-525-8554

Division 8 Doors and Windows

1. Doors and frames

(A) All hollow metal doors will be 16ga exterior, 18ga interiors. Doors will be a honeycombcore, full edge seam welded with sealed tops.

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

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

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

(E) Door not to exceed 8-0 in height.

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

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

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

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

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

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

2. Storefronts

(A) Storefronts should have minimum 4" framing and maximum size stiles.

(B) Storefront doors should be minimum 1 3/4 inch thick by 3'-0 by 6'-8" or 7'-0". (C) Provide cylinders keyed to city wide system, (existing system is Best Access Systems) (D) Doors not to exceed 8'0" in. height.

3. Windows

(A) Glazing for windows should be minimum 3/16" thick.

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

(C) Provide window screening for operable windows.

4. Hardware:

DOOR HARDWARE

SPECIFICATION GUIDELINE
Edit Date: Feb.
2015

The City of San Diego Lock Shop maintains the following hardware and is currently stocking replacement parts. The products listed herein are to be used without substitution on new construction and modernization projects unless products are listed in this package as an alternate.

It is the intent of this booklet to provide guidelines for the architect's specification section 08710, for product groups and the hardware schedule. It remains the architect's responsibility to coordinate these products to meet the applicable building codes, life safety codes, and ADA requirements.

Section 08710 Door Hardware preamble must specify the following:

Door and Frame prep

Before hardware installation, verify that all doors and frames are properly prepared to receive the specified hardware. Hollow metal frames shall be prepared for ANSI strike plates per A115.1-2 (4-7/8" high), hinge preps will be mortised and reinforced with a minimum of 10 gauge reinforcement material; minimum of 14 gauge reinforcement material for closer. Hollow metal doors shall be properly prepared and reinforced with a minimum of 16 gauge material for either mortised or cylindrical locks as specified. It is preferred that all hollow metal doors receiving door closers have 14 gauge reinforcement. If this is not possible, the use of sex bolts is mandatory. Wood doors shall be factory prepared to receive the scheduled hardware.

Hardware installation

The manufacturer's representative for the locking devices and closing devices must be inspected and approve, in writing, prior to the installation of their product.

Hardware installed incorrectly must be reported to the architect prior to the architect final punch list.

Hanging Devices

Description	Manufacturer	Model/Series	Finish
Mortise Hinge	McKinney	55860 TA 2714 26D NRP at reverse bevel door locks	US 32D
Alternate	Stanley		
Full Surface Hinge	McKinney	57717B TA2714 26D NRP. Use for retrofit doors as appropriate	US 32D
Alternate	Stanley		
Continuous Hinge	Pemko	For high traffic doors	628
Alternate	Markar		
Pivot Hinge	Rixon	180 626 Offset Top Pivot M19 626 Intermediate Pivot	US26D
Alternate	Dorma	75120 626 Offset Top Pivot 75220 626 Intermediate Pivot	

Securing Devices

Description	Manufacturer	Model/Series	Finish
Mortise Lock Set	Best	45H x J Escutcheon lever as selected by architect	626
Lock Function		Room Type	
A		Entrance Lock	
R		Classroom Function	
D		Storeroom Function	
N		Passage	
L		Privacy	

Provide lock functions as required for project as appropriate

No Alternate

Lock Set	Best	93K x D Rose, lever as	626
		selected by architect	
Lock Function		Lock Type	
AB		Entrance Lock 9K37 AB 53 626	
R		Classroom Function 9K37 RD4D 53 626	
D		Storeroom Function 9K37D14D 53 626	
N		Passage 9K30N14d 53 626	
L		Privacy 9K30L14D 53 626	

Provide lock functions as required for project as appropriate No Alternate

Cylinders	Best	Mortise 1E74 x RP3 x cam required	626
No Alternate			
Key System	Best	See bullets below	626

- Removable interchangeable core

- 7-pin Best "Patented/Standard" Existing Best key system
- 7-pin Best "Patented Peaks/CorMax" New Construction
- Best key system
- 2 keys per lockset
- All cylinder and cores must be manufactured by BEST
- All cores are to be keyed into the existing Best Master key system
- Provide all locksets and cylinders with construction cores for contractor use Permanent cores provided at project completion

No Alternate

Lock Function

Deadbolt Lock/single & cylinder 2 ¾ " BS	8T37KSTK 626
Deadbolt Lock/single & cylinder 2 3/8 " BS	7T27KSTK 626

Exit Device	Precision	See bullets below	630

- 2100 Series Rim x 4900 Trim (single door)
- 2800 Series Concealed Vertical Rod
- 2300 Series Mortise o Use Escut. w/lever 4900 where applicable o Lever handle shall match lockset design
  - o Exits with cylinder dogging at all non rated devices o Provide "FL" fire rated devices at label openings

No Alternates

Flush Bolts	Trimco	See bullets below	626

Use automatic flush bolts where required by fire code.

- Use automatic flush bolts where required by fire code.
- Provide coordinator and brackets as required to meet fire door

Alternate	Rockwood	3917-12-626 Manual Flush bolts	626

Coordinator	Trimco	Mounting Brackets as required	600
Alternate	Rockwood		

Closing Device

Closer	LCN	See bullets below	689

- 4040XP RW/PA TBSRT
- 4040XP SHCNS TBSRT
- 1461 RW/PA TBSRT
- All door frames to be reinforced
- Provide "SNB" Sex nuts and bolts as needed • 35-40-EN

Alternate	Sargent		

Automatic Operators
Electro-mechanical

Automatic Operator	Stanley	Magic Force Full Energy	689
	Dorma		689

Stops and Holders

Door Stop	Trimco	Allow for max swing of doors. Backing required at wall stops	630 626
Alternate	Rockwood		
Overhead Stop and Holder	Glynn & Johnson		630
Alternate	Sargent		

Accessories

Pull	Trimco		630
Alternate	Rockwood		
Push Plate	Trimco		630
Alternate	Rockwood		
Kick Plate	Trimco		630
Alternate	Rockwood		
Armor Plate	Trimco		630
Alternate	Rockwood		

Threshold	Pemko	Furnished as detailed on drawings if shown	628
Alternate			
Door Sweep	Pemko	345V	628
Alternate			
Smoke Seal	Pemko	S88 (verify color)	
Alternate			
Weather Seal	Pemko	303_S (at head/Jambs)	628
Alternate			
Astragal	Pemko	357 SP	600
Alternate			

Miscellaneous

Manual Key Control	Telkee	Aristocrat wall mounted AWC series Dual tag system. Key capability to accept all keyed locksets plus 50% expansion.
Stand Alone Electronic Lock	Schlage C100 Trilogy DL2700	626 626

A. Deadbolts will be solid stainless steel (without internal riveted actuator), when deadbolt is extended 1", at least 2" will remain in the lock case.

B. All levers will be cast solid levers, hollow levers will not be allowed.

C. Cylindrical lock sets may be used only on interior non-high-traffic openings. Locks will have a replaceable sheer lug which when broken will disable the lever. Clutch mechanisms will not be allowed. Locks will have 7 pin interchangeable cores. Cylindrical locks are not to be used on exterior doors.

D. All doors and hardware must meet Americans with Disabilities Act and Title 24

E. Approved manufactures are Best Access Systems or Folger Adams with Best Lock.

F. Doors in the following locations will have locks which are ANSI series 1000 Grade 1 SECURITY and Grade 1 OPERATIONAL. Locks will meet UL 437 requirements.

1- rooms with narcotics

2- rooms that contain an armory

3- Exterior doors for Police facilities

4- Exterior doors for Court facilities

5- Doors to Judges Chambers

6- Any exterior door which could be in a remote location or subject to high vandalism.

5. Keys and keying

A. All cylinders will be Best 7-pin, interchangeable core and keyed into an existing factoryregistered Grand Master key System. All seven pins to be operational.

B. Furnish permanent cores to City Lock shop for final installation unless provided by manufacturer.

C. Temporary cores (construction cores) will be installed by Contractor for security purposes. Temporary cores will be keyed alike and interchangeable with Best cores. Cores provided by manufacturer.

D. Contractor will provide to the City Lock shop copies of Control key and Operating key upon completion.

E. All keys and cores will have visual key control.

F. All keys will be stamped "City of San Diego", and "Do Not duplicate".

G. The Electric Meter Room will have S.D.G.& E. lock installed. The cylinder will be keyed to Schlage key way VTQP AA-10. Three keys are provided with lock. All keys are to be turned over to the City of San Diego Lock shop at completion of the project. The contractor will obtain lock from any contracted S. D.G. & E. Locksmith for installation.

Any Questions, Please Contact Carpenter Supervisor Martin Sorrell 619-525-8550 or Lock shop at 619-525-8552

Access Control: Facilities Division has no responsibility or vendor recommendation for these security systems. These systems will be maintained by building occupant or department.

Painting:

Division 9 Painting & Finishes

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

5. Flat paints and finishes will only be used for ceilings, and other areas that are permanently out of reach.
6. Doors will be coated with finishes providing a final sheen of semi-gloss or greater.
7. Painting of steps and stairways shall meet ADA and all Safety codes.
8. All primers will be of the highest quality and the correct product for the intended application.
9. Before removal of paint on older facilities, facility shall be tested for lead and or asbestos.
10. All projects upon completion shall have walkthrough and punch list shall be completed before sign off of any project.
11. All coatings used will conform to the following guidelines:

(Production grade materials are NOT acceptable)

Acrylic/Latex, water base paints *Products will be:*

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

Oil based enamels *Products will be:*

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

Waterborne Acrylic Urethane *Products will be:*

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

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

Waterborne Alkyd Enamel

Products will be:

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

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

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

Any Questions, Please Contact Paint Supervisor David Mills at 619-525-8546

Division 10 Specialties

Division 11 Equipment

Division 12 Furnishings Division 13 Special Construction Fire Suppression and Supervisory Systems

1 Fire Detection and Alarm Systems

1. Fire Alarm Systems
2. Smoke Detectors
3. Heat Detectors
4. Flame Detectors
5. Manual Station, Bells, AMD Horns
6. Voice Alarm Systems

7. Radio Alarm Systems

8. Telegraph Systems

2 Automatic Sprinkler Systems

1. Wet pipe sprinkler system

2. Dry pipe sprinkler system

3. Deluge sprinkler system

4. Pre-action sprinkler system

3 Water Spray Systems

1 Foam Water Sprinkler Systems

2 Standpipe and Hose Systems

3 Fire Pumps

4 Water Supply Systems

5 Fire Hydrants

6 Fixed Dry Chemical Extinguishing Systems

7 Halogenated Agent Extinguishing Systems

8 Carbon Dioxide Extinguishing Systems

9 Portable Fire Extinguisher 10 Fire Doors and Dampers

Design requirements can be found in the following codes:

National Fire Protection Association (NFPA)

OSHA

Basic Building Code (BOCA)

Standard Building Code

Uniform Building Code

Inspection Testing and Maintenance see:

NFPA Inspections, testing and, maintenance manual for details and references.

All Inspections, testing, and maintenance should have:

1. Visual Inspection

2. Test

3. Maintenance

4. Record Keeping on appropriate forms and copies of each

1 Annual TEST + MAINTENANCE FORM

2 Semi-Annual TEST + MAINTENANCE FORM

3 5-Year TEST + MAINTENANCE FORM

Copies must be sent to:

1. Local Fire Marshall
2. Building Manager or Facilities Division Coordinator
3. Fire Suppression Coordinator

Any questions please contact Assist. Civil Engineer Scott Lee at 619-525-8583

Division 14 Conveying Systems/ Elevators

1.1 Proprietary equipment of any elevator/escalator equipment will not be allowed in City conveyance system.

1.2 Diagnostic Tools and Software Manual:

2 Should elevator/escalator controls require special maintenance equipment or tools, the elevator contractor will provide to the City, all required diagnostic tools and all supporting software documentation required for the complete maintenance of the control and dispatch system and all related elevator/escalator parts. Periodic upgrades and/or calibrations to the diagnostic tools will be provided as required. Elevator contractors will identify and list the type and description of function of the diagnostic tool(s) and control components requiring such tools and submit to the City before acceptance of the elevator/escalator.

3 Diagnostic tools, whether hand-held or built into the control system, will not require recharging or reprogramming. Should recharging, re-calibrating, reprogramming or upgrading and any repair or if replacement of the diagnostic tool should be required, the contractor will provide these services indefinitely to the City immediately upon request at no additional cost for the lifetime of the equipment.

1.3 Submittals: As-built wiring diagrams, operating and maintenance manuals will be provided at the machine room, and one set provided to Facilities Division. Other sets will be provided for the facility as required.

1.4 Door Opening and Control Device:

4 Multiple Infrared Light Beam Electronic Sensing Device: Provide new multiple infrared light beam electronic sensing device securely and rigidly mounted on the car between the car and hoist way doors. The sensing device will have a minimum of 40 infrared beam sensors spaced evenly from the floor sill to the header jamb. When the car and hoist way doors are closing, the interruption of the light beam will cause the doors to

reverse automatically to the full-open position and the doors to remain open as long as the light beams are interrupted; or, when the doors are in the open position, the interruption of the light beam will cause the doors to remain open as long as the light beams are interrupted. The time interval for the initiation of the door closing operation after light beams are reestablished will be adjustable. The sensing device will have an audible obstruction alarm which can be disabled.

1. Nudging Action: In the event of an obstructed light beam is operated for a predetermined time interval (15 - 20 seconds) after automatic door closing has been initiated, a buzzer will sound and the doors will close with a maximum of 2.5 foot-pounds kinetic energy and at reduced speed. Timers will be adjustable.

2. Variable Timing Features: In the event the light beam is interrupted while the doors are opening or after the doors are fully open, the time that the doors remain open after the beam has been reestablished will be reduced to an adjustable time between one and two seconds, depending upon whether a landing call or a car call predominated. This time will be a minimum time that the doors remain open if the beam is interrupted and reestablished before the door is full open.

1.5 Provide door restrictive opening devices.

1.6 No equipment, wiring and conduits that are not related to the elevator will be installed in the elevator hoist way and machine room.

1.7 Provide one set each of vinyl-covered elevator protective pads for the elevator of the same size.

1.8 Provide three sets of all operational keys for the elevator.

1.9 Hydraulic elevators will be provided with emergency power system that will activate in the event of power failure and provide power to the hydraulic elevator and close the elevator doors, lowers the elevator to the designated landing, opens the doors allowing the passengers to exit, and then close the doors leaving the elevator at rest. The elevator doors can be re-opened from inside the elevator only if necessary. Upon resumption of power the emergency lowering device will automatically reset itself and the elevator will return to normal service.

1.10 The elevator contractor will provide all labor, parts, materials and equipment in order to furnish a complete preventive maintenance service to regularly and systematically examine the elevator equipment and provide the necessary repair and/or replacement for the duration of one year from acceptance of elevator operation.

Any questions please contact Assoc. Civil Engineer Josh Lahmann at 619-525-8567

Division 15 Mechanical

Plumbing:

All City public buildings should be designed to have minimum of 3 women's toilets and 2 sinks.

Men's restroom should have minimum 2 toilets, 2 urinals, and 2 sinks.

All facilities will have an accessible Pipe chase with enough clearance to perform basic maintenance and repair work. A floor drain, hose bib, lighting, and power outlet will be in the pipe chase.

Materials Recommended for City Facilities Underground Plumbing:

Underground Drain, Waste, Vent (DWV) plumbing: Where code permits all DWV plumbing should be Schedule 40 PVC or Cast-iron pipe

All underground water lines should be Schedule 80 PVC. Avoid installing waterlines under foundation slab. When it is an absolute must underground waterlines under foundation slab should be Copper "L" or Copper "K".
All underground gas lines should be yellow poly-pipe. No underground gas pipe under foundation slab

All Ball Valves installed should be Apollo Full Port and Domestic

Above Ground Plumbing:

Above Ground Drain, Waste, Vent Plumbing at Comfort Stations should be Schedule 40 PVC where code permits or Cast-Iron Pipe. At other Facilities ABS,PVC, or Cast –iron.

Above ground Water lines should be Copper "L" or Copper "K"

Above ground Gas lines should be galvanized pipe and fittings

All vent penetrations are to have a vandal proof cap installed on roof

Ball valves to be installed on every branch line of hot and cold water systems with stainless steel access panels.

Fixtures Recommended for City Facilities Comfort Stations:

Toilets: Acorn Dura Ware 2100 or 2105- 1.28 gpf with concealed hydraulic Sloan flush valve (in pipe tunnel) with 3" push button

Lavatories: Acorn Dura Ware

Faucets: Chicago #333-665

Urinals : Acorn Dura-Ware 2158 -.125 gpf or .5 gpf with concealed Sloan Hydraulic Flush

Valve with 3" push button

Floor Drains: Zurn or Smith- ALL floor drains should be min 3" waste line

Water Pressure Regulators: Wilkins Model 600XL

Flushometer: Sloan

Drinking Fountains: Haws Hi/Lo when pedestal installed use HAWS 3500 or 3500D

Hose bibs: Acorn Sill Cocks- every bathroom should have aAcorn hosebib with no handle for maintenance

All Hardware to be Stainless Steel (All thread, nuts, uni-strut, etc.)

Clean-Outs- Each fixture should have its own full size clean-out wye on vent then reduce vent as needed.

Drinking Fountain Sand Traps-

1. 2" PVC drain with Long Sweep 90 degree elbow connection to fountain drain and wye clean out inside of actual Drinking Fountain.
2. Water shut off and hose bib should be also installed inside of drinking fountain
3. 9 ½" x 16" concrete yard box set on red brick foundation
4. Sand trap should carry a minimum of 6" of sand below drain line exiting Sand Trap
5. Main water shut off outside of pad in a concrete yard box mandatory
6. Check Drawing

Outside and Inside Showers at Comfort Stations- should be plumbed in with a minimum 3" drain line and drain into an approved Sand Trap with easy access lid for pumping out.

Plumbing Fixtures Recommended for all other City Facilities:

Sensor Auto Flush- TOTO or Zurn

Toilets- American Standard, Kohler, TOTO

Lavatories- American Standard Lucerne perferred

Faucets- 4"Centers Moen in staff areas only. Public areas use Chicago 3300-ABCP self-closing

ADA

Urinals- American Standard Washbrook preferred, Kohler

Floor Drains- Zurn, Smith

Slop Sinks – American Standard or Kohler

Kitchen Sink Faucets- Moen or Chicago (Commercial Grade)

Stainless Steel Sinks- Elkay ADA approved

Water Heaters – RUUD or AO Smith

Drinking Fountains- Haws High/Lo ADA approved

Circulation Pumps- Bell and Gosset or Grudfos

Hose Bibs- Acorn Sill Cocks

Ball Valves- Apollo full port and Domestic

Clean-outs- Clean-outs on all sink, floor drains, and shower fixtures

It is the contractors responsibility to verify all new and existing waste lines are clear before and after construction. Existing waste lines might need video inspection and hydro jetting.

All vent penetrations to have vandal proof cap on roof.

Any questions please contact Plumber Supervisor Victor Lopez at 619-525-8547

HVAC:

1.1.10_The HVAC crew will assist the Project Engineer during the construction phase and the final walk through as needed. The City Facilities Division HVAC representative will be in discussions with the Architect and Mechanical Consultant during the first design stages of a facility. *An Independence Commissioning Agent shall be assigned to the project in the design stage (recommend no later than 10% design) Commissioning Agent will be involved during the project. Commissioning Agent will perform point to point commission reports, with at least two hard copies and electronic copies to the City.*

1.1.11_Only the newest models of HVAC equipment and Building Automation Systems will be used. When the designed Automation system or Mechanical Equipment is not of the newest version or design, the most recent version and model will be installed as per the current title 24 requirements.

1.1.12_All Mechanical submittals will be reviewed thru Facilities Division Electrical crew.

1.1.13_The Manufactures representative will provide personnel, training on the operation and maintenance of the HVAC equipment, to the City HVAC personnel.

1.1.14_Technical manuals for the HVAC system and components will be provided to the Facility Maintenance Division HVAC Representative. Minimum of 2 copies will be provided in paper form, and electronic word or and excel.

1.1.15_Use of underground Chilled Water and Hot Water piping will not incorporate PVC pipe wrapped in PVC jacket. Brazed Copper pipe with PVC jacket is acceptable. Brazed joints are preferred not soft solder. Copper type L is preferred and long radius elbows.

1.1.16_No refrigerant lines will be installed below grade or within a concrete slab. Unless accepttical access is provided and approved by HVAC shop Personnel.

1.1.17_No HVAC (Heating, Ventilating & Air Conditioning) duct will be installed below grade or incased within or under a concrete slab.

1.1.18_All fresh air openings for HVAC system will not be located at ground level, below grade, or within 10 feet of the buildings sewer vents, exhaust vents or storm drain venting. (Per Sec. 317.6 Uniform Mechanical Code) asc

1.1.18_A/C package units installed on City roofs will be down flow type only.

1.1.20_All ductwork will have exterior insulation, due to previous building air quality issues. Use or mechanical binding such as wire wrap around the insulation to prevent insulation from becoming lose will be used, tape should not be considered the only source of binding of insulation to duct work. All duct work is to meet or exceed the current title 24

1.1.21_When natural gas is available at the street; natural gas will be used for all HVAC equipment.

1.1.22_HVAC unit's-***5 ton (60,000 BTUs)*** or over, will be three-phase power when available.

1.1.23_Energy efficient design will be incorporated with variable speed pumps. Chiller compressors should be in-closed, in a way as to minimize sound travel. ***When a Chiller is incorporated in the design*** a central boiler will be used for supplying the facility heating hot water and a scroll chiller will be used for supplying the facility-chilled water system.

1.1.24_Floor zones will have there own temperature control and independent fan system for controlling the environment independent of neighboring zones.

1.1.25_Whenever possible, a scroll compressor with the maximum available warranty years offered, will be specified. When water source heat pumps are specified, a minimum of five years for the warranty on the compressor will be required. ***Minimum compressor warranty even if optional to be no less than 5 years provided by either manufacture or installing contractor. This includes Recip., scroll and semi hermitic compressors.***

1.1.26_Extended warranties (five yrs.) will be used for A/C compressors 5 ton and over.

1.1.27_Package units, 7 1/2 Tons or larger, will have multiple compressors or capacity unloaders for energy savings.

1.1.28_All refrigerators will be free standing, no built in units or combination units.

1.1.29_All temperature controls in gyms must be incased or covered by a metal guard box.

1.1.30_VAV System's 5 ton and over, will be either chilled water or multiple compressor system, with an adequate airflow bypass. A static bypass damper sensor will be used when a bypass damper is used in a multizone vav system application

1.1.31_HVAC systems will use a 365-day time clock, or its equivalent, with battery back up. Features to include Holiday and Daylight Savings Programming. This type of Time clock should be used if a Building Automation System is not installed.

1.1.32_Safe and unobstructed access to all HVAC equipment will be provided, for maintenance & repair purposes. Equipment above ceilings should have clear access to all panels and filter removal. Equipment on roofs or equipment areas will have the needed clearance to remove filters and access all panels for service and repair. This clause if for all moving and control components of the HVAC system being installed.

1.1.33_Manufacturers minimum clearances will be met, for installation of all equipment. Boiler access for maintenance should include clear service areas for tube punching front and back of service panels not less than the length of the Boiler is long. This will allow for use of tube punching rods.

1.1.34_All control wire colors will conform to the equipments color schedule or mechanical wiring diagrams.

1.1.35_All terminal blocks and termination points, of the control wiring, will be labeled and identified as to match the submitted drawings & schematics.

1.1.36_Only standard size filters to be used, no custom sizes air filters. Standard should be considered as being a stock size air filter. Use of MERV rating 13 should be considered in a 2 inch air filter for the equipment when a 2 inch air filter is in the design. MERV 8 when 1 inch is being used or as design or manufactories specifications.

1.1.37_All air filters, and water strainers, will be installed, to maintain easy access for maintenance purposes. If equipment, such as air handlers, fan coils, split systems or heat pumps are installed above ceiling, the use of a T-bar filter housing should be used. The need to remove ceiling tiles to access filters should be avoided.

1.1.38_The City of San Diego HVAC Shop personnel, for compatibility of existing Building Management System control will identify standardization of the Energy Management Systems or Building Automation Systems. Example: Trane Voyager package roof tops with a Trane Building Automation system interfacing with the Trane A/C units.

1.1.39_There will be 100% compatibility between the Building Automation system and the HVAC equipment. No specialized interfacing between equipment and controls will be used to communicate between the HVAC Equipment and Building Automation System. ***Avoid the use of Gateways.*** This creates two or more separate control systems within one building. Example, Johnson Controls Metasys as workstation and air handler control, which communicates to McQuay Open Protocol panel which, communicates with Lonworks to communicate with Heat Pumps and Chiller. This is a three party control system, which is not acceptable!

1.1.40_The Building Automation System must have the capability to perform demand limiting from the factory and will be able to receive information from a pulse meter supplied by the Utilities Company ***or City real time monitoring system (Tritium).***

1.1.41_When a P.C. is specified to accompany the Building Automation System, it should be considered supplied by the department IT staff of the building IT staff where it is being installed (such as a Library). All required software for the system for setup, programming, and daily operations will be provided and the software discs will be given to the HVAC Supervisor. If the software for install is used for initial setup and start up, than this software is to be supplied from the controls company and to be considered to be registered for the life of the control system, no less than 10 years.

1.1.42_Control systems for consideration. Use of WEB Based systems or being in the cloud will be reviewed by City HVAC Supervisor before acceptance for install or design. Control system access should have no added cost to the City or the HVAC Shop. Re-accruing monthly service charge systems should not be considered for install. Use of Intranet (City owned IP Network) systems will be considered for install providing the control system is approved by City IT department. Computers (laptop or desktop) will be reviewed and be considered to be supplied by City IT department associated with the building department contact. Software and Licensing will be provided as a joint effort between City IT and controls contractor, if required. Trend and Alarm data will be stored onsite for a minimum of 30 days and accessed by PC either onsite or remotely. Remotely is preferred method.

1.1.43_The Building Automation System software will be Windows compatible, i.e. windows 7, with compatible communication software programs preferred by the manufacturer, such as Pro Comm. Plus or Hyper Terminal in Windows. Licensed software must be provided by the installing controls company for at least 3 City owned laptops with Windows 7. The automation system must communicate with the Cities HVAC Shop monitoring system site. (PC's, /Laptops)

1.1.44_The Use of Software for a graphical application on a local PC is acceptable but must not require a specialized security key connected to any PC or LAN devices. If a key is required for access of the control system, no less than 4 keys will be provided to HVAC Shop and one for the local workstation for a total of 5 keys.

1.1.45_On site work station requirements for DDC control systems. Specialized software or security cards or chips should not be used this provides extra expenses to the City. The local operating system PC should be an off the shelf type product and current within its design year of start up. No special built PC should be accepted. A local printer will be supplied by installing contractor (such as an ink jet color printer with extra ink cartages as replacement for one time) for the use of system alarms and user login printing.

1.1.46_The control system should be completely independent in operation and not dependant of other devices within its DDC network. If a loss of communication occurs with the LAN, HVAC Equipment (i.e. rooftop units, air handlers, fans, exhaust fans, chillers boilers and pumps), should operate in occupied mode based on last settings if communication is lost with the work station or daily scheduler if so supplied.

1.1.47_Building Automation System will be stand-alone. Stand alone should be considered as not requiring a PC or computer work station to be running on the work site. Equipment end devices will not be dependent of a PC to receive Time of Day Schedule, Holidays or On-Off control. Equipment should be able to start without needing personnel to turn something on in the event of a power failure.

1.1.48_Building Automation System end devices controlling equipment such as Fans and Pumps must have Hand-Off-Auto capability. This includes relays, VFD's or any component that uses on-off control.

1.1.49_Water and Air Flow switches if used in equipment must be approved by equipment manufacture. These devices must also be compatible with Building Automation System. Water flow proving switch, use thermal flow sensors as primary option, use of paddle switch as a proving method should be consider for review. The length of the neck of the piping (this is where the paddle is usually connected to the control switch) should not exceed the diameter of the pipe it is being installed in.

1.1.50_Local PC must be equipped to accomplish a full back-up of PC. Scheduled control system full back up to be performed every month, automatically, without over-writing the previous months back up should be considered as a very desirable option.

1.1.51_Chillers less than 100 tons should be considered as air cooled condensing only. Use of compressor silencing will be incorporated in the design such as sound blankets. Where condenser coils are exposed to the open side the use of storm guards will be used. Multi staged chillers will incorporate balance compressor run hours. Use of electronic TXV will be used.

1.1.52_When a new mechanical design is being considered for installation, such as a design new to San Diego, this should first be brought to the attention of the HVAC shop Supervisor for review. HVAC shop Supervisor should be given first right of refusal of a design before it is brought up in a design consideration and at first conceptual thought before our attempts are too late to reconsider a design. When a new design concept is approved by the HVAC Supervisor for install, then the design will include extensive training for City HVAC maintenance staff and extended warrantees will be included against not only the products but the design and installation.

1.1.53_ Boilers to be standardized with most common units, Preferred brands are; Ajax, Rapak, and Laars

1.1.54_ All new pool boiler piping installations shall be CPVC with hangers and supports according to currents building and mechanical codes and title 24.

Any questions please contact HVAC Supervisor Alfonso Jordan at 619-525-8549

Division 16 Electrical

PART 1

1 **P.V.C.**

1.1.1 All conduits in the ground will be P.V.C. schedule #40, (minimum) 3/4 inch or larger in diameter.

1.1.2 All P.V.C. will be buried below ground level and NEVER be in a concrete slab or concrete floor.

1.1.3 All stub-ups in P.V.C. will be changed to E.M.T. in walls. Exceptions are outside block walls can be P.V.C. No flexible conduit will be used.

1.2 E.M.T. Conduit

1.2.1 All wiring inside the building will be in E.M.T. conduit.

1.2.2 All E.M.T. connector, coupling, and other fittings will be non- cast steel compression type.

1.2.3 No BX or MC cables allowed.

1.3 Rigid Conduit

1.3.1 All conduit exposed on salt air to be PVC coated.

1.3.2 All conduits exposed below 4 feet of finish grade on walls shall be rigid conduit.

1.4 Flexible Steel Conduit

1.4.1 Only on motor connection and fixture tails, not over 6 feet in length.

1.5 Boxes

1.5.1 Any exposed wiring device box will be cast iron only. No cast aluminum.

1.5.2 Any exposed light fixture junction boxes will be cast iron only. No cast aluminum.

1.5.3 All outdoor outlets will be installed in a recessed stainless steel box with a flush, lockable cover with a 20 amp G.F.C.I. receptacle and on a separate circuit. For gazebos and outside public areas.

1.5.4 Inside wiring device boxes and junction boxes will be at least 4" square by 1 1/8 inch deep.

1.5.5 Electrical, phone, and data floor boxes will be brass type (RFB style Walker) with tamper – proof screw cap only. All brass covers will be flush with the floor. Floor monuments are not acceptable.

1.5.6 Flat wiring will not be used.

1.6 Wire

1.6.1 All wiring will be stranded, copper THHN type, including all #12 A.W. wire.

1.6.2 Minimum wiring size will be #12 A.W.G. stranded.

1.6.3 One neutral for every one circuit pulled. No sharing on neutral wires anywhere.

1.7 Marking and Names Plates

1.7.1 Name plates: Furnish and install a minimum size of 1" high and 3" wide by 3/32" thick matte white (for normal power) and red (for emergency power) laminated phenolic nameplates with 1/4" white characters engraved in the plastic for all items of electrical equipment including, but not limited to switchboards, panel boards, automatic transfer switches, motor control centers, feeder circuit breakers, relays, time switches, disconnect switches, exposed pull or junction boxes, and all control equipment. Name plates will be attached with 2 cadmium-plated screws. Adhesive attachment will not be acceptable. Punch strip tape type name plates with card holders in any form are prohibited.

1.7.2 Provide wire marker on each conductor in electrical panel pull box, outlet, and junction box. This includes all disconnects an connections. *If more than one neutral conductor is present, mark each related circuit and panel number.

1.7.3 Label outside of all cover plates of wiring devices and junction boxes with circuit and panel number. Each branch circuit device cover plate will be labeled (engraved or silk screen) to indicate the branch circuit and panel number. Devices will include, but not be limited to, the following: toggle switches, dimmer switches and receptacle.

1.8 Grounding

1.8.1 All raceways will include a full size green insulated ground wire terminated at each outlet box, device enclosure, etc. and connected back at the panel boards, switchboard or cabinet on the appropriate ground bus.

1.8.2 The green insulated ground (bond) wire will be spliced together within the outlet box. A green insulated bonding jumper will be provided from the splice to the box body. Attachment to the box body will be provided using a tapped #10-32 x 3/8" screw minimum. A green insulated bonding jumper will be provided from the splice to the receptacle ground screw even with self grounding receptacles.

1.9 Devices and Cover Plates

1.9.1 Wall switches - 20 AMP 120v/277v Industrial Type Specify:

a. Hubbell: HBL 1221 or equal.

b. Decorator Type: Hubbell DS 120-20 amp

1.9.2 Duplex Receptacle 20 AMP 120v/277v Industrial Type Specify:

a. Hubbell - (20 AMP) # HBL 5362 or equal.

b. Decorator Type DR 20DR

1.9.3 All devices are to have clamp style side/ back connections for stranded wire only. All receptacles shall be pigtailed out so only one Color wire, a neutral wire, and a ground wire is connected to the back of the receptacles.

1.9.4 All receptacles and switches on emergency power will be RED.

1.9.5 All receptacles in public areas shall be tamper-proof.

a. Hubbell - HBL 8300SGA

b. Decorator Type DR20TR

PART 2

2.1.0 Hand Dryers

2.1 Install at least one hand dryer 2000 watt in each restroom. City Standard is the 120 volt Semi Flush World hand dryer 120 volt semi-flush. In pipe chase applications, use 120 volt Fastair, model HO3.

2.2.0 Exit Signs

2.2.1 All exit signs will have LED lighting Components and the voltage being 120v or the 277v series, Atomic exits signs are no longer used due to hazardous waste issues.

2.2.2 L.E.D. exit signs are good, and the battery need to last 3 to 5 years.

2.3.0 Emergency Battery Systems

2.3.1 The number on chose is to use the emergency lighting wall pack that are battery operated and comes equipped with a self testing mode. The second option would be an emergency lighting inverter which would be of a specific manufacture that would be considered City Standards Is the Myers Illuminator E series light inverters for emergency lighting with front access

terminal batteries. Do not use emergency ballast in light fixtures for a emergency lighting system.

2.4.0 Low Voltage System for Title 24

2.4.1 Avoid low voltage programmable systems. If a system must be installed use it for only large rooms over 5000 feet, in all other areas use normal switching methods, and use only the City Standards type Cooper Green Gate lighting inverters with touch screen and software. Use Tork Time clock 7200ZL for outdoor lighting controls. Also, all software manuals and training to program the lighting system must be given to Facilities Division Electricians no later than on the final walk thru. Training to program the system must be given to Facilities Division Electrician no later than on final walk thru.

PART 3

3.1.0 Light Fixtures

3.1.1 Reduce the number of decorative and display light fixtures where possible.

3.1.2 Light fixtures will be high quality, long lasting, brand name, Energy Efficient and made in the U.S.A., with easy to replace lamps. The number of different types of fixtures must be kept to a minimum and the ease of re-lamping must be a major consideration in fixture selection.

3.1.3 Standard 4 foot LED fixtures are most desirable in the general area.

3.1.4 Metal Halide, indirect light fixtures are no longer used in high ceiling such as Gym lighting for baskets courts. The six lamp T5 fluorescent lights are now the standards.

3.1.5 All recessed cans shall be LED type fixture.

3.1.6 Do not use low voltage light fixtures. For example: fixtures that take MR16 lamps.

3.2. Outside Light Fixtures

3.2.1 All outside light fixtures will have polycarbonate lenses and vandal resistant screws. City Standard is Kenall S-711 LED and or for restroom/ comfort station. For inside lighting use the Kenall H-1212 LED type.

3.2.2 Install light fixtures for library sign, book drop and all outside door openings.

3.2.3 Wall mounted light fixtures will be used for general outside area for security and safety.

3.2.4 Libraries will be well lit inside and out. For security purposes.

3.2.5 Avoid small light fixtures in steps, use pole or wall lights.

3.2.6 Avoid tree lights that are mounted above the ground (i.e., Pacific Beach Library).

3.2.7 Avoid in ground lights (i.e., Mira Mesa Library) because of water resistance issues. If it is necessary use only brand name City Standard Hydrel.

3.2.8 Avoid low voltage light fixtures. Example: fixtures that require MR16 lamps.

3.2.9 Heavy duty mounting will be needed for all outside light fixtures.

3.2.10 Parking lot pole light are necessary in all parking lots.

3.2.11 We encourage wall mounted light fixtures on the building.

3.2.12 All exterior building lighting will have separate circuits from exterior pole lighting.

3.3.0 Time Clocks

3.3.1 All time clocks will be City Standard Tork Electronic Astronomical, 40 amp contact. No substitutions.

3.3.2 Lighting contractor will be necessary if more than 2 circuits for outside lights. Install hand, off, automatic switch or bypass switch for testing during the day for outside lights. Photo cells on parking lot light fixtures are not allowed.

3.3.3 Inside lights will be on lighting contractor controlled by separate time clock or switches.

3.4.0 Lamps

3.4.1 In new buildings provide a spare case of lamps for every type used, including M.H., incandescent, H.P.S., L.P.S. and fluorescent lamps. Provide no later than final walk thru.

3.4.2 Do not use incandescent lamps.

3.4.3 Low pressure sodium lamp are use only in parking lot lights.

3.4.4 When possible install LED or Fluorescent lamps

3.4.5 Standardize with 4 foot fluorescent energy 32 watt cool white T-8 lamps.

3.4.6 Use brand name electronic ballast, 5 year warranty. GE, Advance... etc.

3.4.7 Reduce the number of decorative and display lamps.

3.4.8 Provide fixture location that allows easy lamp replacement, this is a major problem.

3.4.9 Brand name lamps are a must.

3.4.10 Outside lamps will be LED (general lighting) LED (signs) and LED (for security).

PART 4

4.1.0 Conduits, Raceways and Boxes

4.1.1 All Flexible conduits will have a green ground wire. It will only be used for motor connections, fixture tails, or used in existing walls (6" or less). Non-metallic or sealtite will be used in damp locations and machinery rooms.

4.1.2 Conduit run above suspended ceilings will be supported from the building structure independently and will be run with sufficient clearance from the ceiling system to permit the tiles to be removed and to allow full access to the space above.

4.1.3 Roof top conduits (rigid steel) will be neatly grouped and installed parallel to the building lines. Support for conduit shall be rubber sleepers with unistrut on top.

4.1.4 Home runs will be a minimum of 3/4" conduit. 1/2" can be used to supply a single termination (e.g., conduit going from switch box to single light fixture).

4.1.5 Junction and Switch boxes shall be a minimum of 4" square in size and a minimum of 21/8" deep.

4.2.0 Wires and Conductors:

4.2.1 All insulation in AWG sizes 8 and below will be impregnated with color according to the following:

480/277 volts		208/120 volts
Phase A	Brown	Black
Phase B	Orange	Red
Phase C	Yellow	Blue
NeutralGray	Gray	White
Ground	Green	Green

Where color other than black is not an integral part of insulation use 3M No. 35 tapes in the same color code to identify both ends of conductors No. 6 and larger. Use other colors as required to identify control or other special circuits. Ground conductor will have green insulation for 1/0 or smaller conductors, green tapes on other colors of insulation are NOT acceptable. All neutral wires shall be white with phase stripe running along entire length.

4.3.0 Light fixtures commonly used by the City of San Diego:

4.3.1 Indoor/Outdoor

1. Gym light fixture- Six lamp T-5 fluorescent light fixtures controlled by barrel switches.

2. Compact fluorescent - Eclipse 26 watt CMK series or equal to. Must be a low profile 15x15 square.

3. Ceiling mount fluorescent - Kenall, No. H1212L.C., 13X 2 – 120 volt 4 pin 26w fluorescent.

4.3.2 Outdoor Security Lighting

1. Kendell S-711 LED is preferred and the Kendell H-1212 LED is also preferred, Eclipse also as described above.

2. Cooper Wall PAC 40-80 watt

3. In ground – Hydrel Co. Only (Tree lights). Must place at least two inches of gravel around fixture for drainage.

4.4.0 Switchgear and Electrical Panels

4.4.1 A. Supply 25% spare breaker space in all panels and copper bus.

B. Provide 25% more ampactiy for electric panels above calculated load requirements.

C. Provide a 3/4 inch conduit for each three spares or spaces in all flush mounted power or lighting panel boards. Route conduit to accessible space above the ceiling.

D. All panels will have bolt on breaker, copper buss, and full size neutral-ground bar.

E. Main Switch and all circuit breakers will be supplied with a name plate adjacent to each device as specified under Marking and Name plates.

F. Fusible Switches: (heavy duty) switches, with fuses of classes and current ratings indicated. See Section Fuses for specifications. Where current limiting fuses are indicated, provide switches with non-interchangeable feature suitable only for current limiting type fuses. Each fusible disconnect switch will be equipped with a blown fuse indicator module.

4.4.2 Fuses

A. Fuses will be low peak RK1 class ARC rejection type.

B. Fuses serving motor loads will be dual element with a minimum time delay of 10 seconds at 125 percent rating. Fuses will be current limiting time delay type with interrupting capacity of 200,000 ampere RMS symmetrical minimum. C. Fuses will be Bussman or Gould low peak, only.

C. Provide spare fuses in the amount of ten percent of each size and type installed, but not less than three; delivered to the Owner upon final acceptance of the project. Provide and install fuse cabinet in the electrical room for storing these extra fuses.

D. Install 24 X 18" metal frame in the electrical room and include a "one line" electrical diagram of the building.

4.4.3 Transformers:

A. Attach incoming and outgoing conduits to the transformer case with approximately 18 inches of flexible conduit to reduce noise transmission. Provide separate grounding jumper when using flexible conduit.

B. Maintain a minimum of 1'-0" free air space between transformer and walls.

C. All transformers will have name plates showing its rating, circuit number it is fed from and panel it is feeding.

D. Install transformers on seismic style vibration isolator pads (feet).

4.4.4 Generators, Motors, Controllers and Fire Alarms

A. Generator KW rating must be at least 10% more than calculated load for future use requirements. Kohler generators only. Documentation and repair manuals will be supplied. B. Motors will be energy efficient with sealed bearings.

B. Programmable logic controller (PLC): The contractor will furnish, to the City a licensed copy of the software for the PLC and all files and hard copies of the ladder logic with reference documentation.

C. Fire Alarms: Use only Edwards, Notify, or Simplex fire alarms.

PART 5

Designs, Submittals and Final Walk-Thru

5.1 Design

The architects' electrical engineer must consult with the City of San Diego's Facilities Division personnel during the design phase and throughout the project. The City staff has developed standards that must be incorporated into the plans and specifications. Please route thru General Services/ Facilities Division, Electrical Crew. M.S. 20, Phone 525-8524.

5.2 Submittals

All electrical submittals will *be reviewed thru Facilities Division Electrical crew. All comments will be in writing within five days. This is very important to us in Maintenance so that we get the item that is equal or spec. out. Especially light fixture, switches, recept. and electrical equipment.*

5.3 Final Walk Thru

All manuals and training on all electrical system will be done at this time, which includes, but not limited to: testing of emergency systems, time clocks, lights, and exhaust fans. Provide one set of blue prints, spec book, and submittals.

5.4 Manual and Documentation

The Contractor will furnish operation and maintenance manuals for each electrical system and for each piece of equipment. The complete manual, bound in hardback binders, or and approved equivalent *will* be provided to the Owner's Representative. The number of copies will be as indicated in Division 1. One manual will be furnished prior to the time that the system or equipment tests are performed to the electrical shop:

City of San Diego
Public works / Facilities Division
Electrical Section MS# 20
San Diego, CA 92102

The remaining manuals will be furnished before the contract is completed. The following identification will be inscribed on the cover; the words OPERATING AND MAINTENANCE MANUAL, the name and location of the building, the name of the Contractor, and the contract number.

The manual will include the names, address, and the telephone numbers of each Subcontractor installing equipment and systems, and of the local representatives for each item of equipment and each system. The manual will have a table of contents and be assembled to conform to the table of contents with tab sheets placed before instructions covering each subject. The instruction sheets will be legible with large sheets of drawings folded in. The manual will include, but not limited to, the following:

A. System layout showing components.
B. Devices and controls.
C. Wiring and control diagrams showing operation and control of each component.
D. Sequence of operation describing start-up, operation, and shutdown.
E. Functional description of the principal system components.
F. Installation instructions.
G. Maintenance and overhaul instructions.
H. Lubrication schedule including type, grade, temperature range, and frequency.
I. Safety precautions, diagrams and illustrations.

Training:

User staff and maintenance personnel will be thoroughly trained (minimum of 4 hours) in the use of each electrical system or major piece of equipment installed. This training will be provided as a part of the Contractors bid to supply the system or equipment. Additional training requirements, will be as specified in the subsequent sections of Division 16.

It will be the responsibility of the Contractor to provide equipment with the proper electrical characteristics for the electrical service provided. All necessary electrical components to provide a complete system will be furnished.

Any Questions, Please Contact Electrical Supervisor Walter Hegard at 525-8548.

Total Price For Design-Build Proposal, (items 1 through 7, inclusive) amount written in words:

Ten million, three hundred thousand dollars and zero cents.

Design-Builder: Turner Construction Company

Title: John H. Greenip, Vice President & General Manager

Signature:

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

John H. Greenip, Vice President & General Manager, Turner Construction Company CA license no. 210639

Michael Bruynesteyn, Treasurer, Turner Construction Company

Christa E. Andresky, Corporate Secretary, Turner Construction Company

Robert Simons, Principal, SVA Architects, Inc.

IMPORTANT NOTICE: If Design-Builder or other interested person is a corporation, state secretary, treasurer, and manager thereof; if a co-partnership, state true name of firm, also names of all individual co-partners composing firm; if Design-Builder or other interested person is an individual, state first and last names in full.

NOTES:

A. The Contract Price to be used in the selection process as described in Attachment G of the RFP will be determined by the base proposal alone.

B. Prices and notations shall be in ink or typewritten. All corrections (which have been initiated by the Design-Builder using erasures, strike out, line out, or "white-out") shall be typed or written in with ink adjacent thereto, and shall be initialed in ink by the person signing the Proposal.

C. Failure to initial all corrections made in the proposal documents may cause the Proposal to be rejected as **non-responsive** and ineligible for award.

D. Blank spaces must be filled in. The Design-Builder's failure to submit a price may render the Proposal **non-responsive** and ineligible for award.

E. Unit prices shall be entered for all unit price items. Unit prices shall not exceed two (2) decimal places. If the Unit prices entered exceed two (2) decimal places, the City will only use the first two digits after the decimal points without rounding up or down.

F. All extensions of the unit prices will be subject to verification by the City. In the case of inconsistency or conflict between the product of the Quantity x Unit Price and the Extension, the product shall govern.

G. In the case of inconsistency or conflict, between the sums of the extensions with the total proposal price, the sum of the extensions shall govern.

H. 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.

I. Subcontractors' License Numbers must be filled in. Failure to provide the information specified may deem the bidder **non-responsive**.

Turner

Turner Construction Company
375 Hudson Street
New York, NY 10014
phone: 212-229-6163
fax: 212-229-6094

CORPORATION CERTIFIED RESOLUTION

I, Claudia LaFleur-Thrash, Assistant Corporate Secretary of Turner Construction Company, a corporation organized and existing under the laws of the State of New York (the "Company"), do hereby certify that the following is a true and correct copy of a resolution duly adopted at a meeting of the Board of Directors of the Company duly held and convened on January 26, 2016, at which meeting a duly constituted quorum of the Board of Directors was present and acting throughout, and that such resolution has not been modified, rescinded or revoked, and is at present in full force and effect:

RESOLVED: That John H. Greenip, Vice President, of Turner Construction Company is empowered and authorized, on behalf of the Company, to execute and deliver contracts and amendments thereto, and all documents required with such contracts and amendments.

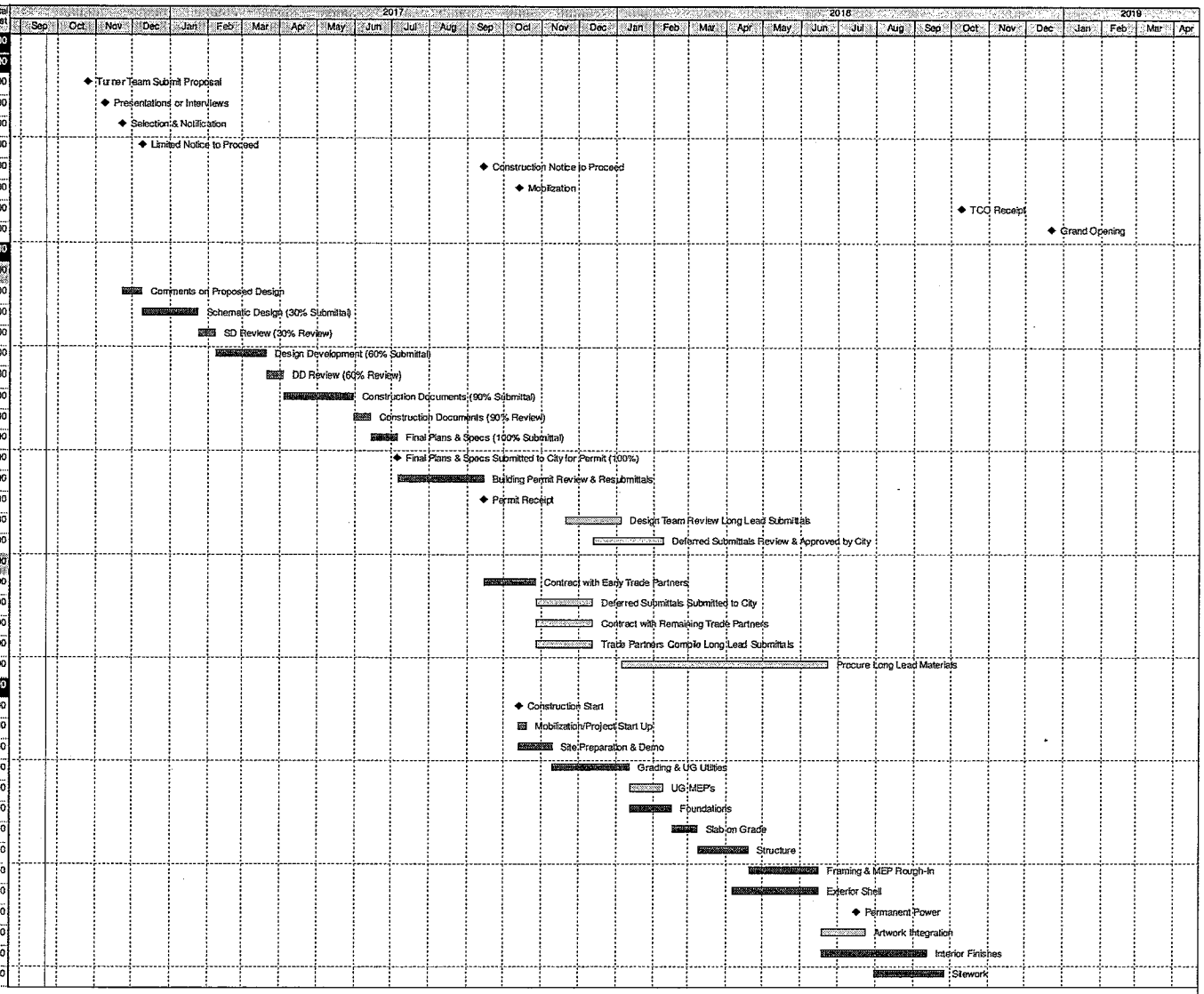
IN WITNESS WHEREOF, the undersigned has affixed his signature and the corporate seal of the Company this 26th day of September, 2016.

Turner Construction Company CORPORATE Seal 1902 New York

Claudia LaFleur-Thrash
It's Assistant Corporate Secretary

(Corporate Seal)

Activity ID	Activity Name	Original Duration	Start	Finish	Budgeted Total Cost
San Ysidro Library Proposal Schedule		544	26-Oct-16	21-Dec-18	$10,300,000.00
Milestones		544	26-Oct-16	21-Dec-18	$0.00
A1000	Turner Team Submit Proposal	0	26-Oct-16*		$0.00
A1010	Presentations or Interviews	0	09-Nov-16		$0.00
A1020	Selection & Notification	0	23-Nov-16		$0.00
A1030	Limited Notice to Proceed	0	09-Dec-16		$0.00
A1050	Construction Notice to Proceed	0		14-Sep-17	$0.00
A1380	Mobilization	0	13-Oct-17		$0.00
A1080	TCO Receipt	0		09-Oct-18	$0.00
A1090	Grand Opening	0		21-Dec-18	$0.00
Preconstruction		400	23-Nov-16	22-Jun-18	$1,829,760.00
Design & Permitting		305	23-Nov-16	08-Feb-18	$937,576.00
A1210	Comments on Proposed Design	10	23-Nov-16	08-Dec-16	$0.00
A1120	Schematic Design (30% Submittal)	30	09-Dec-16	23-Jan-17	$200,000.00
A1130	SD Review (30% Review)	10	24-Jan-17	06-Feb-17	$0.00
A1140	Design Development (60% Submittal)	30	07-Feb-17	20-Mar-17	$200,000.00
A1150	DD Review (60% Review)	10	21-Mar-17	03-Apr-17	$0.00
A1160	Construction Documents (90% Submittal)	40	04-Apr-17	30-May-17	$150,000.00
A1170	Construction Documents (90% Review)	10	31-May-17	13-Jun-17	$0.00
A1180	Final Plans & Specs (100% Submittal)	15	14-Jun-17	05-Jul-17	$50,000.00
A1190	Final Plans & Specs Submitted to City for Permit (100%)	0		05-Jul-17	$0.00
A1200	Building Permit Review & Resubmittals	50	06-Jul-17	14-Sep-17	$25,000.00
A1220	Permit Receipt	0		14-Sep-17	$250,000.00
A1260	Design Team Review Long Lead Submittals	30	20-Nov-17	04-Jan-18	$62,576.00
A1250	Deferred Submittals Review & Approved by City	40	13-Dec-17	08-Feb-18	$0.00
Trade Partnering		195	15-Sep-17	22-Jun-18	$892,184.00
A1230	Contract with Early Trade Partners	30	15-Sep-17	26-Oct-17	$312,880.00
A1240	Deferred Submittals Submitted to City	30	27-Oct-17	12-Dec-17	$25,030.00
A1260	Contract with Remaining Trade Partners	30	27-Oct-17	12-Dec-17	$156,440.00
A1270	Trade Partners Compile Long Lead Submittals	30	27-Oct-17	12-Dec-17	$275,334.00
A1290	Procure Long Lead Materials	120	05-Jan-18	22-Jun-18	$122,500.00
Construction		300	13-Oct-17	21-Dec-18	$8,470,240.00
A1300	Construction Start	0	13-Oct-17		$0.00
A1305	Mobilization/Project Start Up	5	13-Oct-17	19-Oct-17	$70,000.00
A1320	Site Preparation & Demo	20	13-Oct-17	09-Nov-17	$406,744.00
A1310	Grading & UG Utilities	40	10-Nov-17	11-Jan-18	$438,040.00
A1340	UG MEP's	20	12-Jan-18	08-Feb-18	$387,971.00
A1330	Foundations	25	12-Jan-18	15-Feb-18	$369,198.00
A1350	Slab on Grade	15	16-Feb-18	08-Mar-18	$219,016.00
A1360	Structure	30	09-Mar-18	19-Apr-18	$982,442.00
A1370	Framing & MEP Rough-In	40	20-Apr-18	15-Jun-18	$1,376,671.00
A1400	Exterior Shell	50	06-Apr-18	15-Jun-18	$1,126,367.00
A1430	Permanent Power	0		16-Jul-18	$0.00
A1510	Artwork Integration	25	18-Jun-18	23-Jul-18	$0.00
A1390	Interior Finishes	60	18-Jun-18	11-Sep-18	$1,026,246.00
A1410	Sitework	40	31-Jul-18	25-Sep-18	$938,639.00



Remaining Level of Effort
Actual Level of Effort
Actual Work

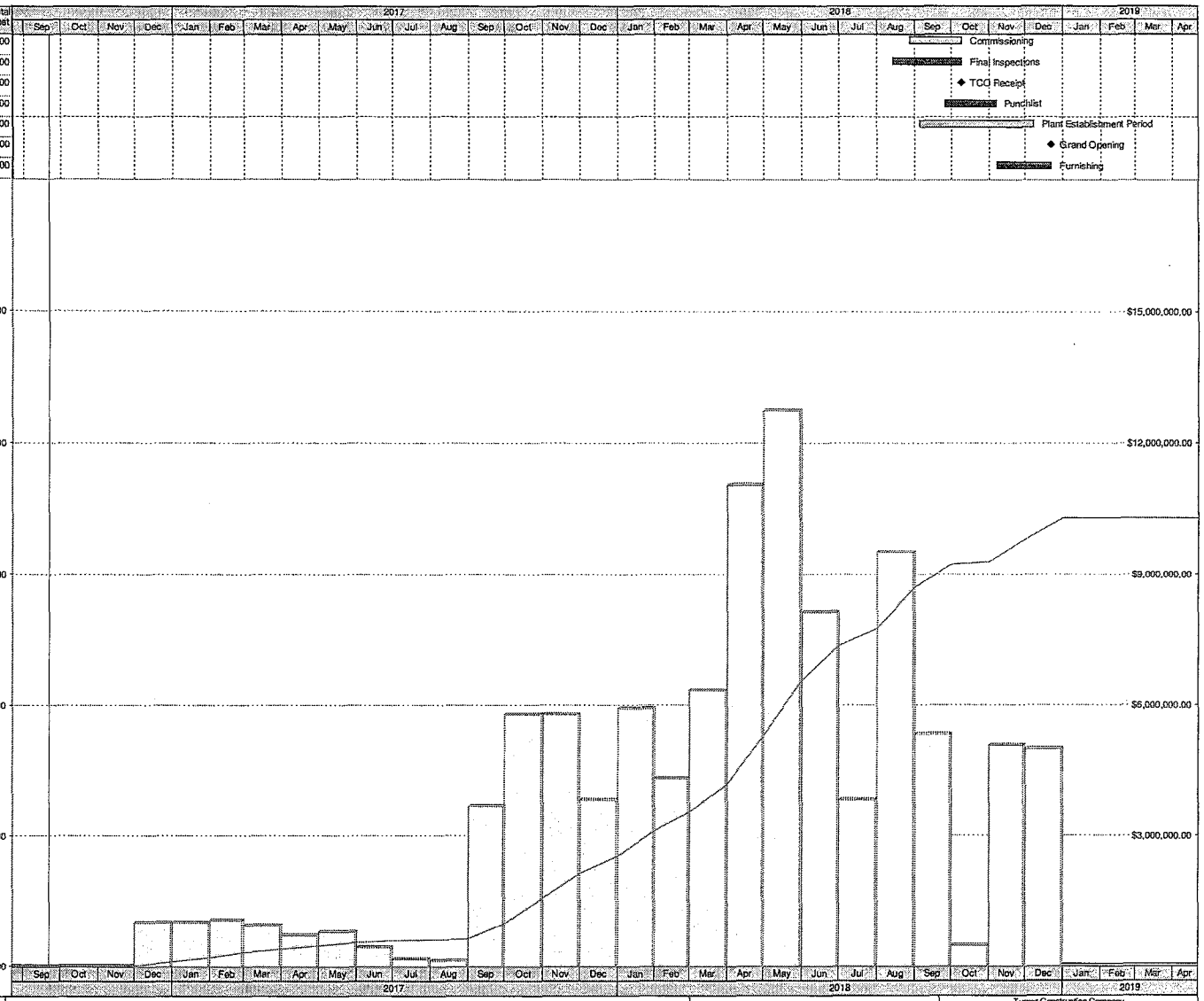
Data Date:22-Sep-16
Run Date:25-Oct-16
Page 1 of 2

San Ysidro Library Proposal Schedule
Overall Schedule Summary (Cost Loaded)

Turner

Turner Construction Company			
Date	Revision	Checked	Approved
26-Oct-16			

Activity ID	Activity Name	Original Duration	Start	Finish	Budgeted Total Cost
A1450	Commissioning	30	28-Aug-18	09-Oct-18	$56,318.00
A1490	Final Inspections	40	14-Aug-18	09-Oct-18	$28,785.00
A1500	TCO Receipt	0		09-Oct-18*	$0.00
A1420	Punchlist	30	26-Sep-18	06-Nov-18	$31,288.00
A1460	Plant Establishment Period	65	05-Sep-18	07-Dec-18	$12,515.00
A1470	Grand Opening	0		21-Dec-18	$0.00
A1480	Furnishing	30	07-Nov-18	21-Dec-18	$1,000,000.00



Budgeted Total Cost
Planned Value Cost

Remaining Level of Effort
Actual Level of Effort
Actual Work

Data Date:22-Sep-16
Run Date:25-Oct-16
Page 2 of 2

San Ysidro Library Proposal Schedule
Overall Schedule Summary (Cost Loaded)

Turner

Turner Construction Company

Date	Revision	Checked	Approved
25-Oct-16			

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Acculine Survey, Inc Address: 1919 Grand Ave, Suite 1G City: San Diego State: CA Zip: 92109 Phone: 858-483-6665 Email: acculinesurvey@sbcglobal.net	Constructor	5717	Survey	$15,000	SB (micro) SLBE	CADoGS CITY	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 57236

Legal Business Name
ACCULINE SURVEY, INC.

Doing Business As (DBA) Name1:
ACCULINE SURVEY, INC.

Doing Business As (DBA) Name2:

Office Phone Number
858/483-6665

Business Fax Number
858/483-6056

Business Web Address
http://acculinesurvey.thebluebook.com (http://acculinesurvey.thebluebook.com)

Service Areas
Imperial , Los Angeles , Orange , Riverside , San Bernardino , San Diego

Address
1919 GRAND AVE., SUITE 1G
SAN DIEGO STATE UNIVERSITY
CA 92109

Email:
acculinesurvey@sbcglobal.net (mailto:acculinesurvey@sbcglobal.net)

Total No. of Employees
7

Business Types:
Service

Notification Preference
Email

View Keywords

View Classifications

Active Certifications

?

Certification Type	Status	From	To
SB(Micro)	Approved	11/27/2013	11/30/2017

Certification History

?

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy
(http://fiscal.ca.gov/Privacy_Policy/index.html)

(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Benco Concrete, Inc Address: 2220 OTAY LAKES RD #502 City: CHULA VISTA State: CA Zip: 91915 Phone: (619) 934-3302 Email: LUPEB@BENCOCONCRETEINC.NET	Constructor	937969	Concrete	$340,350	SB (micro)	CADoGS	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 1240520

Legal Business Name
BENCO CONCRETE INC

Doing Business As (DBA) Name1:
BENCO CONCRETE INC

Doing Business As (DBA) Name2:

Office Phone Number
619/934-3302

Business Fax Number
619/662-0318

Business Web Address

Address
2220 OTAY LAKES RD STE 502
CHULA VISTA
CA 91915-1818

Email:
jerryb@bencoconcreteinc.net (mailto:jerryb@bencoconcreteinc.net)

Total No. of Employees
12

Business Types:
Construction , Service

Notification Preference
Email

Service Areas
Alameda , Alpine , Amador , Butte , Calaveras , Colusa , Contra Costa , Del Norte , El Dorado , Fresno , Glenn , Humboldt , Imperial , Inyo , Kern , Kings , Lake , Lassen , Los Angeles , Madera , Marin , Mariposa , Mendocino , Merced , Modoc , Mono , Monterey , Napa , Nevada , Orange , Placer , Plumas , Riverside , Sacramento , San Benito , San Bernardino , San Diego , San Francisco , San Joaquin , San Luis Obispo , San Mateo , Santa Barbara , Santa Clara , Santa Cruz , Shasta , Sierra , Siskiyou , Solano , Sonoma , Stanislaus , Sutter , Tehama , Trinity , Tulare , Tuolumne , Ventura , Yolo , Yuba

View Keywords

View Classifications

Active Certifications

Certification Type	Status	From	To
SB(Micro)	Approved	02/29/2012	01/31/2017

Certification History

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy (http://fiscal.ca.gov/Privacy_Policy/index.html)

(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: SAN DIEGO STEEL SOLUTIONS Address: 579 ENTERPRISE ST City: ESCONDIDO State: CA Zip: 92029 Phone: (760)489-9990 Email: SDSTEELSOLUTIONS@YAHOO.COM	Constructor	932783	Steel	$275,000	SB(micro) SLBE	CADoGS CITY	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 56871

Legal Business Name
SAN DIEGO STEEL SOLUTIONS INC.

Doing Business As (DBA) Name1:
SAN DIEGO STEEL SOLUTIONS INC.

Doing Business As (DBA) Name2:

Office Phone Number
760/489-9990

Business Fax Number
760/489-8610

Business Web Address
http://www.sdsteelsolutions.com (http://www.sdsteelsolutions.com)

Service Areas
Orange , Riverside , San Diego

Address
PO BOX 463091
ESCONDIDO
CA 92046

Email:
sdsteelsolutions@yahoo.com (mailto:sdsteelsolutions@yahoo.com)

Total No. of Employees
10

Business Types:
Construction

Notification Preference
Email

View Keywords

View Classifications

Active Certifications

?

Certification Type	Status	From	To
SB(Micro)	Approved	04/24/2013	04/30/2017

Certification History

?

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy
(http://fiscal.ca.gov/Privacy_Policy/index.html)
(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: ANNING-JOHNSON COMPANY Address: 13250 TEMPLE AVENUE City: CITY OF INDUSTRY State: CA Zip: 91746 Phone: (626)369-7131 Email: snunez@anningjohnson.com	Constructor	652825	Steel Deck	$68,000			
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: PROVIDENCE VENTURE, Inc Address: 2025 GILLESPIE WAY SUITE 108 City: EL CAJON State: CA Zip: 92020 Phone: (858)279-1000 Email: DARYL.CARR@PVIBUILDERS.COM	Constructor	924362	Casework	$53,000	SB(micro) SLBE	CADoGS CITY	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 1748843

Legal Business Name
PROVIDENCE VENTURE INC.

Doing Business As (DBA) Name1:
PROVIDENCE VENTURE INC.

Doing Business As (DBA) Name2:

Office Phone Number
858/437-1449

Business Fax Number

Business Web Address
http://www.pvibuilders.com (http://www.pvibuilders.com)

Service Areas
San Diego

Address
6659 BALLINGER AVE.
SAN DIEGO
CA 92119

Email:
sheena.zoller@pvibuilders.com (mailto:sheena.zoller@pvibuilders.com)

Total No. of Employees
9

Business Types:
Construction

Notification Preference
Email

View Keywords

View Classifications

Active Certifications

Certification Type	Status	From	To
SB(Micro)	Approved	12/11/2012	12/31/2016

Certification History

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy (http://fiscal.ca.gov/Privacy_Policy/index.html)

(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: AOS INC. BDA:SUPERIOR ROOFING Address: 1309 DEERBROOK DRIVE City: SAN MARCOS State: CA Zip: 92079 Phone: (760)745-9509 Email: EVAN@AOSROOF.COM	Constructor	669231	Roof	$153,000	SB	CADoGS	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 1185560

Legal Business Name
AOS INC. DBA SUPERIOR ROOFING

Doing Business As (DBA) Name1:
AOS INC. DBA SUPERIOR ROOFING

Doing Business As (DBA) Name2:

Office Phone Number
760/745-9509

Business Fax Number
760/591-9505

Business Web Address

Service Areas
Imperial , Los Angeles , Orange , Riverside , San Bernardino , San Diego

Address
1309 DEERBROOK DR
SAN MARCOS
CA 92069

Email:
evan@aosincsuperiorroofing.com (mailto:evan@aosincsuperiorroofing.com)

Total No. of Employees
30

Business Types:
Construction

Notification Preference
Email

View Keywords

View Classifications

Active Certifications

?

Certification Type	Status	From	To
SB	Approved	04/17/2013	04/30/2018

Certification History

?

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy
(http://fiscal.ca.gov/Privacy_Policy/Index.html)

(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Dave Whipple Sheet Metal Address: 1077 N Cuyamaca St City: El Cajon State: CA Zip: 92020 Phone: 619-562-6962 Email: steve@whipplesm.com	Constructor	736812	Sheet Metal	$58,000	SB(micro)	CAGoDS	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 43811

Legal Business Name
DAVE WHIPPLE SHEET METAL INC

Doing Business As (DBA) Name1:
DAVE WHIPPLE SHEET METAL INC

Doing Business As (DBA) Name2:

Office Phone Number
619/562-6962

Business Fax Number
619/562-7278

Business Web Address

Service Areas
Imperial , Riverside , San Diego

Address
1077 N CUYAMACA ST
EL CAJON
CA 92020

Email:
STACY@WHIPPLESM.COM (mailto:STACY@WHIPPLESM.COM)

Total No. of Employees
24

Business Types:
Construction , Manufacturer

Notification Preference
Email

View Keywords

View Classifications

Active Certifications

Certification Type	Status	From	To
SB(Micro)	Approved	07/23/2013	07/31/2017

Certification History

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy
(http://fiscal.ca.gov/Privacy_Policy/index.html)
(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: VORWALLER & BROOKS, INC Address: 72182 CORPORATE WAY City: THOUSAND PALMS State: CA Zip: 92276 Phone: (760)262-6300 Email: SHELDON@VBIDOOR.COM	Constructor	832987	Doors Frames Hardware	$52,989	SB (Micro)	CADoGS	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 1756292

Legal Business Name
VORWALLER& BROOKS INC

Doing Business As (DBA) Name1:
VORWALLER& BROOKS INC

Doing Business As (DBA) Name2:

Office Phone Number
760/262-6300

Business Fax Number
760/262-6493

Business Web Address
http://www.vbidoor.com (http://www.vbidoor.com)

Service Areas
Los Angeles , Orange , Riverside , San Diego

Address
72182 CORPORATE WAY
THOUSAND PALMS
CA 92276

Email:
Sheldon@vbidoor.com (mailto:Sheldon@vbidoor.com)

Total No. of Employees
43

Business Types:
Construction , Service

Notification Preference
Email

View Keywords

View Classifications

Active Certifications

Certification Type	Status	From	To
SB(Micro)	Approved	07/23/2013	07/31/2017

Certification History

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy (http://fiscal.ca.gov/Privacy_Policy/index.html)

(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: DIVISION 8 INC Address: 1920 CORDELL COURT SUITE 105 City: El Cajon State: CA Zip: 92020 Phone: (619) 741-7552 Email: ROB@DIVISION8INC.COM	Constructor	779435	Glazing	$428,000	SB (Micro)	CADoGS	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 38872

Legal Business Name
DIVISION 8 INC

Doing Business As (DBA) Name1:
DIVISION 8 INC

Doing Business As (DBA) Name2:

Office Phone Number
619/741-7552

Business Fax Number
619/741-7582

Business Web Address
http://WWW.DIVISION8INC.COM (http://WWW.DIVISION8INC.COM)

Address
1920 CORDELL CT #105
EL CAJON
CA 92020

Email:
joanne@division8inc.com (mailto:joanne@division8inc.com)

Total No. of Employees
20

Business Types:
Construction

Notification Preference
Email

Service Areas
Imperial , Los Angeles , Orange , Riverside , San Bernardino , San Diego , Ventura

View Keywords

View Classifications

Active Certifications

Certification Type	Status	From	To
SB(Micro)	Approved	03/26/2013	02/28/2018

Certification History

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy (http://fiscal.ca.gov/Privacy_Policy/index.html)

(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: E.L. HOBBS, INC. Address: P.O. BOX 966 City: EL CAJON State: CA Zip: 92022 Phone: (619) 401-1708 Email: SHOBBS@ELHOBBSINC.COM	Constructor	777073	Plaster Gyp Board Assemblies	$700,000	SLBE	CITY	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: RESOURCE FLOORS, INC Address: 9881 CARROLL CENTRE RD City: SAN DIEGO State: CA Zip: 92126 Phone: (858) 444-1240 Email: gregk@resourcefloors.com	Constructor	592914	Flooring Tiling	$97,738			
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: RBE Address: 10765 WOODSIDE AVE STE E City: SANTEE State: CA Zip: 92071 Phone: (619)719-7309 Email: dave@rbepainting.com	Constructor	591196	Painting	$68,770	SB(Micro)	CADoGS	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 10324

Legal Business Name
RBE

Doing Business As (DBA) Name1:
RBE

Doing Business As (DBA) Name2:

Office Phone Number
619/440-5858

Business Fax Number
619/440-4887

Business Web Address

Address
10765 WOODSIDE AVENUE, SUITE E
SANTEE
CA 92071

Email:
dave@rbepainting.com (mailto:dave@rbepainting.com)

Total No. of Employees
25

Business Types:
Construction

Notification Preference
Email

Service Areas
Imperial , Kern , Los Angeles , Orange , Riverside , San Bernardino , San Diego

View Keywords

View Classifications

Active Certifications

?

Certification Type	Status	From	To
SB(Micro)	Approved	03/18/2013	02/28/2018

Certification History

?

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy (http://fiscal.ca.gov/Privacy_Policy/index.html)

(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: TITAN FIRE PROTECTION, INC Address: 2880 SCOTT STREET, #105 City: VISTA State: CA Zip: 92081 Phone: 760-295-3436 Email: TSCRIVEN@TITANFPINC.COM	Constructor	989280	Fire Protection	$59,627			
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: JDS Plumbing and Mechanical Address: 2824 Felicia Way City: Vista State: CA Zip: 92084 Phone: (760) 477-7967 Email: g.campos@jdsplumbing.com	Constructor	895798	HVAC Plumbing Site-Utilities	$1,000,000	ELBE	City	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Morrow Meadows Corp Address: 231 BENTON COURT City: CITY OF INDUSTRY State: CA Zip: 91789 Phone: (858) 974-3650 Email: jmueller@morrow-meadows.com	Constructor	230813	Electrical	$900,000			
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Skybridge Renewables Corp Address: 1407 N. Bativa Suite 118 City: Orange State: CA Zip: 92867 Phone: 949-424-9230 Email: paul@skybridgerenewables.com	Constructor	988619	Photo-voltaic Systems	$128,500	DBVE	CADoGS	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 1790950

Legal Business Name
SKYBRIDGE RENEWABLES

Doing Business As (DBA) Name1:
SKYBRIDGE RENEWABLES

Doing Business As (DBA) Name2:

Office Phone Number
714/614-7804

Business Fax Number
714/276-6241

Business Web Address

Address
1407 N BATAVIA STE 118
ORANGE
CA 92867

Email:
jeremy@skybridgerenewables.com (mailto:jeremy@skybridgerenewables.com)

Total No. of Employees
3

Business Types:
Construction

Notification Preference
Email

Service Areas
Alameda , Alpine , Amador , Butte , Calaveras , Colusa , Contra Costa , Del Norte , El Dorado , Fresno , Glenn , Humboldt , Imperial , Inyo , Kern , Kings , Lake , Lassen , Los Angeles , Madera , Marin , Mariposa , Mendocino , Merced , Modoc , Mono , Monterey , Napa , Nevada , Orange , Placer , Plumas , Riverside , Sacramento , San Benito , San Bernardino , San Diego , San Francisco , San Joaquin , San Luis Obispo , San Mateo , Santa Barbara , Santa Clara , Santa Cruz , Shasta , Sierra , Siskiyou , Solano , Sonoma , Stanislaus , Sutter , Tehama , Trinity , Tulare , Tuolumne , Ventura , Yolo , Yuba

View Keywords

View Classifications

Active Certifications

?

Certification Type	Status	From	To
DVBE	Approved	01/08/2015	01/31/2017
SB(Micro)	Approved	01/09/2015	01/31/2017

Certification History

?

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy (http://fiscal.ca.gov/Privacy_Policy/index.html)

(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: F J WILLERT CONTRACTING CO Address: 1869 NIRVANA AVENUE City: CHULA VISTA State: CA Zip: 91911 Phone: (619)421-1980 Email: george@fjwillwert.com	Constructor	402473	Earthwork	$100,000			
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Seal Right Paving Address: 9053 Olive Dr City: Spring Valley State: CA Zip: 91977 Phone: (619) 465-7411 Email: estimating@sealrightpavinginc.com	Constructor	969781	Asphalt Paving	$64,000			
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Scott Fence Address: 1255 Distribution Way City: Vista State: CA Zip: 92081 Phone: (760)598-0070 Email: scottfencewefence@yahoo.com	Constructor	581918	Fencing	$111,000	SB (Micro)	CADoGS	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 52651

Legal Business Name
SCOTT FENCE

Doing Business As (DBA) Name1:
SCOTT FENCE

Doing Business As (DBA) Name2:

Office Phone Number
760/598-0070

Business Fax Number
760/598-0098

Business Web Address
http://www.scottfence.com/ (http://www.scottfence.com/)

Service Areas
Imperial , Los Angeles , Orange , San Bernardino , San Diego

Address
1255 DISTRIBTUTION WAY
VISTA
CA 92081-8817

Email:
scottfencewefence@yahoo.com (mailto:scottfencewefence@yahoo.com)

Total No. of Employees
19

Business Types:
Construction

Notification Preference
Email

View Keywords

View Classifications

Active Certifications

Certification Type	Status	From	To
SB(Micro)	Approved	06/20/2013	06/30/2017

Certification History

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy (http://fiscal.ca.gov/Privacy_Policy/index.html)

(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIF
Name: Merino Landscaping Address: 2556 Palm Ave City: San Diego State: CA Zip: 92154 Phone: (619)426-4984 Email: chris@merinolandscape.com	Constructor	797785	Landscaping	$224,000	SB (Micro) DBVE	CADoGS CADoGS	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

Supplier Profile

State of California Certification

Certification ID : 37054

Legal Business Name
MERINO LANDSCAPE INC

Doing Business As (DBA) Name1:
MERINO LANDSCAPE INC

Doing Business As (DBA) Name2:

Office Phone Number
619/426-4940

Business Fax Number
619/691-1049

Business Web Address
http://www.merinolandscape.com (http://www.merinolandscape.com)

Service Areas
San Diego

Address
2556 PALM AVE.
SAN DIEGO
CA 92154

Email:
support@merinolandscape.com (mailto:support@merinolandscape.com)

Total No. of Employees
15

Business Types:
Construction , Service

Notification Preference
Email

View Keywords

View Classifications

Active Certifications

Certification Type	Status	From	To
DVBE	Approved	10/30/2013	10/31/2017
SB(Micro)	Approved	10/08/2013	10/31/2017

Certification History

Return to Search

(http://www.dgs.ca.gov/) (http://www.fiscal.ca.gov/)

© 2015-2016 Cal eProcure

Search (search.aspx) | Privacy Policy (http://fiscal.ca.gov/Privacy_Policy/index.html)

(https://www.facebook.com/CalDGS) (https://twitter.com/CalifDGS)

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Michael Baker International Address: 9755 Clairemont Mesa Blvd. City: San Diego State: CA Zip: 92124 Phone: 858-614-5038 Email: jjrhaughey@mbakerintl.com	Designer	1000004231	Engineer	$118,830	OBE	N/A	N/A
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: SVA Architects, Inc. Address: 5160 Carroll Canyon Rd, Suite 200 City: San Diego State: CA Zip: 92121 Phone: (858) 573-2123 Email: bsimons@sva-architects.com	Robert Simons	C - 18301	Architect	$333,000	N/A	N/A	N/A
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Wimmer Yamada & Caughey Address: 3067 Fifth Avenue City: San Diego State: CA Zip: 92103 Phone: 619-232-4004 Email:	Designer	RLA #2895	Landscape Architecure	$ 65,500	OBE, SLBE	Calif City of San Diego	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: KPFF Consulting Engineers Address: 3131 Camino Del Rio North, Suite 1080 City: San Diego State: CA Zip: 92018 Phone: 619-521-8500 Email: farid.mohseni@kpff.com	Designer	Farid Mohseni: S4775	Structural Engineering	$75,000 (estimated)	OBE	N/A	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Michael Akavan - MA Engineers, Inc. Address: 5160 Carroll Canyon Rd, Suite 200 City: San Diego State: CA Zip: 92121 Phone: (858) 200-0030 Email: makavan@ma-engr.com	Designer	M27119	Mechanical and plumbing engineering	$68,500	SLBE	City of San Diego	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED ②	CHECK IF JOINT VENTURE PARTNERSHIP
Name: LPG Engineering, Inc. Address: 2151 Las Palmas Drive Suite C City: Carlsbad State: CA Zip: 92011 Phone: 760.431.9300 X26 Email: administrator@lpgengineering.net	ELECTRICAL DESIGNER	E-15641	EE	$ 45,000.00			
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Geocon Incorporated Address: 6960 Flanders Drive City: San Diego State: CA Zip: 92121 Phone: 858.558.6900 Email: weedon@geoconinc.com	Designer	n/a	Geo	$57,233 (0.6%)	n/a	n/a	n/a
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Noresco Kristen Salinas, Project Manager Address: 475 Sansome Street, Suite 500 City: San Francisco State: CA Zip: 94111 Phone: 415-400-6941 Email: ksalinas@noresco.com	Design and Construction Consultant	N/A	LEED and Enhanced Commissioning	$50,915	N/A	N/A	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

DESIGN-BUILD LIST OF SUBCONTRACTORS TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

In accordance with the requirements of the "Subletting and Subcontracting Fair Practices Act", Section 4100, of the Public Contract Code (PCC), The Design-Builder is to list below the name and address of each Subcontractor who will perform work, labor, render services or specially fabricates and installs a portion [type] of the work or improvement, in an amount in excess of0.5% of the Design-Builder's total Bid. The Design-Builder is to list below the portion of the work which will be done by each Subcontractor. The Design-Builder is to list only one Subcontractor for each portion of the Work. The **DOLLAR VALUE** of the total Bid to be performed by the Subcontractor is to be stated for all Subcontractors listed. Failure to comply with the listing of the Subcontractors as specified may result in the Bid being rejected as non-responsive and ineligible for award. The Design-Builder is to list all SLBE, ELBE, DBE, DVBE, MBE, WBE, OBE, WoSB, SDB, HUBZone, and SDVOSB Subcontractors that Design-Builder are seeking recognition towards achieving any subcontracting participation percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF SUBCONTRACTOR	CONSTRUCTOR OR DESIGNER	SUBCONTRACTOR LICENSE NUMBER	TYPE OF WORK	DOLLAR VALUE OF SUBCONTRACT	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②	CHECK IF JOINT VENTURE ARTNERSHIP
Name: Brummitt Energy Associates, Inc. Address: 777 S. Highway 101, Suite 203 City: Solana Beach State: CA Zip: 92075 Phone: 619-531-1126 Email: bbrummitt@brummitt.com	Zero Net Energy Consultant	N/A	ZNE + LEED Energy Modeling	$25,500	SLBE WoSB WBE SB Micro	CITY SBA CPUC CADoGS	
Name: Address: City: State: Zip: Phone: Email:							

① As appropriate, Design-Builder shall identify Subcontractor as one of the following and shall include a valid proof of certification (except for OBE, SLBE and ELBE):

Certified Minority Business Enterprise	MBE	Certified Woman Business Enterprise	WBE
Certified Disadvantaged Business Enterprise	DBE	Certified Disabled Veteran Business Enterprise	DVBE
Other Business Enterprise	OBE	Certified Emerging Local Business Enterprise	ELBE
Certified Small Local Business Enterprise	SLBE	Small Disadvantaged Business	SDB
Woman-Owned Small Business	WoSB	HUBZone Business	HUBZone
Service-Disabled Veteran Owned Small Business	SDVOSB		

② As appropriate, Design-Builder shall indicate if Subcontractor is certified by:

City of San Diego	CITY	State of California Department of Transportation	CALTRANS
California Public Utilities Commission	CPUC	San Diego Regional Minority Supplier Diversity Council	SRMSDC
State of California's Department of General Services	CADoGS	City of Los Angeles	LA
State of California	CA	U.S. Small Business Administration	SBA

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

http://caleprocure.ca.gov/[illegible]

Supplier Profile

Certification ID : 34495

[illegible]
BRUMMITT ENERGY ASSOCIATES INC

[illegible]
BRUMMITT ENERGY ASSOCIATES INC

[illegible]

[illegible]
619-531-1326

[illegible]
619-531-1301

[illegible]
http://www.brummitt.com

[illegible]
777 S HIGHWAY 101, SUITE 203
SOLANA BEACH
CA 92075

[illegible]
bbrummitt@brummitt.com

[illegible]
5

[illegible]
Service

[illegible]
Email

[illegible]
Alameda , Alpine , Amador , Butte , Calaveras , Colusa , Contra Costa , Del Norte , El Dorado , Fresno , Glenn , Humboldt , Imperial , Inyo , Kern , Kings , Lake , Lassen , Los Angeles , Madera , Marin , Mariposa , Mendocino , Merced , Modoc , Mono , Monterey , Napa , Nevada , Orange , Placer , Plumas , Riverside , Sacramento , San Benito , San Bernardino , San Diego , San Joaquin , San Luis Obispo , San Mateo , Santa Barbara , Santa Clara , Santa Cruz , Shasta , Sierra , Siskiyou , Solano , Sonoma , Stanislaus , Sutter , Tehama , Trinity , Tulare , Tuolumne , Ventura , Yolo , Yuba

View Keywords

View Classifications

Active Certifications

Certification Type	Status	From	To
SBMicro	Approved	06/12/2013	06/30/2017

SUPPLIER CLEARINGHOUSE

CERTIFICATE OF ELIGIBILITY

CERTIFICATION EXPIRATION DATE: **June 7, 2019**

The Supplier Clearinghouse for the Utility Supplier Diversity Program of the California Public Utilities Commission hereby certifies that it has audited and verified the eligibility of:

BRUMMITT ENERGY ASSOCIATES INC

Women Business Enterprise (WBE)

pursuant to Commission General Order 156, and the terms and conditions stipulated in the Verification Application Package. This Certificate shall be valid only with the Clearinghouse seal affixed hereto.

Eligibility must be maintained at all times, and renewed within 30 days of any changes in ownership or control. Failure to comply may result in a denial of eligibility. The Clearinghouse may reconsider certification if it is determined that such status was obtained by false, misleading or incorrect information. Decertification may occur if any verification criterion under which eligibility was awarded later becomes invalid due to Commission ruling. The Clearinghouse may request additional information or conduct on- site visits during the term of verification to verify eligibility.

This certification is valid only for the period that the above firm remains eligible as determined by the Clearinghouse. Utility companies may direct inquiries concerning this Certificate to the Clearinghouse at (800) 359-7998 in Los Angeles.

VON: 3HS0001

DETERMINATION DATE: June 7, 2016

U.S. SMALL BUSINESS ADMINISTRATION
WASHINGTON, D.C. 20416

Date: 2016-08-11 18:14:02 UTC

From: Office of Government Contracting
To: BRUMMITT ENERGY ASSOCIATES

Subject: Documents Uploaded to WOSB Program Repository

SBA has received documents uploaded by you to the WOSB Program Repository. In order to submit an offer on a contract reserved for competition among EDWOSBs or WOSBs under the WOSB Program, you must be registered in the System for Award Management (SAM.gov), have a current representation posted on SAM.gov that you qualify as an EDWOSB or WOSB, and have provided the required documents to the WOSB Program Repository. 13 C.F.R. 127.300(a). If you have uploaded all of the documents required by 13 C.F.R. 127.300, remember to log into SAM.gov and update your small business certification status.

You must update your WOSB Program Certification (WOSB or EDWOSB) in the WOSB Program Repository and your EDWOSB/WOSB representations and self-certification in SAM.gov as necessary, but at least annually, to ensure they are kept current, accurate, and complete. The certification and representations are effective for a period of one year from the date of submission or update. You must update the supporting documents submitted to the WOSB Program Repository as necessary to ensure they are kept current, accurate and complete. 13 C.F.R. 127.300(f). In accordance with 13 C.F.R. 127.400, SBA, at its choosing, retains the authority to conduct an Eligibility Examination of your submitted documentation. If this should occur, you will be notified per the regulations.

Sincerely,

U.S. Small Business Administration Office of Government Contracting

Form not used

DESIGN-BUILD NAMED EQUIPMENT/MATERIAL SUPPLIER LIST TO BE INCLUDED IN THE PRICE PROPOSAL ONLY

For credit calculations for City-funded contracts, see Chapter 11 in The WHITEBOOK. For non-City funded contracts, refer to the Funding Agency Provisions. If no indication of the supplier, manufacturer, or non-supplier is provided, listed firm will receive no credit for purpose of calculating the Subcontractor Participation Percentages.

NAME, ADDRESS AND TELEPHONE NUMBER OF VENDOR/SUPPLIER	MATERIALS OR SUPPLIES	DOLLAR VALUE OF MATERIAL OR SUPPLIES	SUPPLIER (Yes/No)	MANUFACTURER (Yes/No)	MBE, WBE, DBE, DVBE, OBE, ELBE, SLBE, SDB, WoSB, HUBZone, OR SDVOSB①	WHERE CERTIFIED②
Name:_____ Address:_____ City:_____ State:_____ Zip:_____ Phone:_____ Email:_____						
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.

ATTACHMENT I

CERTIFICATIONS AND FORMS

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

Design-Build Proposal

1. The undersigned The Design-Builder proposes and agrees, if this Proposal is accepted, to enter into an agreement with the City in the form included in the Contract Documents to perform the Work as specified or indicated in said Contract Documents entitled **San Ysidro Branch Library 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: 10/4/16

The Design-Builder: Turner Construction Company

By: _____

(Signature)

Title: John H. Greenip, Vice President & General Manager

OMB Control No.:	2090-0030
Approved:	08/13/2013
Approval Expires:	08/31/2015

PROPOSAL

Design-Builder's General Information

To the City of San Diego:

Pursuant to the "Request for Proposal", specifications, and requirements on file with the City Clerk, and subject to all provisions of the Charter and Ordinances of the City of San Diego and applicable laws and regulations of the United States and the State of California, the undersigned hereby proposes to furnish to the City of San Diego, complete at the prices stated herein, the items or services hereinafter mentioned. The undersigned further warrants that this proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from proposing; that the proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true; and, further, that the proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company, association, organization, proposal depository, or to any member or agent thereof to effectuate a collusive or sham proposal. The undersigned proposer(s) further warrants that proposer(s) has thoroughly examined and understands the entire Contract Documents (plans and specifications) and the Proposal Documents therefore, and that by submitting said Proposal Documents as its proposal, proposer(s) acknowledges and is bound by the entire Contract Documents, including any addenda issued thereto, as such Contract Documents incorporated by reference in the Proposal Documents.

IF A SOLE OWNER OR SOLE CONTRACTOR SIGN HERE:

(1) Name under which business is conducted _____

(2) Signature (Given and surname) of proprietor _____

(3) Place of Business (Street & Number) _____

(4) City and State _____ Zip Code _____

(5) Telephone No. _____ Facsimile No. _____

(6) Email Address _____

IF A PARTNERSHIP, SIGN HERE:

(1) Name under which business is conducted _____

(2) Name of each member of partnership, indicate character of each partner, general or special (limited):

_____

_____

(3) Signature (Note: Signature must be made by a general partner)

_____

Full Name and Character of partner

_____

_____

(4) Place of Business (Street & Number) _____

(5) City and State _____ Zip Code _____

(6) Telephone No. _____ Facsimile No. _____

(7) Email Address _____

IF A CORPORATION, SIGN HERE:

(1) Name under which business is conducted Turner Construction Company

(2) Signature, with official title of officer authorized to sign for the corporation:

_____

(Signature)

John H. Greenip

(Printed Name)

Vice President & General Manager

(Title of Officer)

(Impress Corporate Seal Here)

(3) Incorporated under the laws of the State of New York

(4) Place of Business (Street & Number) 15378 Avenue of Science, Suite 100

(5) City and State San Diego, CA Zip Code 92128

(6) Telephone No. (858) 217-0700 Facsimile No. (858) 217-0695

(7) Email Address jdbakke@tcco.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 B, A

LICENSE NO. CA #210639 EXPIRES March 31, 2017

DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGISTRATION NUMBER:

1000000976

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): [redacted]

E-Mail Address: jdbakke@tcco.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 John H. Greenip Title VP & General Manager

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF see attached

Notary Public in and for the County of _____, State of _____

(NOTARIAL SEAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 26th day of September, 20 16, by John H. Greenip

_____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

DARLA R. WILSON
Notary Public - California
San Diego County
Commission # 2147335
My Comm. Expires Apr 18, 2020

(Seal) Signature Darla R Wilson

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

State of California)

) ss.

County of San Diego)

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

Signed: _____

Title: John H. Greenip, Vice President & General Manager

Subscribed and sworn to before me this _____ day of _____, 20___

see attached

_____

Notary Public

(SEAL)

ATTACHMENT B

PHASED FUNDING PROVISIONS

ATTACHMENT B
PHASED FUNDING PROVISIONS

1. PHASED FUNDING

1.1. The selected The Design-Builder will be required to provide a Pre-award Schedule in accordance with sections 9-3 and 6-1 of the Supplementary Special Provisions (SSP) prior to award of Contract.

1.2. For phased funded contracts, the City typically secures enough funds for the first 90 Days of the contract prior to award. Within 10 Working Days after announcement of the Apparent Winner, the Design-Builder must contact the Project Manager to discuss fund availability and the duration of the first phase and submit the Pre-Award Schedule to the City for approval and preparation of the first Phased Funding Schedule Agreement.

1.3. The Design-Builder will be required to provide a Pre-award Schedule in accordance with 6-1, "CONSTRUCTION SCHEDULE AND COMMENCEMENT OF THE WORK" and 9-3, "PAYMENT" prior to award of Contract.

1.4. If the Proposal submitted by the Selected Design-Builder is rejected by the City for any reason, then within 5 Working Days after receiving notice, the subsequent Selected Design-Builder must provide the Pre-Award Schedule. This process will continue until the City has awarded the contract or has decided to reject all Proposals.

1.5. The first Phased Funding Schedule Agreement must show the fund availability for the first phase. Within 22 Working Days from the date of the announcement of, or notice to the next Selected Design-Builder (whichever occurs last) and once a Pre-Award Schedule is accepted by the City, the City will present the first Phased Funding Schedule Agreement to you when you are selected as the awarded Design-Builder.

1.6. At the City's request, you must meet with the City's Project manager before execution of the first Phased Funding Schedule Agreement to discuss their comments and requests for revision to the Pre-Award Schedule.

1.7. Your failure to perform the following may result in the Proposal being rejected as **non-responsive:**

1.7.1. Meet with the City's Project manager, if requested to do so, to discuss and respond to the City's comments regarding the Pre-Award Schedule,

1.7.2. Revise the Pre-Award Schedule as requested by the City within the specified 22 Working Days timeframe, or

1.7.3. Execute the first Phased Funding Schedule Agreement within a Day after receipt.

PHASED FUNDING SCHEDULE AGREEMENT

First Phased Funding Schedule Agreement

RFP NUMBER: **K-17-1424-DB2-3**

CONTRACT OR TASK TITLE: **San Ysidro Branch Library Design Build Contract**

CONTRACTOR: **Turner Construction Company**

Funding Phase	Phase Description	Phase Start	Phase Finish	Not-to-Exceed Amount
1	Price Proposal Items: 1,2,4,5 & 7	Feb 2017	Oct 2017	$1,627,860
2	Price Proposal Item: 3	Nov 2017	Nov2018	$7,672,140
3	Price Proposal Item: 6	Dec 2018	Jan 2019	$1,000,000
			Total	$10,300,000

Notes:

(1) City Supplement 9-3.6, "PHASED FUNDING COMPENSATION" applies.

(2) The total of all funding phases shall be equal to the TOTAL BID PRICE as shown on BID SCHEDULE 1 - PRICES.

(3) This PHASED FUNDING SCHEDULE AGREEMENT will be incorporated into the CONTRACT and shall only be revised by a written modification to the CONTRACT.

CITY OF SAN DIEGO

By: [signature]

Name: Jasiah Neff

Project Manager

Department Name: Public Works

Date: 2/15/2017

CONTRACTOR

By: [signature]

Name: VREE MANKARAN

Title: PROJ MANAGER

Date: 2/15/2017

ATTACHMENT C

INTENTIONALLY LEFT BLANK

ATTACHMENT D

PREVAILING WAGES

PREVAILING WAGES

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.

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

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 design professionals and subcontractors of $25 per worker per day for each day the worker works more than 8 hours per day and 40 hours per week in violation of California Labor Code sections1810 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 Equal Opportunity Contracting Department at 619-236-6000.

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

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.

ATTACHMENT E

SUPPLEMENTARY SPECIAL PROVISIONS (SSP)

SUPPLEMENTARY SPECIAL PROVISIONS

The following Supplementary Special Provisi.ons (SSP) modifies the following documents:

1) The **2015 Edition** of the Standard Specifications for Public Works Construction (The "GREENBOOK") currently in effect.

2) The **2015 Edition** of the City of San Diego Standard Specifications for Public Works Construction (The "WHITEBOOK").

SECTION 1 – TERMS, DEFINITIONS, ABBREVIATIONS, UNITS OF MEASUREAND SYMBOLS

1-2 **TERMS AND DEFINITIONS.** To the City Supplement, item 54, "Normal Working Hours", ADD the following:

The **Normal Working Hours** are **7:00 AM** to **3:30 PM**.

SECTION 2 - SCOPE AND CONTROL OF WORK

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

1. The self performance percentage requirement will be waived for Contracts when a "B" License is required or allowed.

2-5.3.4 **Supporting Information.** ADD the following:

2. For landscaping and irrigation materials, submit samples and test results to the Engineer within 15 Days of the NTP.

2-7 **SUBSURFACE DATA.** ADD the following:

4. In preparation of the Contract Documents, the designer has relied upon the following reports of explorations and tests of subsurface conditions at the Work Site:

    1. Report of Geotechnical Evaluation, April 19, 2016 by SCST, Inc. See Exhibit C in Attachment A

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

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

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

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

4. Surveys performed shall list the basis of bearings as tied to Record of Survey 14492 or equivalent, based on the California Coordinate System of 1983, Zone 6, U.S. Survey foot, epoch 1991.35, along with a completed calibration sheet (blank form will be supplied by City Surveys). The vertical datum used shall be NGVD 29 in accordance with the City of San Diego Vertical Bench Book.

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

2-9.2.1 Survey Files.

1. All Computer Aided Drafting (CAD) Work shall be done in accordance with the City of San Diego's Citywide Computer Aided Design and Drafting (CADD) Standards and shall be in City seed files (.job, .txt, .dgn, .alg, .raw, .fwd, .dtm, .pdf, .docx, .xlsx, .tif, and .jpg).

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

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

4. Survey files shall include, but shall not be limited to, the following items:

    a. Street center line and (record width) right-of-way lines.

    b. Project geometry (.alg) files (this will be generated for use in InRoads).

    c. 3D surface model (.dtm, break line and spot elevation) file.

d. Spot elevations of the new utility main at each intersection, midblocks, and for any change in grade.

e. Monuments.

f. Curb lines (top curb and gutter).

g. All other appurtenances including but not limited to water valves, meters, vaults, manholes, fire hydrants, utility boxes, cleanouts, and poles.

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

2-9.2.2 Submittal.

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

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

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

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

2-9.2.3 Payment.

1. The payment for survey services Work shall be included in the lump sum Contract Price.

2-15 TECHNICAL STUDIES AND DATA. To the City Supplement, ADD the following:

3. In preparation of the Contract Documents, the designer has relied upon the following reports of explorations and tests at the Work Site:

   a) Civil Engineering Site Assessment dated May 24, 2016 by Omega Engineering Consultant, Inc., See Exhibit D, Attachment A

   b) Architectural Evaluation of Historic Residence dated February 8, 2016 by DAVY ARCHTECTURE, See Exhibit F, Attachment A

2-16 CONTRACTOR REGISTRATION AND ELECTRONIC REPORTING SYSTEM. To the City Supplement, item 1, DELETE in its entirety.

SECTION 3 – CHANGES IN WORK

ADD:

3-5.2.5 Dispute Resolution Board.

1. If mediation is unsuccessful in settling the dispute and if both parties agree, a no mandatory dispute resolution board process may be used.

2. The parties may impanel a Dispute Resolution Board (DRB) and the DRB process shall be conducted in accordance with the City's alternative dispute resolution process, utilizing board members who are individuals who have expertise in construction. The selection process shall be administered by the American Arbitration Association or any other such neutral organization selected by the City hereinafter called the "Administrator". Claims made for $60,000 or less shall be heard by 1 DRB member and claims for more than $60,000 shall be heard by 3 DRB members.

3. To initiate the DRB procedures, the parties shall jointly execute and file a "Submission to Dispute Resolution Board Procedures" request with the Administrator. Upon receipt by the Administrator of the submission form, the Administrator will furnish to the parties a list of individuals skilled in dispute resolution and that have expertise in construction from which to select for the Dispute Resolution Board.

4. Within 10 Working Days from the date the list is sent to the parties, the parties shall return the list to the Administrator and shall strike out any individuals to which the parties have any factual objections to and shall number the remaining individuals in preference order. The Administrator will appoint the highest mutually preferred individuals to the DRB that are available to serve in the time frame designated above.

SECTION 4 - CONTROL OF MATERIALS

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

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

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

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

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

SECTION 5 – UTILITIES

5-6 COOPERATION. ADD the following:

1. Notify SDG&E at least 10 Working Days prior to excavating within 10 feet of SDG&E Underground High Voltage Transmission Power Lines (69 KV and higher).

SECTION 6 - PROSECUTION, PROGRESS AND ACCEPTANCE OF WORK

6-1.1 Construction Schedule. To item 20, ADD the following:

The 90 Calendar Day for the Plant Establishment Period is included in the stipulated Contract Time.

ADD:
6-3.2.1.1 Environmental Document.

1. The City of San Diego Environmental Analysis Section (EAS) of the Development Services Department has prepared a Notice of Exemption for New San Ysidro Branch Library], Project No. 477184, 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.

ADD:
6-7.1 General. To the City Supplement, item 3, ADD the following:

d) 30 Days for full depth asphalt final mill and resurfacing work required per SDG-107.

e) Where shutdowns of 16 inch and larger pipes are required, there is a shutdown moratorium from May until October. Plan and schedule Work accordingly. No additional payment or Working Days will be granted for delays due to the moratorium.

6-8.3.1 Defective Work. To the City Supplement, item 6, DELETE in its entirety and SUBSTITUTE with the following:

6. For Building Projects which require a certificate of occupancy, not including sewer and water facilities, if you fail to correct the defective Work listed on the City's Punchlist within 30 Days after the Contract Time, you shall reimburse the City for all costs to provide inspection services required to monitor Work beyond the 30 Days. The City shall bill you for the additional inspection at the City's established rates.

SECTION 7 - RESPONSIBILITIES OF THE CONTRACTOR

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

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

7-3.1 **Policies and Procedures.**

1. You shall procure the insurance described below, at its sole cost and expense, to provide coverage against claims for loss including injuries to persons or damage to property, which may arise out of or in connection with the performance of the Work by you, your agents, representatives, officers, employees or Subcontractors.

2. Insurance coverage for property damage resulting from your operations is on a replacement cost valuation. The market value will not be accepted.

3. You shall maintain this insurance for the duration of this Contract and at all times thereafter when you are correcting, removing, or replacing Work in accordance with this Contract. Your liabilities under the Contract, e.g., your indemnity obligations, is not deemed limited to the insurance coverage required by this Contract.

4. The payment for insurance shall be included in the Contract Price as bid by you. Except as specifically agreed to by the City in writing, you are not entitled to any additional payment. Do not begin any Work under this Contract until you have provided and the City has approved all required insurance.

5. Policies of insurance shall provide that the City is entitled to 30 Days (10 Days for cancellation due to non-payment of premium) prior written notice of cancellation or non-renewal of the policy. Maintenance of specified insurance coverage is a material element of the Contract. Your failure to maintain or renew coverage or to provide evidence of renewal during the term of the Contract may be treated by the City as a material breach of the Contract.

7-3.2 **Types of Insurance.**

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

1. Commercial General Liability Insurance shall be written on the current version of the ISO Occurrence form CG 00 01 07 98 or an equivalent form providing coverage at least as broad.

2. The policy shall cover liability arising from premises and operations, XCU (explosions, underground, and collapse), independent contractors, products/completed operations, personal injury and advertising injury, bodily injury, property damage, and liability assumed under an insured's contract (including the tort liability of another assumed in a business contract).

3. There shall be no endorsement or modification limiting the scope of coverage for either "insured vs. insured" claims or contractual liability. You shall maintain the same or equivalent insurance for at least 10 years following completion of the Work.

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

General Annual Aggregate Limit	Limits of Liability
Other than Products/Completed Operations	$2,000,000
Products/Completed Operations Aggregate Limit	$2,000,000
Personal Injury Limit	$1,000,000
Each Occurrence	$1,000,000

7-3.2.2 Commercial Automobile Liability Insurance.

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.

7-3.2.3 Contractors Pollution Liability Insurance.

1. You shall procure and maintain at your expense or require your Subcontractor, as described below, to procure and maintain the Contractors Pollution Liability Insurance including contractual liability coverage to cover liability arising out of cleanup, removal, storage, or handling of hazardous or toxic chemicals, materials, substances, or any other pollutants by you or any Subcontractor in an amount not less than $2,000,000 limit for bodily injury and property damage.

2. All costs of defense shall be outside the limits of the policy. Any such insurance provided by your Subcontractor instead of you shall be approved separately in writing by the City.

3. For approval of a substitution of your Subcontractor's insurance, you shall certify that all activities for which the Contractors Pollution Liability Insurance will provide coverage will be performed exclusively by the Subcontractor providing the insurance. The deductible shall not exceed $25,000 per claim.

4. Contractual liability shall include coverage of tort liability of another party to pay for bodily injury or property damage to a third person or organization. There shall be no endorsement or modification of the coverage limiting the scope of coverage for either "insured vs. insured" claims or contractual liability.

5. Occurrence based policies shall be procured before the Work commences and shall be maintained for the Contract Time. Claims Made policies shall be procured before the Work commences, shall be maintained for the Contract Time, and shall include a 12 month extended Claims Discovery Period applicable to this contract or the existing policy or policies that shall continue to be maintained for 12 months after the completion of the Work without advancing the retroactive date.

6. Except as provided for under California law, the policy or policies shall provide that the City is entitled to 30 Days prior written notice (10 Days for cancellation due to non-payment of premium) of cancellation or non-renewal of the policy or policies.

7-3.2.4 Contractors Hazardous Transporters Pollution Liability Insurance.

1. You shall provide at your expense or require your Subcontractor to provide, as described below, Contractors Hazardous Transporters Pollution Liability Insurance including contractual liability coverage to cover liability arising out of transportation of hazardous or toxic, materials, substances, or any other pollutants by you or any Subcontractor in an amount not less than $2,000,000 limit per occurrence/aggregate for bodily injury and property damage.

2. All costs of defense shall be outside the limits of the policy. The deductible shall not exceed $25,000 per claim. Any such insurance provided by a subcontractor instead of you shall be approved separately in writing by the City.

3. For approval of the substitution of Subcontractor's insurance the Contractor shall certify that all activities for which Contractors Hazardous Transporters Pollution Liability Insurance will provide coverage will be performed exclusively by the Subcontractor providing the insurance.

4. Contractual liability shall include coverage of tort liability of another party to pay for bodily injury or property damage to a third person or organization. There shall be no endorsement or modification of the coverage limiting the scope of coverage for either "insured vs. insured" claims or contractual liability. Occurrence based policies shall be procured before the Work commences and shall be maintained for the duration of this Contract. Claims Made policies shall be procured before the Work commences, shall be maintained for the duration of this contract, and shall include a 12 month extended Claims Discovery Period applicable to this contract or the existing policy or policies that shall continue to be maintained for 12 months after the completion of the Work under this Contract without advancing the retroactive date.

5. Except as provided for under California law, the policy or policies shall provide that the City is entitled to 30 Days prior written notice (10 Days for cancellation due to non-payment of premium) of cancellation or non-renewal of the policy or policies.

7-3.2.5 Contractors Builders Risk Property Insurance..

1. You shall provide at your expense, and maintain until Final Acceptance of the Work, a Special Form Builders Risk Policy or Policies. This insurance shall be in an amount equal to the replacement cost of the completed Work (without deduction for depreciation) including the cost of excavations, grading, and filling. The policy or policies limits shall be 100% of this Contract value of the Work plus 15% to cover administrative costs, design costs, and the costs of inspections and construction management.

2. Insured property shall include material or portions of the Work located away from the Site but intended for use at the Site and shall cover material or portions of the Work in transit. The policy or policies shall include as insured property scaffolding, falsework, and temporary buildings located at the Site. The policy or policies shall cover the cost of removing debris, including demolition.

3. The policy or policies shall provide that all proceeds thereunder shall be payable to the City as Trustee for the insured, and shall name the City, the Contractor, Subcontractors, and Suppliers of all tiers as named insured. The City, as Trustee, will collect, adjust, and receive all monies which may become due and payable under the policy or policies, may compromise any and all claims thereunder, and will apply the proceeds of such insurance to the repair, reconstruction, or replacement of the Work.

4. Any deductible applicable to the insurance shall be identified in the policy or policies documents and responsibility for paying the part of any loss not covered because of the application of such deductibles shall be apportioned among the parties except for the City as follows: if there is more than one claimant for a single occurrence, then each claimant shall pay a pro-rata share of the per occurrence deductible based upon the percentage of their paid claim to the total paid for insured. The City shall be entitled to 100% of its loss. You shall pay the City any portion of that loss not covered because of a deductible at the same time the proceeds of the insurance are paid to the City as trustee.

5. Any insured, other than the City, making claim to which a deductible applies shall be responsible for 100% of the loss not insured because of the deductible. Except as provided for under California law, the policy or policies shall provide that the City is entitled to 30 Days prior written notice (10 Days for cancellation due to non-payment of premium) of cancellation or non-renewal of the policy or policies.

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

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

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

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

7-3.5 Policy Endorsements.

7-3.5.1 Commercial General Liability Insurance

7-3.5.1.1 Additional Insured.

a) You shall provide at your expense policy endorsement written on the current version of the ISO Occurrence form CG 20 10 11 85 or an equivalent form providing coverage at least as broad.

b) To the fullest extent allowed by law e.g., California Insurance Code §11580.04, the policy shall be endorsed to include the City and its respective elected officials, officers, employees, agents, and representatives as additional insured.

c) The additional insured coverage for projects for which the Engineer's Estimate is $1,000,000 or more shall include liability arising out of:

   a) Ongoing operations performed by you or on your behalf,

   b) your products,

   c) your Work, e.g., your completed operations performed by you or on your behalf, or

   d) premises owned, leased, controlled, or used by you.

d) The additional insured coverage for projects for which the Engineer's Estimate is less than $1,000,000 shall include liability arising out of:

   a) Ongoing operations performed by you or on your behalf,

   b) your products, or

   c) premises owned, leased, controlled, or used by you.

7-3.5.1.2 **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.

7-3.5.1.3 **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.

7-3.5.2 Commercial Automobile Liability Insurance.

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

7-3.5.3 Contractors Pollution Liability Insurance Endorsements.

7-3.5.3.1 Additional Insured.

a) The policy or policies shall be endorsed to include as an Insured the City and its respective elected officials, officers, employees, agents, and representatives, with respect to liability arising out of:

   a) Ongoing operations performed by you or on your behalf,

   b) your products,

   c) your work, e.g., your completed operations performed by you or on your behalf, or

   d) premises owned, leased, controlled, or used by you.

   Except that in connection with, collateral to, or affecting any construction contract to which the provisions of subdivision (b) of § 2782 of the California Civil Code apply, this endorsement shall not provide any duty of indemnity coverage for the active negligence of the City and its respective elected officials, officers, employees, agents, and representatives in any case where an agreement to indemnify the City and its respective elected officials, officers, employees, agents, and representatives would be invalid under subdivision (b) of §2782 of the California Civil Code.

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

7-3.5.3.2 **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.

7-3.5.3.3 **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.

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

7-3.5.4.1 **Additional Insured.**

a) The policy or policies shall be endorsed to include as an Insured the City and its respective elected officials, officers, employees, agents, and representatives, with respect to liability arising out of:

a) Ongoing operations performed by you or on your behalf,

b) your products,

c) your work, e.g., your completed operations performed by you or on your behalf, or

d) premises owned, leased, controlled, or used by you.

Except that in connection with, collateral to, or affecting any construction contract to which the provisions of subdivision (b) of §2782 of the California Civil Code apply, this endorsement shall not provide any duty of indemnity coverage for the active negligence of the City and its respective elected officials, officers, employees, agents, and representatives in any case where an agreement to indemnify the City and its respective elected officials, officers, employees, agents, and representatives would be invalid under subdivision (b) of §2782 of the California Civil Code.

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

employees, agents, and representatives shall be limited to obligations permitted by California Insurance Code §11580.04.

7-3.5.4.2 **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.

7-3.5.4.3 **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.

7-3.5.5 **Builders Risk Endorsements.**

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

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

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

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

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

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

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

1. For Contracts with required engineering services (e.g., Design-Build, preparation of engineered Traffic Control Plans (TCP), and etc) by you, you shall keep or require all of your employees or Subcontractors, who provide professional engineering services under this contract, Professional Liability coverage with a limit of $**1,000,000** per claim and $**2,000,000** annual aggregate in full force and effect.

2. You shall ensure the following:

   a) The policy retroactive date is on or before the date of commencement of the Project.

   b) The policy will be maintained in force for a period of 3 years after completion of the Project or termination of this Contract, whichever occurs last. You agree that for the time period specified above, there will be no changes or endorsements to the policy that affect the specified coverage.

3. If professional engineering services are to be provided solely by the Subcontractor, you shall:

   a) Certify this to the City in writing and

   b) Agree in writing to require the Subcontractor to procure Professional Liability coverage in accordance with the requirements set forth above.

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

7-4 **Workers' Compensation Insurance and Employers Liability Insurance.**

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

2. Limits for this insurance shall be not less than the following:

Workers' Compensation	Statutory Employers Liability
Bodily Injury by Accident	$1,000,000 each accident
Bodily Injury by Disease	$1,000,000 each employee
Bodily Injury by Disease	$1,000,000 policy limit

3. By signing and returning the Contract you certify that you are aware of the provisions of §3700 of the Labor Code which requires every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code and you shall comply with such provisions before commencing the Work as required by §1861 of the California Labor Code.

7-4.1 **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.

7-8.1 **General. To the City Supplement, ADD the following:**

2. Use a self-loading motorized street sweeper equipped with a functional water spray system for this project.

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

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

ADD:
7-16.1.3 **Weekly Updates Recipients.**

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

   Jason GRani , Senior Engineer, Jgrani@Sandiego.gov
   Project Manager, Siavash Haghkhah Shaghkhah@Sandiego.gov
   Resident Engineer, TBA, XXX@sandiego.gov

7-16.3 **Exclusive Community Liaison Services.** To the City Supplement, ADD the following:

2. You shall retain an Exclusive Community Liaison for the Project that shall implement Work in accordance with the specifications described

in 7-16.2 "Community Outreach Services" and 7-16.3 "Exclusive Community Liaison Services".

7-21 **General.** To the City Supplement, item 3, DELETE in its entirety and SUBSTITUTE with the following:

2. During the construction phase of projects, the minimum waste management reduction goal is 90% of the inert material (a material not subject to decomposition such as concrete, asphalt, brick, rock, block, dirt, metal, glass, and etc.) and 65% of the remaining project waste. You shall provide appropriate documentation, including a Waste Management Form attached as an appendix, and evidence of recycling and reuse of materials to meet the waste reduction goals specified.

SECTION 8 - FACILITIES FOR AGENCY PERSONNEL

8-2 **FIELD OFFICE FACILITIES.** To the City Supplement, ADD the following.

1. Provide a Class "A" Field Office.

SECTION 9 - MEASUREMENT AND PAYMENT

9 -3.2 **Partial and Final Payment.** To Paragraph (3), DELETE in its entirety and SUBSTITUTE with the following:

Upon commencement of the Work, an escrow account shall be established in a financial institution chosen by you and approved by the City. As progress payments are made to you, the retention portion is deposited by the City into the Escrow account. Documentation for an Escrow payment shall have an Escrow agreement signed by you, the City, and the Escrow Agent. Upon completion of the Contract, the City will notify the Escrow agent in writing to release the funds to you. Only the designated representative of the City shall sign the request for the release of Escrow funds.

SECTION 10 – GREEN BUILDINGS AND STORM WATER MANAGEMENT

ADD:

10-3 **STORM WATER MANAGEMENT DISCHARGE CONTROL.**

1. You shall comply with Chapter 4, Article 3, Division 3 of the San Diego Municipal Code, Storm Water Management and Discharge Control, Municipal Storm Water Permit (MS4), California Regional Water Quality Control Board Order No. R9-2013-0001 (amended by R9-2015-0001 and R9-2015-0100), Storm Water Standards Manual, as amended from time to time, and any and all Best Management Practice (BMP) guidelines and pollution elimination requirements as may be established by the Enforcement Official. You warrant and certify that any and all Plans, reports, and specifications prepared for the City in accordance with this agreement shall meet all requirements of the San Diego Municipal Code and Storm Water Standards Manual. You understand that while the City

will be reviewing your designs for storm water permit compliance prior to acceptance of Design-Builder's designs, you shall also understand and agree that the City's Storm Water review process and its acceptance of your designs in no way limits the your obligations under this agreement to prepare designs that comply with all requirements of the San Diego Municipal Code and MS4 Permit.

2. You shall complete and update the Storm Water Applicability Checklist (DS-560) to confirm the project's appropriate storm water requirements. For all applicable projects, and to the maximum extent practicable, you shall incorporate and include Source Control and Low Impact Development (LID) design features or Site Design BMPs on the construction plans. Additionally, for Priority Development projects, you shall prepare a Storm Water Quality Management Plan (SWQMP) in accordance with the requirements of the Storm Water Standards Manual. You shall prepare a SWQMP Drainage Management Area Map showing all LID site design, source control and treatment control BMPs, hydromodification management plan facilities, and tabulated calculations. Include sufficient details and cross sections for construction. The Drainage Management Area Map shall be included as part of the construction Plans in addition to the Storm Water Infrastructure cover sheet. A template of the Storm Water Infrastructure cover sheet will be provided by the City.

3. You shall attend the Pre-construction meeting. You shall inspect and confirm that the permanent BMP was installed in accordance with the details on the Plans and that the permanent BMP functions meet the requirements of the MS4 Permit. Upon notification by the Engineer, the Design-Builder Engineer of Work shall sign and stamp the Permanent BMP Self Certification on the Plans or the Permanent BMP Self Certification Form (DS-563) prior to final acceptance by the City.

4. For projects requiring soil-disturbance Work such as geotechnical borings, street coring, and potholing as component of the design, you shall complete a Minor Water Pollution Control Plan (DS-570), if applicable.

SECTION 203 – BITUMINOUS MATERIALS

203-3.4.4 RUBBER POLYMER MODIFIED SLURRY (RPMS). To the City Supplement, ADD the following:

1. RPMS shall be used on this Contract.

SECTION 209 – PRESSURE PIPE

209 **PRESSURE PIPE.** To the City Supplement, ADD the following:

2. PVC products, specifically type C900 and C905, as manufactured or distributed by J-M Manufacturing Company or JM Eagle shall not be used on the Contract for pressurized pipe.

209-1.1.2 **Materials.** To the City Supplement, item 10, ADD the following:

a) The interior of bells shall be lined **as specified.**

SECTION 302 – ROADWAY SURFACING

302-4.12.2.1 **General.** To the City Supplement, ADD the following:

3. When Type I is to be applied over Type III, corrective action in accordance with 302-4.11.1.2, "Reduction in Payment Based on WTAT" such as reductions in payment, non-payment, or removal of Type III material not meeting specifications as directed by the Engineer shall be executed prior to the application of the Type I material.

302-7.4 **Payment.** To the City Supplement, item 1, last sentence, DELETE in its entirety and SUBSTITUTE with the following:

Payment shall not be made for additional fabric for overlapped areas.

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

601-2.1.2 **Engineered Traffic Control Plans (TCP).** To the City Supplement, ADD the following:

6. Engineered TCP (2 foot x 3 foot size) shall be required for the following areas: Beyer Blvd and E Seaward Avenue

SECTION 800 - MATERIALS

800-1.2.4 **Organic Soil Amendment.** ADD the following:

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

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

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

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

Table 212-1.2.4 (B)

Test Criteria	Acceptable Range	Unit of Measure	TMCC Test Method
pH	6.0 - 8.0		04.11-A 1:5 Slurry pH
Soluble salts	0 - 10	dS/m (mmhos/cm)	04.10-A 1:5 Slurry Method
Organic Matter	30 - 75%	% dry weight basis	05.07-A Loss-on-ignition Organic Matter Method (LOI)
Stability	≤ 8	mg CO_2/g OM/day	05.08-B carbon Dioxide Evolution Rate
Maturity	> 80% emergence	average % of control	05.05-A Germination and vigor
Pathogens			
Fecal coliform	Pass	Pass/Fail per U.S. EPA Class A standard, 40CFR 503.32(a)	07.01-B Fecal coliforms

Test Criteria	Acceptable Range	Unit of Measure	TMCC Test Method
Salmonella	Pass	Pass/Fail per U.S. EPA Class A standard, 40CFR 503.32(a)	07.02 Salmonella
Heavy Metal	Pass	Pass/Fail per U.S. EPA Class A standard, 40CFR 503.13(a) Tables 1 and 3.	04.06-Heavy Metals standards, and Hazardous Elements.
Particle Size	≥ 90%	% dry weight passing through 11mm	02.02-B Sample Sieving for Aggregate Size Classification

800-1.2.5 **Mulch.** To the City Supplement, item 3, subsection "i", ADD the following:

Type 9 Mulch shall be 4 inches maximum in size.

ADD:

800-4 **BIORETENTION SOIL MEDIA (BSM).**

800-4.1 **General.** Bioretention Soil Media (BSM) is a formulated soil mixture that is intended to filter storm water and support plant growth while minimizing the leaching of chemicals found in the BSM itself. BSM consists of 70% to 85% by volume washed sand and 15% to 30% by volume compost or alternative organic amendment. Alternative proportions may be justified under certain conditions. BSM shall be mixed thoroughly using a mechanical mixing system at the plant site prior to delivery. In order to reduce the potential for leaching of nutrients, the proportion of compost or alternative organic amendment shall be held to a minimum level that will support the proposed vegetation in the system.

800-4.1.1 **Sand for Bioretention Soil Media.** The sand shall conform to ASTM C33 "fine aggregate concrete sand" requirements. A sieve analysis shall be performed in accordance with ASTM C 136, ASTM D 422, or approved equivalent method to demonstrate compliance with the gradation limits shown in Table 800-4.1.1 (A). The sand shall be thoroughly washed to remove fines, dust, and deleterious materials prior to delivery. Fines passing the No. 200 sieve shall be non-plastic.

Table 800-4.1.1 (A) Sand Gradation Limits

Sieve Size (ASTM D422)	Percent Passing (by weight)	
	Minimum	**Maximum**
3/8 inch	100	100
#4	95	100
#8	80	100
#16	50	85
#30	25	60
#50	5	30
#100	0	10
#200	0	5

Note: Coefficient of Uniformity (Cu = D60/D10) equal to or greater than 4

800-4.1.2 **Compost.** Compost shall be certified by the U.S. Composting Council's Seal of Testing Assurance Program or an approved equivalent program. Compost shall comply with the following requirements:

1. Organic Material Content shall be 35% to 75% by dry weight.

2. Carbon to nitrogen (C:N) ratio shall be between 15:1 and 40:1, preferably above 20:1 to reduce the potential for nitrogen leaching/washout.

3. Physical contaminants (manmade inert materials) shall not exceed 1% by dry weight.

4. pH shall be between 6.0 and 7.5.

5. Soluble Salt Concentration shall be less than 10 dS/m (Method TMECC 4.10-A, USDA and U.S. Composting Council).

6. Maturity (seed emergence and seedling vigor) shall be greater than 80% relative to positive control (Method TMECC 5.05-A, USDA and U.S. Composting Council)

7. Stability (Carbon Dioxide evolution rate) shall be less than 2.5 mg CO_2-C per g compost organic matter (OM) per day or less than 5 mg CO_2-C per g compost carbon per day, whichever unit is reported. (Method TMECC 5.08-B, USDA and U.S. Composting Council). Alternatively a Solvita rating of 6 or higher is acceptable.

8. Moisture shall be 25%-55% wet weight basis.

9. Select Pathogens shall pass US EPA Class A standard, 40 CFR Section 503.32(a).

10. Trace Metals shall pass US EPA Class A standard, 40 CFR Section 503.13, Tables 1 and 3.

11. Shall be within gradation limits in Table 800-4.1.2 (ASTM D 422 sieve analysis or approved equivalent).

Table 212-4.1.2 Compost Gradation Limits

Sieve Size	Percent Passing (by weight)
16 mm (5/8")	99 to 100
6.3 mm (1/4")	40 to 95
2 mm	40 to 90

800-4.1.3 **Alternative Mix Components and Proportions.** Alternative mix components and proportions may be utilized, provided that the whole blended mix (800-4.2) conforms to agricultural, chemical, and hydraulic suitability criteria, as applicable. Alternative mix designs may include alternative proportions, alternative organic amendments and/or the use of natural soils. Alternative mixes are subject to approval by the City Engineer.

Additional mix components, such as granular activated carbon, zeolite, and biochar may be considered to improve performance for other parameters.

800-4.2 **Whole BSM Testing Requirements and Criteria.** You shall submit the following information to the City Engineer at least 30 Days prior to ordering materials:

1. Source/supplier of BSM,

2. Location of source/supplier,

3. A physical sample,

4. Available supplier testing information,

5. Whole BSM test results from a third party independent laboratory,

6. Description of proposed methods and schedule for mixing, delivery, and placement of BSM.

Test results shall be no older than 120 Days and shall accurately represent the materials and feed stocks that are currently available from the supplier.

Test results shall demonstrate conformance to agricultural suitability criteria (800-4.2.1), chemical suitability criteria (800-4.2.2), and hydraulic suitability criteria (800-4.2.3). No delivery, placement, or planting of BSM shall begin until test results confirm the suitability of the BSM. You shall submit a written request for approval which shall be accompanied by written analysis results from a written report of a testing agency. The testing agency shall be registered by the State for agricultural soil evaluation which indicates compliance stating that the tested material proposed source complies with these specifications.

800-4.2.1 **BSM Agricultural Suitability.** The BSM shall be suitable to sustain the growth of the plants specified and shall conform to the following requirements:

a) pH shall be between 6.0-7.5.

b) Salinity shall be less than 3.0 millimho/cm (as measured by electrical conductivity).

c) Sodium adsorption ration (SAR) shall be less than 3.0.

d) Chloride shall be less than 150 ppm.

The test results shall show the following information:

a) Date of testing

b) Project name

c) The Contractor's name

d) Source of materials and supplier's name

e) pH

f) E_C

g) Total and plant available elements (mg/kg particle concentration): phosphorus, potassium, iron, manganese, zinc, copper, boron,

calcium, magnesium, sodium, sulfur, molybdenum, nickel, aluminum, arsenic, barium, cadmium, chromium, cobalt, lead, lithium, mercury, selenium, silver, strontium, tin, and vanadium. Plant available concentration shall be assessed based on weak acid extraction(ammonium Bicarbonate/DTPA soil analysis or similar)

h) Soil adsorption ratio

i) Carbon/nitrogen ratio

j) Cation exchange capacity

k) Moisture content

l) Organic content

m) An assessment of agricultural suitability based on test results

n) Recommendations for adding amendments, chemical corrections, or both.

BSM which requires amending to comply with these specifications shall be uniformly blended and tested in its blended state prior to testing and delivery

800-4.2.2 **BSM Chemical Suitability.** For systems with underdrains, the BSM shall exhibit limited potential for leaching of pollutants that are at levels of concern. Potential for pollutant leaching shall be assessed using either the Saturated Media Extract Method (aka, Saturation Extract) that is commonly performed by agricultural laboratories or the Synthetic Precipitation Leaching Procedure (SPLP) (EPA SW-846, Method 1312). The referenced tests express the criteria in terms of the pollutant concentration in water that is in contact with the media. In areas in which a pollutant or pollutants are associated with a water quality impairment or a TMDL, BSM in systems with underdrains shall conform to the following Saturation Extract or SPLP criteria for applicable pollutant(s):

1. Nitrate < 3 mg/L

2. Phosphorus < 1 mg/L*

3. Zinc < 0.1 mg/L

4. Copper < 0.025 mg/L

5. Lead < 0.025 mg/L

6. Arsenic < 0.02 mg/L

7. Cadmium < 0.01 mg/L

8. Mercury < 0.01 mg/L

9. Selenium < 0.01 mg/L

Criteria shall be met as stated where a pollutant is associated with a water quality impairment or Total Maximum Daily Load (TMDL) in any downstream receiving water. Criteria may be waived or modified, at the discretion of the City Engineer, where a pollutant does not have a nexus to a water quality impairment or TMDL of downstream receiving water(s). Criteria may also be modified at the discretion of the City Engineer if the you demonstrate that suitable BSM materials cannot be feasibly sourced within a 50 mile radius of the project site and a good faith effort has been undertaken to investigate available materials.

The chemical suitability criteria listed in this section do not apply to systems without underdrains, unless groundwater is impaired or susceptible to nutrient contamination.

800-4.2.3 BSM Hydraulic Suitability.

1. The saturated hydraulic conductivity or infiltration rate of the whole BSM shall be measured by one of the following methods:

   a. Measurement of hydraulic conductivity (USDA Handbook 60, method 34b) (commonly available as part of standard agronomic soil evaluation), or

   b. ASTM D2434 Permeability of Granular Soils (at approximately 85% relative compaction Standard Proctor, ASTM D698)

2. BSM shall conform to hydraulic criteria associated with the BMP design configuration that best applies to the facility where the BSM will be installed.

   a) **Systems with unrestricted underdrain system (i.e., media control).** For systems with underdrains that are not restricted, the BSM shall have a minimum measured hydraulic conductivity of 8 inches per hour to ensure adequate flow rate through the BMP and longevity of the system. The BSM should have a maximum measured hydraulic conductivity of no more than 20 inches per hour. BSM with higher measured hydraulic conductivity may be accepted at the discretion of the City Engineer. In all cases, an upturned elbow system on the underdrain, measuring 9 to 12 inches above the invert of the underdrain, should be used to control velocities in the underdrain pipe and reduce potential for solid migration through the system.

b) **Systems with restricted underdrain system (i.e., outlet control).** For systems in which the flowrate of water through the media is controlled via an outlet control device (e.g., orifice or valve) affixed to the outlet of the underdrain system, the hydraulic conductivity of the media should be at least 15 inches per hour and not more than 40 inches per hour. The outlet control device should control the flowrate to between 5 and 12 inches per hour.

c) **Systems without underdrains.** For systems without underdrains, the BSM shall have a hydraulic conductivity at least 4 times higher than the underlying soil infiltration rate, but shall not exceed 12 inches per hour.

800-4.3 **Delivery, Storage and Handling.** You shall not deliver or place soils in frozen, wet, or muddy conditions. You shall protect soils and mixes from absorbing excess water and from erosion at all times. You shall not store materials unprotected during large rainfall events (>0.25 inches). If water is introduced into the material while it is stockpiled, you shall allow the material to drain to the acceptance of the City Engineer before placement.

BSM shall be thoroughly mixed prior to delivery using mechanical mixing methods such as a drum mixer. BSM shall be lightly compacted and placed in loose lifts approximately 12 inches (300 mm) to ensure reasonable settlement without excessive compaction. Compaction within the BSM area shall not exceed 75 to 85% standard proctor within the designed depth of the BSM. Machinery shall not be used in the bioretention facility to place the BSM. A conveyor or spray system shall be used for media placement in large facilities. Low ground pressure equipment may be authorized for large facilities at the discretion of the City Engineer.

Placement methods and BSM quantities shall account for approximately 10% loss of volume due to settling. Planting methods and timing shall account for settling of media without exposing plant root systems.

The Engineer may request up to three double ring infiltrometer tests (ASTM D3385) or approved alternative tests to confirm that the placed material meets applicable hydraulic suitability criteria (800-4.2.3). In the event that the infiltration rate of placed material does not meet applicable criteria, the City Engineer may require replacement and/or decompaction of materials.

800-4.4 **Quality Control and Acceptance.** Close adherence to the material quality controls herein are necessary in order to support healthy vegetation, minimize pollutant leaching, and assure sufficient permeability to infiltrate/filter runoff during the life of the facility. Amendments may be included to adjust agronomic properties. Acceptance of the material will be based on test results certified to be representative. Test results shall be conducted no more than 120 Days prior to delivery of the blended BSM to the project site. For projects

installing more than 100 cubic yards of BSM, batch-specific tests of the blended mix shall be provided to the City Engineer for every 100 cubic yards of BSM along with a site plan showing the placement locations of each BSM batch within the facility.

800-4.5 **Integration with Other Specifications.** This specification includes, is related to, and may depend or have dependency on other specifications, including but not limited to:

- Plantings and Hydroseed
- Mulch
- Aggregate (choking stone, drainage stone, energy dissipation)
- Geotextiles
- Underdrains
- Outlet control structures
- Excavation

Execution of this specification requires review and understanding of related specifications. Where conflicts with other specifications exist or appear to exist, you shall consult with the City Engineer to determine which specifications prevail.

800-4.6 AGGREGATE MATERIALS FOR BSM DRAINAGE LAYERS.

800-4.6.1 Drainage of BSM requires the use of specific aggregate materials for filter course (aka choking layer) materials and for an underlying drainage and storage layer.

800-4.6.1.1 **Rock and Sand Products for Use in BSM Drainage.** Size classifications detailed in Tables 800-4.6.1 (A) and 800-4.6.1 (B) shall apply with respect to BSM drainage materials. All sand and stone products used in BSM drainage layers shall be clean and thoroughly washed.

Table 800-4.6.1 (A) Crushed Rock and Stone Gradation Limits

Sieve Size	Percent Passing Sieves	
	AASHTO No. 57[1]	ASTM No. 8[1]
3 in	-	-
2.5 in	-	-

Sieve Size	Percent Passing Sieves	
	AASHTO No. 57[1]	**ASTM No. 8[1]**
2 in	-	-
1.5 in	100	-
1 in	95 – 100	-
0.75 in	-	-
0.5 in	25 – 60	100
0.375 in	-	85 – 100
No. 4	10 max.	10 – 30
No. 8	5 max.	0 – 10
No. 16		0 – 5
No. 50		-

Table 800-4.6.1 (B) Sand Gradation Limits

Sieve Size	Percent Passing Sieves
	Choker Sand - ASTM C33
0.375 in	100
No. 4	95 – 100
No. 8	80 – 100
No. 16	50 – 85
No. 30	25 – 60
No. 50	5 – 30
No. 100	0 – 10
No. 200	0 – 3

800-4.6.1.2 **Graded Aggregate Choker Stone.** Graded aggregate choker material is installed as a filter course to separate BSM from the drainage rock reservoir layer. This ensures that no migration of sand or other fines occurs. The filter course consists of two layers of choking material increasing in particle size. The top layer of the filter course shall be constructed of thoroughly washed ASTM C33 fine aggregate sand material conforming to gradation limits contained in Table 212-4.6.1(B). The bottom layer of the filter course shall be constructed of thoroughly washed ASTM No. 8 aggregate material conforming to gradation limits contained in Table 212-4.6.1(A).

EQUAL OPPORTINTIY CONTRACTING PROGRAM (EOCP) SECTION A – GENERAL REQUIREMENTS

4.1 **Nondiscrimination in Contracting Ordinance.** To the City Supplement, subsection 4.1.1, paragraph (2), sentence (1), DELETE in its entirety and SUBSTITUTE with the following:

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.

END OF SUPPLEMENTARY SPECIAL PROVISIONS (SSP)

SUPPLEMENTARY SPECIAL PROVISIONS

APPENDICES

APPENDIX A

NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

(Check one or both)

TO: _X_ Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

_____ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

Project No.: **477184**

Project Title: **New San Ysidro Branch Library**

Project Location-Specific: 123 E. Seaward Avenue, San Diego CA 92173. APN: 461-430-07 & 08, 461-590-14.

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Demolition of an existing non-historic designated detached garage and construction of a 15,000 square-foot, 30-foot tall, public library on a 1.6-acre property. An existing historically designated two-story single family dwelling would be preserved on-site in accordance with the City of San Diego Historic Resources Regulations and the U.S. Secretary of the Interior's Standards. A noise attenuation wall and/or earthen berm would be constructed along the site's east property line. The project would also construct associated site improvements (i.e. hardscape, paved parking lot and drive aisles, site walls, and landscaping) and public improvements (curbs, gutters, driveway entrances, and sidewalks) along adjacent public street frontages in conformance to Municipal Code regulations. The project site is located in the RM-1-1 zone in the San Ysidro Community Planning Area and Council District 8. (APN: 638-161-38 & 39).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: City of San Diego, Public Works Department
Engineering & Capital Projects
600 B Street, Suite #800
San Diego, CA 92101
Contact: Siavash Haghkhah, (619) 235-1965

Exempt Status: (CHECK ONE)

( ) Ministerial (Sec. 21080(b)(1); 15268);
( ) Declared Emergency (Sec. 21080(b)(3); 15269(a));
( ) Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
(X) Categorical Exemption: 15332

Reasons why project is exempt: The project has been determined to be exempt from CEQA pursuant to Sections 15332 of CEQA Guidelines. Section 15332 applies to infill development that is consistent with the applicable general plan designation and applicable zoning regulations, is no more than 5 acres and substantially surrounded by urban uses, and would not result in any significant effects relating to sensitive habitat, traffic, noise, air quality, or water quality. None of the exceptions listed in CEQA Guidelines Section 15003.2 apply, therefore this exemption is applicable to the proposed project.

Lead Agency Contact Person: Mark Brunette

Telephone: (619) 446-5379

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

Mark Brutto / SENIOR PLANNER — 7/29/16

Signature/Title — Date

Check One:
(X) Signed By Lead Agency
( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

APPENDIX B

FIRE HYDRANT METER PROGRAM

CITY OF SAN DIEGO CALIFORNIA DEPARTMENT INSTRUCTIONS	NUMBER DI 55.27	DEPARTMENT Water Department
SUBJECT FIRE HYDRANT METER PROGRAM (FORMERLY: CONSTRUCTION METER PROGRAM)	PAGE 1OF 10	EFFECTIVE DATE October 15, 2002
	SUPERSEDES DI 55.27	DATED April 21, 2000

1. **PURPOSE**

1.1 To establish a Departmental policy and procedure for issuance, proper usage and charges for fire hydrant meters.

2. **AUTHORITY**

2.1 All authorities and references shall be current versions and revisions.

2.2 San Diego Municipal Code (NC) Chapter VI, Article 7, Sections 67.14 and 67.15

2.3 Code of Federal Regulations, Safe Drinking Water Act of 1986

2.4 California Code of Regulations, Titles 17 and 22

2.5 California State Penal Code, Section 498B.0

2.6 State of California Water Code, Section 110, 500-6, and 520-23

2.7 Water Department Director

Reference

2.8 State of California Guidance Manual for Cross Connection Programs

2.9 American Water Works Association Manual M-14, Recommended Practice for Backflow Prevention

2.10 American Water Works Association Standards for Water Meters

2.11 U.S.C. Foundation for Cross Connection Control and Hydraulic Research Manual

3. **DEFINITIONS**

3.1 **Fire Hydrant Meter:** A portable water meter which is connected to a fire hydrant for the purpose of temporary use. (These meters are sometimes referred to as Construction Meters.)

3.2 **Temporary Water Use:** Water provided to the customer for no longer than twelve (12) months.

3.3 **Backflow Preventor:** A Reduced Pressure Principal Assembly connected to the outlet side of a Fire Hydrant Meter.

4. POLICY

4.1 The Water Department shall collect a deposit from every customer requiring a fire hydrant meter and appurtenances prior to providing the meter and appurtenances (see Section 7.1 regarding the Fees and Deposit Schedule). The deposit is refundable upon the termination of use and return of equipment and appurtenances in good working condition.

4.2 Fire hydrant meters will have a 2 ½" swivel connection between the meter and fire hydrant. The meter shall not be connected to the 4" port on the hydrant. All Fire Hydrant Meters issued shall have a Reduced Pressure Principle Assembly (RP) as part of the installation. Spanner wrenches are the only tool allowed to turn on water at the fire hydrant.

4.3 The use of private hydrant meters on City hydrants is prohibited, with exceptions as noted below. All private fire hydrant meters are to be phased out of the City of San Diego. All customers who wish to continue to use their own fire hydrant meters must adhere to the following conditions:

a. Meters shall meet all City specifications and American Water Works Association (AWWA) standards.

b. Customers currently using private fire hydrant meters in the City of San Diego water system will be allowed to continue using the meter under the following conditions:

1. The customer must submit a current certificate of accuracy and calibration results for private meters and private backflows annually to the City of San Diego, Water Department, Meter Shop.

2. The meter must be properly identifiable with a clearly labeled serial number on the body of the fire hydrant meter. The serial number shall be plainly stamped on the register lid and the main casing. Serial numbers shall be visible from the top of the meter casing and the numbers shall be stamped on the top of the inlet casing flange.

3. All meters shall be locked to the fire hydrant by the Water Department, Meter Section (see Section 4.7).

4. All meters shall be read by the Water Department, Meter Section (see Section 4.7).

5. All meters shall be relocated by the Water Department, Meter Section (see Section 4.7).

6. These meters shall be tested on the anniversary of the original test date and proof of testing will be submitted to the Water Department, Meter Shop, on a yearly basis. If not tested, the meter will not be allowed for use in the City of San Diego.

7. All private fire hydrant meters shall have backflow devices attached when installed.

8. The customer must maintain and repair their own private meters and private backflows.

9. The customer must provide current test and calibration results to the Water Department, Meter Shop after any repairs.

10. When private meters are damaged beyond repair, these private meters will be replaced by City owned fire hydrant meters.

11. When a private meter malfunctions, the customer will be notified and the meter will be removed by the City and returned to the customer for repairs. Testing and calibration results shall be given to the City prior to any re-installation.

12. The register shall be hermetically sealed straight reading and shall be readable from the inlet side. Registration shall be in hundred cubic feet.

13. The outlet shall have a 2 ½ "National Standards Tested (NST) fire hydrant male coupling.

14. Private fire hydrant meters shall not be transferable from one contracting company to another (i.e. if a company goes out of business or is bought out by another company).

4.4 All fire hydrant meters and appurtenances shall be installed, relocated and removed by the City of San Diego, Water Department. All City owned fire hydrant meters and appurtenances shall be maintained by the City of San Diego, Water Department, Meter Services.

4.5 If any fire hydrant meter is used in violation of this Department Instruction, the violation will be reported to the Code Compliance Section for investigation and appropriate action. Any customer using a fire hydrant meter in violation of the requirements set forth above is subject to fines or penalties pursuant to the Municipal Code, Section 67.15 and Section 67.37.

4.6 **Conditions and Processes for Issuance of a Fire Hydrant Meter**

Process for Issuance

a. Fire hydrant meters shall only be used for the following purposes:

1. Temporary irrigation purposes not to exceed one year.

2. Construction and maintenance related activities (see Tab 2).

b. No customer inside or outside the boundaries of the City of San Diego Water Department shall resell any portion of the water delivered through a fire hydrant by the City of San Diego Water Department.

c. The City of San Diego allows for the issuance of a temporary fire hydrant meter for a period not to exceed 12 months (365 days). An extension can only be granted in writing from the Water Department Director for up to 90 additional days. A written request for an extension by the consumer must be submitted at least 30 days prior to the 12 month period ending. No extension shall be granted to any customer with a delinquent account with the Water Department. No further extensions shall be granted.

d. Any customer requesting the issuance of a fire hydrant meter shall file an application with the Meter Section. The customer must complete a "Fire Hydrant Meter Application" (Tab 1) which includes the name of the company, the party responsible for payment, Social Security number and/or California ID, requested location of the meter (a detailed map signifying an exact location), local contact person, local phone number, a contractor's license (or a business license), description of specific water use, duration of use at the site and full name and address of the person responsible for payment.

e. At the time of the application the customer will pay their fees according to the schedule set forth in the Rate Book of Fees and Charges, located in the City Clerk's Office. All fees must be paid by check, money order or cashiers check, made payable to the City Treasurer. Cash will not be accepted.

f. No fire hydrant meters shall be furnished or relocated for any customer with a delinquent account with the Water Department.

g. After the fees have been paid and an account has been created, the

meter shall be installed within 48 hours (by the second business day). For an additional fee, at overtime rates, meters can be installed within 24 hours (within one business day).

4.7 **Relocation of Existing Fire Hydrant Meters**

a. The customer shall call the Fire Hydrant Meter Hotline (herein referred to as "Hotline"), a minimum of 24 hours in advance, to request the relocation of a meter. A fee will be charged to the existing account, which must be current before a work order is generated for the meter's relocation.

b. The customer will supply in writing the address where the meter is to be relocated (map page, cross street, etc). The customer must update the original Fire Hydrant Meter Application with any changes as it applies to the new location.

c. Fire hydrant meters shall be read on a monthly basis. While fire hydrant meters and backflow devices are in service, commodity, base fee and damage charges, if applicable, will be billed to the customer on a monthly basis. If the account becomes delinquent, the meter will be removed.

4.8 **Disconnection of Fire Hydrant Meter**

a. After ten (10) months a "Notice of Discontinuation of Service" (Tab 3) will be issued to the site and the address of record to notify the customer of the date of discontinuance of service. An extension can only be granted in writing from the Water Department Director for up to 90 additional days (as stated in Section 4.6C) and a copy of the extension shall be forwarded to the Meter Shop Supervisor. If an extension has not been approved, the meter will be removed after twelve (12) months of use.

b. Upon completion of the project the customer will notify the Meter Services office via the Hotline to request the removal of the fire hydrant meter and appurtenances. A work order will be generated

for removal of the meter.

c. Meter Section staff will remove the meter and backflow prevention assembly and return it to the Meter Shop. Once returned to the Meter Shop the meter and backflow will be tested for accuracy and functionality.

d. Meter Section Staff will contact and notify Customer Services of the final read and any charges resulting from damages to the meter and backflow or its appurtenance. These charges will be added on the customer's final bill and will be sent to the address of record. Any customer who has an outstanding balance will not receive additional meters.

e. Outstanding balances due may be deducted from deposits and any balances refunded to the customer. Any outstanding balances will be turned over to the City Treasurer for collection. Outstanding balances may also be transferred to any other existing accounts.

5. EXCEPTIONS

5.1 Any request for exceptions to this policy shall be presented, in writing, to the Customer Support Deputy Director, or his/her designee for consideration.

6. MOBILE METER

6.1 Mobile meters will be allowed on a case by case basis. All mobile meters will be protected by an approved backflow assembly and the minimum requirement will be a Reduced Pressure Principal Assembly. The two types of Mobile Meters are vehicle mounted and floating meters. Each style of meters has separate guidelines that shall be followed for the customer to retain service and are described below:

a) **Vehicle Mounted Meters**: Customer applies for and receives a City owned Fire Hydrant Meter from the Meter Shop. The customer mounts the meter on the vehicle and brings it to the Meter Shop for

inspection. After installation is approved by the Meter Shop the vehicle and meter shall be brought to the Meter Shop on a monthly basis for meter reading and on a quarterly basis for testing of the backflow assembly. Meters mounted at the owner's expense shall have the one year contract expiration waived and shall have meter or backflow changed if either fails.

b) **Floating Meters**: Floating Meters are meters that are not mounted to a vehicle. **(Note: All floating meters shall have an approved backflow assembly attached.)** The customer shall submit an application and a letter explaining the need for a floating meter to the Meter Shop. The Fire Hydrant Meter Administrator, after a thorough review of the needs of the customer, (i.e. number of jobsites per day, City contract work, lack of mounting area on work vehicle, etc.), may issue a floating meter. At the time of issue, it will be necessary for the customer to complete and sign the "Floating Fire Hydrant Meter Agreement" which states the following:

1) The meter will be brought to the Meter Shop at 2797 Caminito Chollas, San Diego on the third week of each month for the monthly read by Meter Shop personnel.

2) Every other month the meter will be read and the backflow will be tested. This date will be determined by the start date of the agreement.

If any of the conditions stated above are not met the Meter Shop has the right to cancel the contract for floating meter use and close the account associated with the meter. The Meter Shop will also exercise the right to refuse the issuance of another floating meter to the company in question.

Any Fire Hydrant Meter using reclaimed water shall not be allowed use again with any potable water supply. The customer shall incur the cost of replacing the meter and backflow device in this instance.

7. **FEE AND DEPOSIT SCHEDULES**

7.1 **Fees and Deposit Schedules:** The fees and deposits, as listed in the Rate Book of Fees and Charges, on file with the Office of the City Clerk, are based on actual reimbursement of costs of services performed, equipment and materials. Theses deposits and fees will be amended, as needed, based on actual costs. Deposits, will be refunded at the end of the use of the fire hydrant meter, upon return of equipment in good working condition and all outstanding balances on account are paid. Deposits can also be used to cover outstanding balances.

All fees for equipment, installation, testing, relocation and other costs related to this program are subject to change without prior notification. The Mayor and Council will be notified of any future changes.

8. **UNAUTHORIZED USE OF WATER FROM A HYDRANT**

8.1 Use of water from any fire hydrant without a properly issued and installed fire hydrant meter is theft of City property. Customers who use water for unauthorized purposes or without a City of San Diego issued meter will be prosecuted.

8.2 If any unauthorized connection, disconnection or relocation of a fire hydrant meter, or other connection device is made by anyone other than authorized Water Department personnel, the person making the connection will be prosecuted for a violation of San Diego Municipal Code, Section 67.15. In the case of a second offense, the customer's fire hydrant meter shall be confiscated and/or the deposit will be forfeited.

8.3 Unauthorized water use shall be billed to the responsible party. Water use charges shall be based on meter readings, or estimates when meter readings are not available.

8.4 In case of unauthorized water use, the customer shall be billed for all applicable charges as if proper authorization for the water use had been obtained, including but not limited to bi-monthly service charges, installation charges and removal charges.

8.5 If damage occurs to Water Department property (i.e. fire hydrant meter, backflow, various appurtenances), the cost of repairs or replacements will be charged to the customer of record (applicant).

Larry Gardner
Water Department Director

Tabs:
1. Fire Hydrant Meter Application
2. Construction & Maintenance Related Activities With No Return To Sewer
3. Notice of Discontinuation of Service

APPENDIX

Administering Division: Customer Support Division

Subject Index:
Construction Meters
Fire Hydrant
Fire Hydrant Meter Program
Meters, Floating or Vehicle Mounted
Mobile Meter
Program, Fire Hydrant Meter

Distribution: DI Manual Holders

Application for Fire Hydrant Meter (EXHIBIT A)

City of San Diego PUBLIC UTILITIES Water & Wastewater

(For Office Use Only)

NS REQ	FAC#
DATE	BY

METER SHOP (619) 527-7449

Application Date	Requested Install Date:

Meter Information

Fire Hydrant Location: (Attach Detailed Map//Thomas Bros. Map Location or Construction drawing.) Zip:	T.B.	G.B. (CITY USE)
Specific Use of Water:		
Any Return to Sewer or Storm Drain, If so , explain:		
Estimated Duration of Meter Use:		Check Box if Reclaimed Water

Company Information

Company Name:			
Mailing Address:			
City:	State:	Zip:	Phone: ( )
*Business license#	*Contractor license#		
A Copy of the Contractor's license OR Business License is required at the time of meter issuance.			
Name and Title of Billing Agent: (PERSON IN ACCOUNTS PAYABLE)			Phone: ( )
Site Contact Name and Title:			Phone: ( )
Responsible Party Name:			Title:
Cal ID#			Phone: ( )
Signature:		Date:	

Guarantees Payment of all Charges Resulting from the use of this Meter. Insures that employees of this Organization understand the proper use of Fire Hydrant Meter

Fire Hydrant Meter Removal Request		Requested Removal Date:
Provide Current Meter Location if Different from Above:		
Signature:	Title:	Date:
Phone: ( )	Pager: ( )	

City Meter	Private Meter	
Contract Acct #:	Deposit Amount: $ 936.00	Fees Amount: $ 62.00
Meter Serial #	Meter Size: 05	Meter Make and Style: 6-7
Backflow #	Backflow Size:	Backflow Make and Style:
Name:	Signature:	Date:

WATER USES WITHOUT ANTICIPATED CHARGES FOR RETURN TO SEWER

Auto Detailing
Backfilling
Combination Cleaners (Vactors)
Compaction
Concrete Cutters
Construction Trailers
Cross Connection Testing
Dust Control
Flushing Water Mains
Hydro Blasting
Hydro Seeing
Irrigation (for establishing irrigation only; not continuing irrigation)
Mixing Concrete
Mobile Car Washing
Special Events
Street Sweeping
Water Tanks
Water Trucks
Window Washing

Note:

1. If there is any return to sewer or storm drain, then sewer and/or storm drain fees will be charges.

Date

Name of Responsible Party
Company Name and Address
Account Number:_____

Subject: Discontinuation of Fire Hydrant Meter Service

Dear Water Department Customer:

The authorization for use of Fire Hydrant Meter #_____, located at *(Meter Location Address)* ends in 60 days and will be removed on or after *(Date Authorization Expires)*. Extension requests for an additional 90 days must be submitted in writing for consideration 30 days prior to the discontinuation date. If you require an extension, please contact the Water Department, or mail your request for an extension to:

City of San Diego
Water Department
Attention: Meter Services
2797 Caminito Chollas
San Diego, CA 92105-5097

Should you have any questions regarding this matter, please call the Fire Hydrant Hotline at (619)_____-_____.

Sincerely,

Water Department

APPENDIX C

MATERIALS TYPICALLY ACCEPTED BY CERTIFICATE OF COMPLIANCE

Materials Typically Accepted by Certificate of Compliance

1. Soil amendment
2. Fiber mulch
3. PVC or PE pipe up to 16 inch diameter
4. Stabilizing emulsion
5. Lime
6. Preformed elastomeric joint seal
7. Plain and fabric reinforced elastomeric bearing pads
8. Steel reinforced elastomeric bearing pads
9. Waterstops (Special Condition)
10. Epoxy coated bar reinforcement
11. Plain and reinforcing steel
12. Structural steel
13. Structural timber and lumber
14. Treated timber and lumber
15. Lumber and timber
16. Aluminum pipe and aluminum pipe arch
17. Corrugated steel pipe and corrugated steel pipe arch
18. Structural metal plate pipe arches and pipe arches
19. Perforated steel pipe
20. Aluminum underdrain pipe
21. Aluminum or steel entrance tapers, pipe downdrains, reducers, coupling bands and slip joints
22. Metal target plates
23. Paint (traffic striping)
24. Conductors
25. Painting of electrical equipment
26. Electrical components
27. Engineering fabric
28. Portland Cement
29. PCC admixtures
30. Minor concrete, asphalt
31. Asphalt (oil)
32. Liquid asphalt emulsion
33. Epoxy

APPENDIX D

SAMPLE CITY INVOICE

City of San Diego, Field Engineering Div., 9485 Aero Drive, SD CA 92123		**Contractor's Name:**	
Project Name:		Contractor's Address:	
Work Order No or Job Order No.			
City Purchase Order No.		Contractor's Phone #:	**Invoice No.**
Resident Engineer (RE):		Contractor's fax #:	**Invoice Date:**
RE Phone#:	Fax#:	Contact Name:	Billing Period: (to

Item #	Item Description	Contract Authorization				Previous Totals To Date		This Estimate		Totals to Date	
		Unit	Price	Qty	Extension	%/QTY	Amount	% / QTY	Amount	% / QTY	Amount
1					$ -		$ -		$ -	0.00%	$ -
2					$ -		$ -		$ -	0.00%	$ -
3					$ -		$ -		$ -	0.00%	$ -
4					$ -		$ -		$ -	0.00%	$ -
5					$ -		$ -		$ -	0.00%	$ -
6					$ -		$ -		$ -	0.00%	$ -
7					$ -		$ -		$ -	0.00%	$ -
8					$ -		$ -		$ -	0.00%	$ -
9					$ -		$ -		$ -	0.00%	$ -
10					$ -		$ -		$ -	0.00%	$ -
11					$ -		$ -		$ -	0.00%	$ -
12					$ -		$ -		$ -	0.00%	$ -
13					$ -		$ -		$ -	0.00%	$ -
14					$ -		$ -		$ -	0.00%	$ -
15					$ -		$ -		$ -	0.00%	$ -
16					$ -		$ -		$ -	0.00%	$ -
17	**Field Orders**				$ -		$ -		$ -	0.00%	$ -
18					$ -		$ -		$ -	0.00%	$ -
	CHANGE ORDER No.				$ -		$ -		$ -	0.00%	$ -
					$ -		$ -		$ -	0.00%	$ -
	Total Authorized Amount (including approved Change Order)				$ -		$ -		$ -	**Total Billed**	$ -

SUMMARY

A. Original Contract Amount	$ -
B. Approved Change Order #00 Thru #00	$ -
C. Total Authorized Amount (A+B)	$ -
D. Total Billed to Date	$ -
E. Less Total Retention (5% of D)	$ -
F. Less Total Previous Payments	$ -
G. Payment Due Less Retention	**$0.00**
H. Remaining Authorized Amount	$0.00

I certify that the materials have been received by me in the quality and quantity specified

Resident Engineer

Construction Engineer

Retention and/or Escrow Payment Schedule

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:	***$0.00***
Amt to Release to Contractor from PO/Escrow:	

Contractor Signature and Date: _____

APPENDIX E

LOCATION MAP

Imagery provided by Google and its licensors © 2015.

Site Map

Figure 2

APPENDIX F

HYDROSTATIC DISCHARGE FORM

Hydrostatic Discharge Requirements Certification (Discharge Events ≥ 325,850 gpd)

All discharge activities related to this project comply with the Regional Water Quality Control Board (RWQCB) Order No. R9-2010-0003, General Permit for Discharges of Hydrostatic Test Water and Potable Water to Surface Water and Storm Drains as referenced by http://www.waterboards.ca.gov/sandiego/board_decisions/adopted_orders/2010/R9-2010-0003.pdf), and as follows:

Discharged water has been dechlorinated to below **0.1** *(mg/l)* level; and effluent has been maintained between **6 and 9** *(pH)* based on:

Event #	Discharge Date	Item Tested	Duration	Amount (gpd)	Description of the Proposed Discharge	Method and Test Result	*Is Discharge Within Limits?*		Comment/Action Taken
							YES	*NO*	
		Chlorine							
		pH							
		Chlorine							
		pH							
		Chlorine							
		pH							
		Chlorine							
		pH							

Qualified Personnel Conducting Tests (Print Name): ***SAP No.(s):***

Signed: **Project Name:**

By signing, I hereby certify and affirm under penalty of perjury that all of the statements and conditions for hydrostatic discharge events are correct.

Have any thresholds been exceeded? Per Order No. R9-2010-0003, would this be a reportable discharge and must be reported **within 24 hours** of the event? [Reportable discharge would include violation of maximum gallons per day, any upset which exceeds any effluent limit]

APPENDIX G

HAZARDOUS FORMS/LABEL

INCIDENT/RELEASE ASSESSMENT FORM [1]

If you have an emergency, Call 911

Handlers of hazardous materials are required to report releases. The following is a tool to be used for assessing if a release is reportable. Additionally, a non-reportable release incident form is provided to document why a release is not reported (see back).

Questions for Incident Assessment:	YES	NO
1. Was anyone killed or injured, or did they require medical care or admitted to a hospital for observation?	❒	❒
2. Did anyone, other than employees in the immediate area of the release, evacuate?	❒	❒
3. Did the release cause off-site damage to public or private property?	❒	❒
4. Is the release greater than or equal to a reportable quantity (RQ)?	❒	❒
5. Was there an uncontrolled or unpermitted release to the air?	❒	❒
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?	❒	❒
7. Will control, containment, decontamination, and/or clean up require the assistance of federal, state, county, or municipal response elements?	❒	❒
8. Was the release or threatened release involving an unknown material or contains an unknown hazardous constituent?	❒	❒
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)?	❒	❒
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?	❒	❒

If the answer is YES to any of the above questions – report the release to the California Office of Emergency Services at 800-852-7550 and the local CUPA daytime: (619) 338-2284, after hours: (858) 565-5255. Note: other state and federal agencies may require notification depending on the circumstances.

Call 911 in an emergency

If all answers are NO, complete a Non Reportable Release Incident Form (page 2 of 2) and keep readily available. Documenting why a "no" response was made to each question will serve useful in the event questions are asked in the future, and to justify not reporting to an outside regulatory agency.

If in doubt, report the release.

[1] This document is a guide for accessing when hazardous materials release reporting is required by Chapter 6.95 of the California Health and Safety Code. It does not replace good judgment, Chapter 6.95, or other state or federal release reporting requirements.

NON REPORTABLE RELEASE INCIDENT FORM

1. RELEASE AND RESPONSE DESCRIPTION

Incident #_____

Date/Time Discovered	Date/Time Discharge	Discharge Stopped ☐ Yes ☐ 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?: ☐Yes ☐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 ☐ GAL ☐ LBS ☐ FT^3
Chemical	Quantity ☐ GAL ☐ LBS ☐ FT^3
Chemical	Quantity ☐ GAL ☐ LBS ☐ FT^3
Clean-Up Procedures & Timeline:	
Completed By:	Phone:
Print Name:	Title:

EMERGENCY RELEASE FOLLOW-UP NOTICE REPORTING FORM

A

BUSINESS NAME

FACILITY EMERGENCY CONTACT & PHONE NUMBER
( ) -

B

INCIDENT DATE MO DAY YR

TIME OES NOTIFIED (use 24 hr time)

OES CONTROL NO.

C

INCIDENT ADDRESS LOCATION

CITY / COMMUNITY

COUNTY ZIP

D

CHEMICAL OR TRADE NAME (print or type)

CAS Number

CHECK IF CHEMICAL IS LISTED IN 40 CFR 355, APPENDIX A ☐

CHECK IF RELEASE REQUIRES NOTIFICATION UNDER 42 U.S.C. Section 9603 (a) ☐

PHYSICAL STATE CONTAINED ☐ SOLID ☐ LIQUID ☐ GAS

PHYSICAL STATE RELEASED ☐ SOLID ☐ LIQUID ☐ GAS

QUANTITY RELEASED

ENVIRONMENTAL CONTAMINATION ☐ AIR ☐ WATER ☐ GROUND ☐ OTHER

TIME OF RELEASE

DURATION OF RELEASE
___DAYS ___HOURS___MINUTES

E

ACTIONS TAKEN

F

KNOWN OR ANTICIPATED HEALTH EFFECTS (Use the comments section for addition information)

☐ ACUTE OR IMMEDIATE (explain) _____

☐ CHRONIC OR DELAYED (explain) _____

☐ NOTKNOWN (explain)

G

ADVICE REGARDING MEDICAL ATTENTION NECESSARY FOR EXPOSED INDIVIDUALS

H

COMMENTS (INDICATE SECTION (A - G) AND ITEM WITH COMMENTS OR ADDITIONAL INFORMATION)

I

CERTIFICATION: I certify under penalty of law that I have personally examined and I am familiar with the information submitted and believe the submitted information is true, accurate, and complete.

REPORTING FACILITY REPRESENTATIVE (print or type) _____

SIGNATURE OF REPORTING FACILITY REPRESENTATIVE _____ DATE: _____

EMERGENCY RELEASE FOLLOW-UP NOTICE
REPORTING FORM INSTRUCTIONS

GENERAL INFORMATION:

Chapter 6.95 of Division 20 of the California Health and Safety Code requires that written emergency release follow-up notices prepared pursuant to 42 U.S.C. § 11004, be submitted using this reporting form. Non-permitted releases of reportable quantities of Extremely Hazardous Substances (listed in 40 CFR 355, appendix A) or of chemicals that require release reporting under section 103(a) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 [42 U.S.C. § 9603(a)] must be reported on the form, as soon as practicable, but no later than 30 days, following a release. The written follow-up report is required in addition to the verbal notification.

BASIC INSTRUCTIONS:

- The form, when filled out, reports follow-up information required by 42 U.S.C § 11004. Ensure that all information requested by the form is provided as completely as possible.
- If the incident involves reportable releases of more than one chemical, prepare one report form for each chemical released.
- If the incident involves a series of separate releases of chemical(s) at different times, the releases should be reported on separate reporting forms.

SPECIFIC INSTRUCTIONS:

Block A: Enter the name of the business and the name and phone number of a contact person who can provide detailed facility information concerning the release.

Block B: Enter the date of the incident and the time that verbal notification was made to OES. The OES control number is provided to the caller by OES at the time verbal notification is made. Enter this control number in the space provided.

Block C: Provide information pertaining to the location where the release occurred. Include the street address, the city or community, the county and the zip code.

Block D: Provide information concerning the specific chemical that was released. Include the chemical or trade name and the Chemical Abstract Service (CAS) number. Check all categories that apply. Provide best available information on quantity, time and duration of the release.

Block E: Indicate all actions taken to respond to and contain the release as specified in 42 U.S.C. § 11004(c).

Block F: Check the categories that apply to the health effects that occurred or could result from the release. Provide an explanation or description of the effects in the space provided. Use Block H for additional comments/information if necessary to meet requirements specified in 42 U.S.C. § 11004(c).

Block G: Include information on the type of medical attention required for exposure to the chemical released. Indicate when and how this information was made available to individuals exposed and to medical personnel, if appropriate for the incident, as specified in 42 U.S.C. § 11004(c).

Block H: List any additional pertinent information.

Block I: Print or type the name of the facility representative submitting the report. Include the official signature and the date that the form was prepared.

MAIL THE COMPLETED REPORT TO:

State Emergency Response Commission (SERC)
Attn: Section 304 Reports
Hazardous Materials Unit
3650 Schriever Avenue
Mather, CA 95655

NOTE: Authority cited: Sections 25503, 25503.1 and 25507.1, Health and Safety Code. Reference: Sections 25503(b)(4), 25503.1, 25507.1, 25518 and 25520, Health and Safety Code.

HAZARDOUS WASTE

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

GENERATOR NAME _____

ADDRESS _____ 24 HR. PHONE ( )

CITY _____ STATE _____ ZIP _____

EPA ID NO. _____ MANIFEST DOCUMENT NO. _____

EPA WASTE NO. _____ CA WASTE NO. _____ ACCUMULATION START DATE / /

CONTENTS, COMPOSITION _____

PROPER DOT SHIPPING NAME _____

TECHNICAL NAME (S) _____

UN/NA NO. WITH PREFIX _____

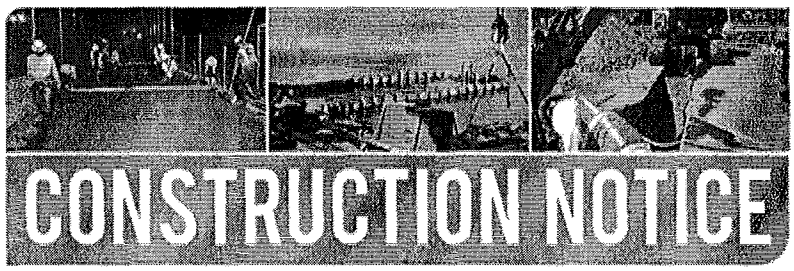
PHYSICAL STATE ☐ SOLID ☐ LIQUID | HAZARDOUS PROPERTIES ☐ CORROSIVE ☐ REACTIVE ☐ FLAMMABLE ☐ TOXIC ☐ OTHER _____

HANDLE WITH CARE!

CONTAINS HAZARDOUS OR TOXIC WASTES

APPENDIX H

SAMPLE OF PUBLIC NOTICES



PROJECT NAME

Trenching on your street is complete.

What you need to know:

- Pipe installation on your street is complete and construction crews are now installing new pipeline for this project at another location.
- You may see temporary trench plates or trench caps for some time –even after construction activities have concluded on your street.

Street resurfacing:

- Your Streets will be resurfaced once the entire pipeline project is complete.
- Concrete streets will not be resurfaced curb to curb; only the trench will be backfilled.
- Street resurfacing may be delayed due to the City's slurry seal moratorium.

Estimated resurfacing completion on your street:

(Insert Date-Month and Year)

For questions related to this work
Call: (619) 533-4207
Email: engineering@sandiego.gov
Visit: sandiego.gov/CIP

CITY OF SAN DIEGO
PUBLIC WORKS
DEPARTMENT

This information is available in alternative formats upon request.

APPENDIX I

AMI DEVICE

Protecting AMI Devices in Meter Boxes and on Street Lights

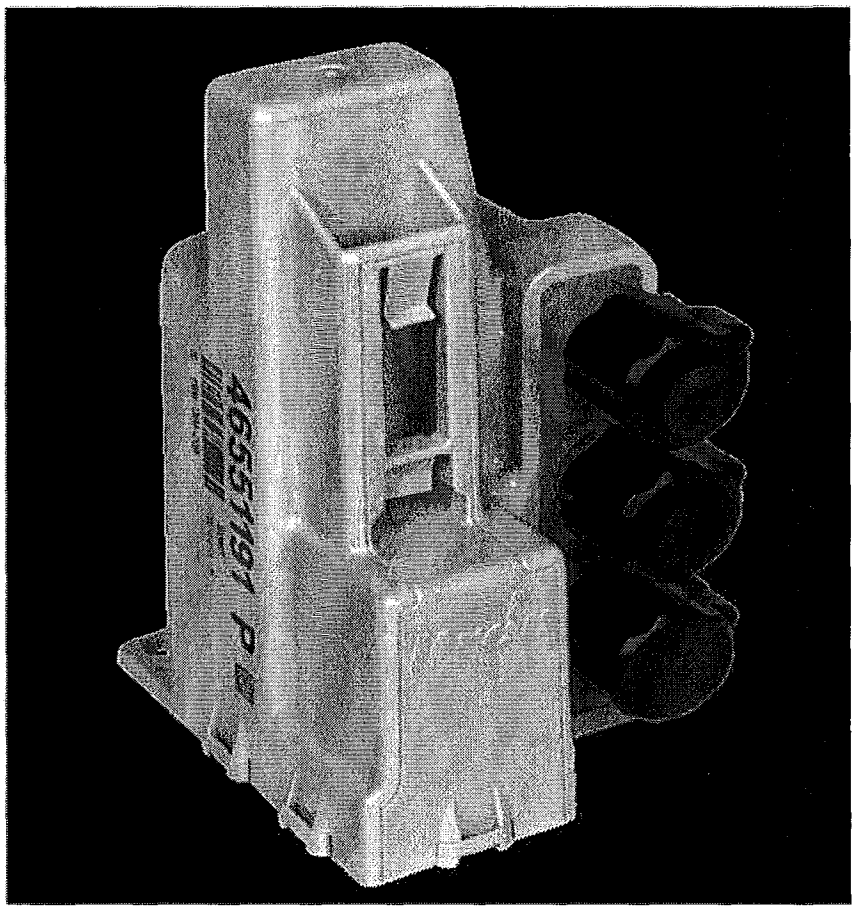
The Public Utilities Department (PUD) has begun the installation of the Advanced Metering Infrastructure (AMI) technology as a new tool to enhance water meter reading accuracy and efficiency, customer service and billing, and to be used by individual accounts to better manage the efficient use of water. **All AMI devices shall be protected per Section 5-2, "Protection", of the 2015 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:

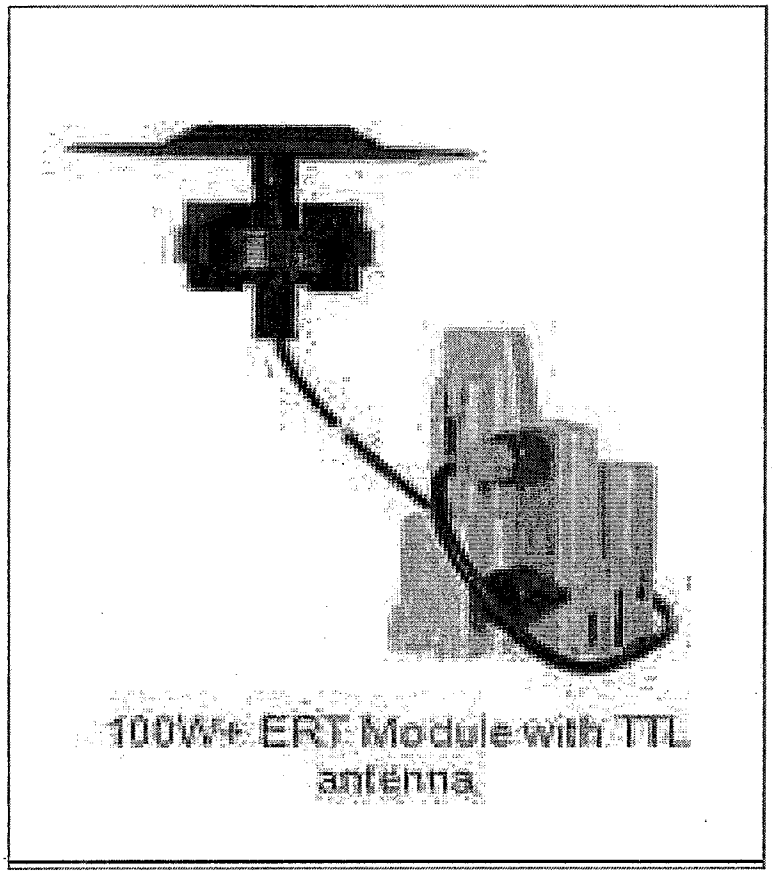
A. Endpoints, see Photo 1:

Photo 1



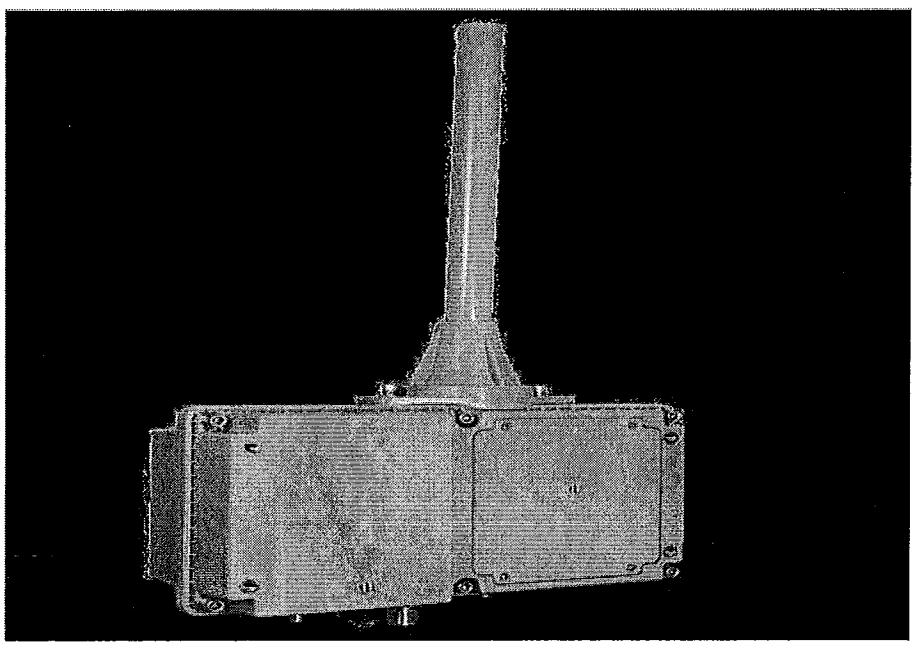
B. AMI Antenna attached to Endpoint (antenna not always required), see Photo 2:

Photo 2



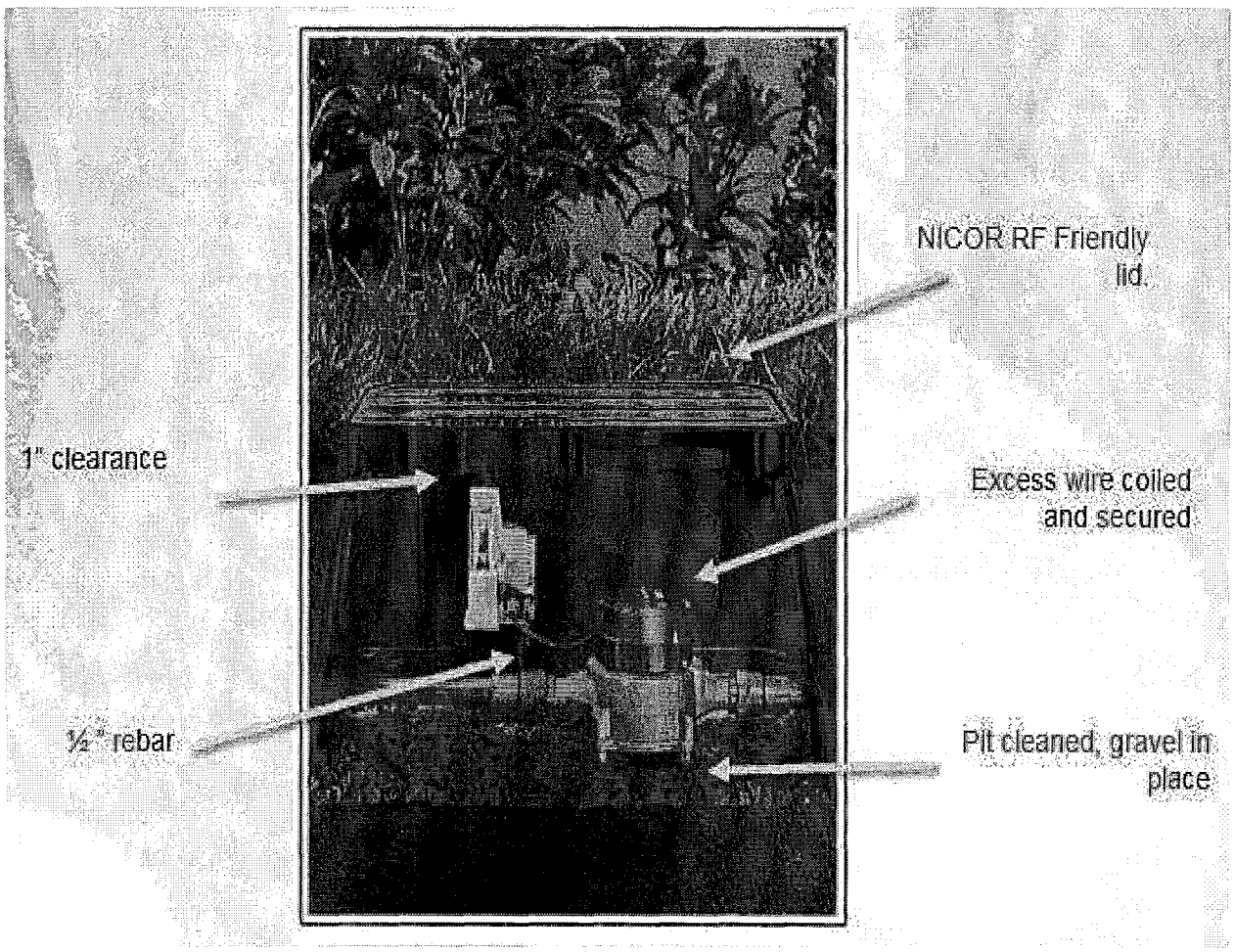
Network Devices, see Photo 3:

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

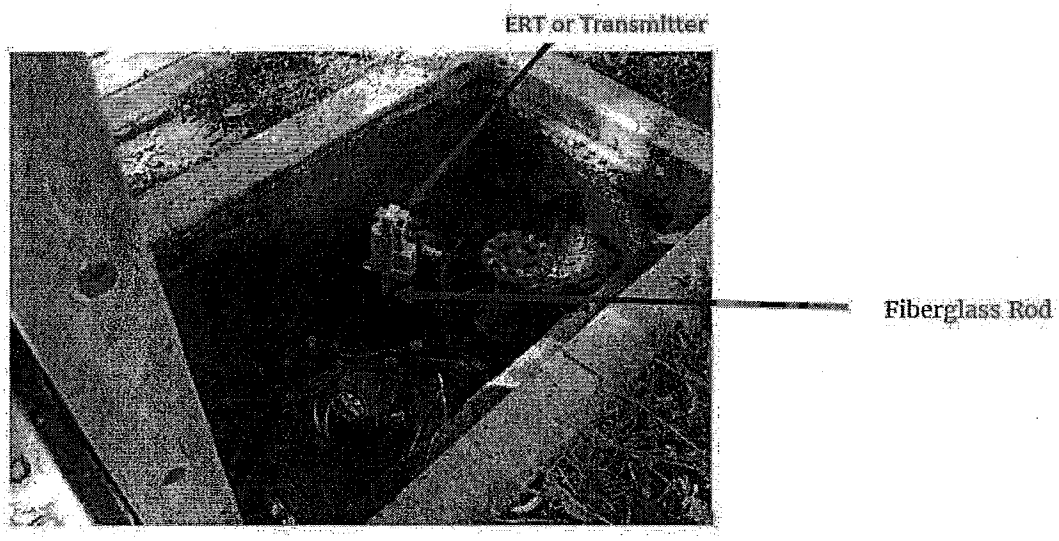
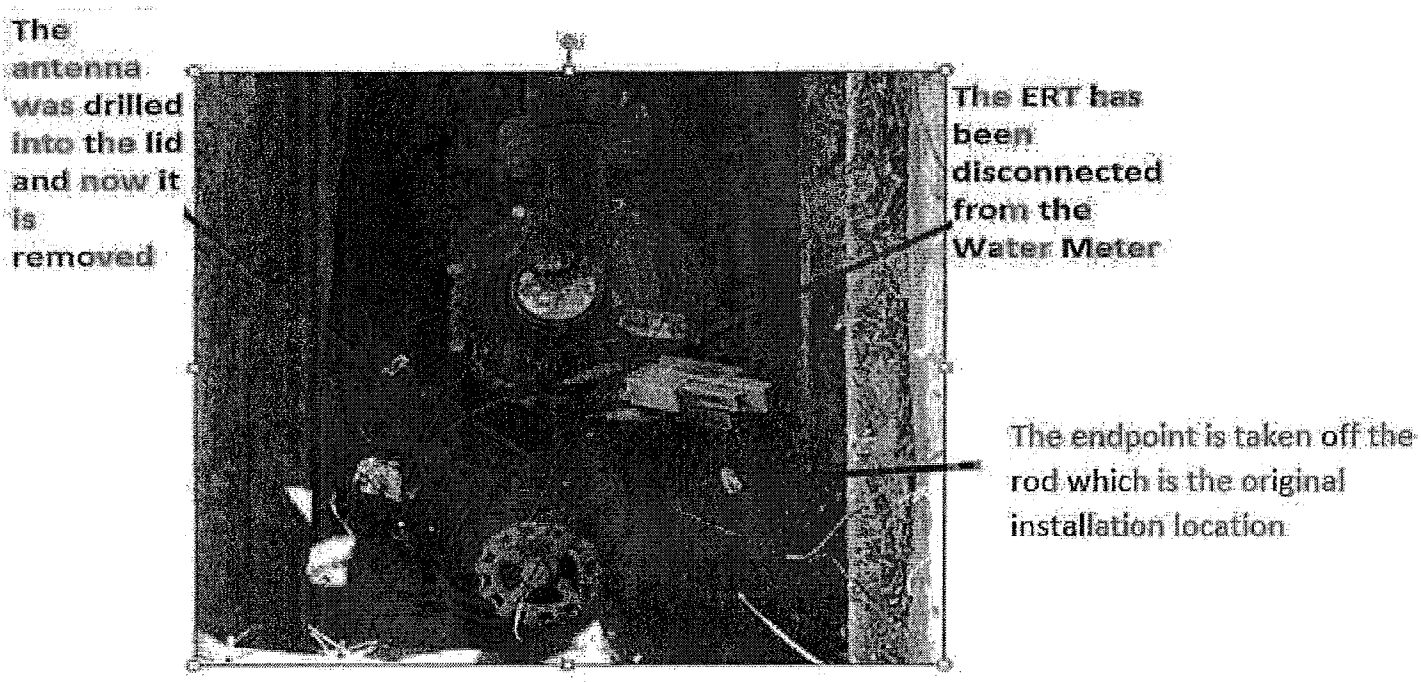


Photo 6 below is an example of disturbance that shall be avoided:

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 AMI Project Manager Arwa Sayed at (619) 362-0121 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

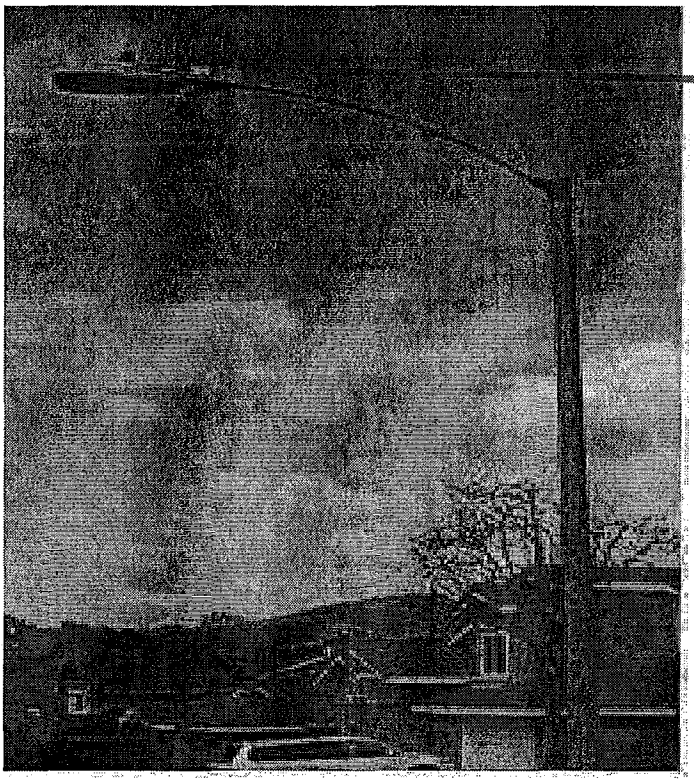
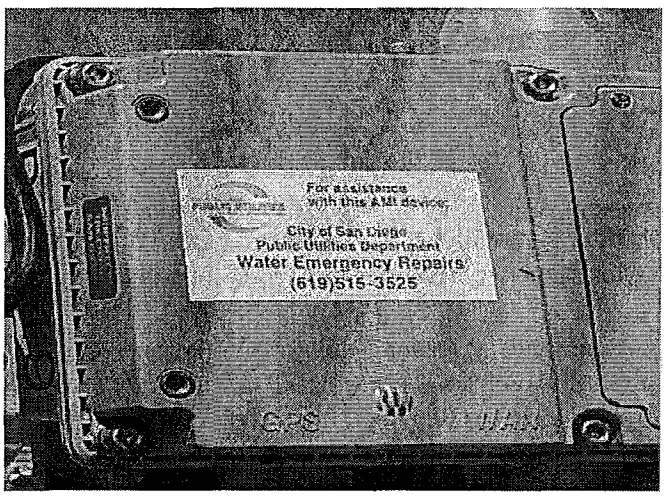


Photo 9



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 the AMI Project Manager, Arwa Sayed, at (619) 362-0121.

ATTACHMENT F

INTENTIONALLY LEFT BLANK

ATTACHMENT G

EVALUATION AND SELECTION CRITERIA

EVALUATION AND SELECTION CRITERIA

Proposals will be ranked according to the criteria described below:

1. Addenda to this RFP – Pass / Fail

1.1. The Proposer shall acknowledge each addendum issued in connection with this RFP, by listing all issued addenda on an Addenda Acknowledgement sheet to be submitted with the Proposal. Failure to acknowledge all issued addenda may result in the Proposal being considered **non-responsive** and ineligible for further consideration.

1.2. Including copies of addenda with the Proposal shall not constitute acknowledgement of issued addenda.

2. Proposer Exceptions to this RFP – Pass / Fail

2.1. If the Proposer takes exception to any portion of the contract terms, the Proposer must identify and explain to the City in writing the basis for the exception. The Proposer must submit any claimed exception a minimum of 10 calendar days prior to the due date for submission of Proposals. Exceptions taken after the submission period for this RFP may be cause for rejection of the Proposal as being **non-responsive**.

3. Project Team (10 Points Max)

3.1. Describe the proposed management plan for this Project. Describe the qualifications of key proposed construction and technical personnel, and subcontractors, from applicable fields including the following:

3.1.1. Architectural

3.1.2. Structural

3.1.3. Mechanical and Plumbing

3.1.4. Electrical

3.1.5. Instrumentation and Controls

3.1.6. LEED

3.1.7. Geotechnical

3.1.8. Landscape

4. Technical Approach and Design Concept (15 Points Max)

4.1. Describe in detail the proposed design concept for this Project. Include detailed descriptions, conceptual design drawings, schematics, a list of major equipment, and any other information deemed necessary to allow the City to make an informed evaluation of the Proposer's technical approach. The completeness and technical merit of the design concept will be evaluated.

4.2. The following elements shall be included in this Technical Proposal:

4.2.1. Aesthetics and Functionality will be determined based on the aesthetics, including scale, massing and articulation of the proposed building(s), functionality and overall quality of the proposed project(s).

4.2.2. The City wants to encourage design and construction creativity within the limits of the project budget, schedule, and context. The Design-Builder shall provide the optimal design and aesthetics in accordance with the RFP program, design guidelines and performance requirements.

4.2.3. The City desires aesthetically attractive, functional, cost effective and practical project(s). The design of the project should be guided by the neighborhood context in its use of form, materials, and colors. The design should provide a good balance of exterior materials providing a well thought out and distinctive form.

4.2.4. The site layout of all improvements shall give special consideration to the functionality of the following where applicable:

- Identification and access to a main public entrance.
- Identification and access to a secondary, or community room entrance.
- Integration into existing circulation (both pedestrian and vehicular). Landscape integration with building design.

4.2.5. Evaluation of the Project Schedule/Sequence

5. Construction Plan (10 Points Max)

5.1. Describe the proposed construction plan for this Project, including the following, at a minimum:

5.1.1. Construction approach and methods

5.1.2. Plan for operation of facility during construction

5.1.3. Plan for phasing of construction activities

5.1.4. General plan for functional testing and start-up.

5.1.5. Proposed safety program

5.1.6. Proposed emergency response plan

5.1.7. Proposed construction schedule

5.1.8. Traffic Control Management

5.1.9. Community Impact

6. Equal Employment and Contracting Opportunity (25 Points Max)

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

6.2. Subcontractor Documentation

6.2.1. The Proposer shall, at a minimum, provide with its Price Proposal a listing of at least 3 of the largest Subcontractors (constructors only) for the Project and all other Subcontractors (design professionals, etc.) that are known at the time it submits its Proposal using form AA05 and AA25. **Note**: Subcontractors include design professionals, as well.

6.2.2. Work which requires Subcontractors that are not listed by Proposer at time of Award shall be let by Proposer in accordance with a competitive bidding process performed solely at Proposer's expense. Proposer shall provide public notice of the availability of the Work to be subcontracted, obtain competitive bids, and provide a fixed date and time on which the subcontracted work will be awarded. Subcontractors bidding on subcontracts pursuant to this provision shall be afforded the protection of all applicable laws, including Public Contract Code sections 4100 through 4114, inclusive.

6.2.3. The Proposer may select Subcontractors and Suppliers in one of 3 competitive ways i.e., lowest responsible bidder, best value for price and qualifications, or highest qualifications. Prior to construction NTP, the Proposer shall do the following:

6.2.3.1. Submit the selection method used to the City in accordance with 2-5.3, "Submittals."

6.2.3.2. Pre-qualify Subcontractors and Suppliers, in a manner at least as stringent as the City's pre-qualification standards.

6.2.3.3. Review the Subcontractors and Suppliers ultimately chosen to verify that that they have not been debarred and are in good standing as a licensed contractor in California.

6.2.4. Open all Subcontract bids and provide to the City one copy without reservation or redaction. All records relevant to the award and performance of Subcontractors and Suppliers shall be public and provided to the City upon request and without redaction. The City may administer bidding itself for Subcontractors and Suppliers, or to direct the bidding procedures to be used by the Proposer.

6.2.5. The Proposer may use its corporate-generated subcontractor agreement to retain Subcontractors or Suppliers, provided the subcontractor agreement contains the terms required to be included in Subcontracts by this Contract.

6.2.6. The points will be awarded according to the chart below, based upon actual subcontract award amounts, as set forth in the price proposals.

OUTCOME		MAXIMUM POSSIBLE POINTS
1	5% - 9% participation SLBE, ELBE or DVBE	5
2	10%-14%participation SLBE, ELBE or DVBE	10
3	15%-19% participation SLBE, ELBE or DVBE	15
4	20%-24% participation SLBE, ELBE or DVBE	20
5	25% participation SLBE, ELBE or DVBE	25
In no case the points shall exceed 25.		

7. Community Votes (25 Points Max)

Public Votes on Proposals: Upon receiving the Design Builders' Technical Proposals, the design builders' renderings will be displayed for public votes. Written public comments will be collected in a sealed container during a two-week display of the renderings at the existing San Ysidro Branch Library. For purposes of public review, the display boards shall be unmarked and anonymous. Each Design-Builder is prohibited from submitting or soliciting public comments on behalf of their proposal. The Design Builder with the highest number of votes will get a full 25 points. The Design Builders with less votes will get no points.

8. Technical Presentation (15 Points Max)

Evaluation of Design-BuilderTeam qualifications, experience, proposal and presentation

TOTAL POINTS: 100

9. Review of Technical Proposal

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

9.2. Subsequent to receipt, the City will provide written notice of the schedule for technical presentations. The purpose of the presentations is to allow the Panel to ask questions and to seek clarifications about the Proposal. It also provides an opportunity for the Design-Builders to elaborate on and highlight significant parts of their Proposals. This schedule will be on a random draw basis and has no bearing on the potential for award or other significance.

9.2.1. Interviews will consist of thirty (30) minute presentations by each Design-Builder; and (15) minutes for questions and answers. The presentations shall be given by the Design-Builders' key personnel who will be continuously involved on site or in San Diego in proportion to their level of involvement.

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

10. Final Selection Based on Best Value, Best Design for a Predetermined Price

10.1. The City has set a predetermined Contract price of $9,800,000. The City will select a Design-Builder that will offer the best value, design and construction of this project as per the scope shown in Attachment A.

10.2. The Panel will evaluate the proposals according to the point system described herein to select the Design-Builder

10.3. The Design-Builder is responsible to demonstrate by the submittal of their Proposal that the complete design, construction, and product installation can be accomplished for the stipulated Contract Price.

ATTACHMENT H

PRICE PROPOSAL FORMS

Turner Construction

PRICE PROPOSAL FORMS

The Design-Builder agrees to the design and construction of **San Ysidro Branch Library Design - Build Contract**, for the City of San Diego, in accordance with these contract documents for the lump sum price listed below. The Design-Builder guarantees the proposed prices for a period of 120 Days (90 Days for federally funded contracts and contracts valued at $500,000 or less) from the date Proposals are due until the award of the **San Ysidro Branch Library Design - Build Contract.** The duration of the price guarantee may be extended as required by mutual consent.

Item No.	NAICS CODE	Description	Quantity	D*	Unit	Unit Price	Extension
		BASE PROPOSAL					
1	524126	Bonds (Payment and Performance)	1		LS		$ 77,250
2	541330	Engineering and Design Services	1	D	LS		$ 750,610
3	236220	Field Construction	1		LS		$ 7,672,140
4	236220	Plan Checking and Permit Fees	1		AL		$250,000
5	236220	Wet and Dry Utilities Fees	1		AL		$200,000
6	236220	Furnishing	1		AL		$1,000,000
7		City Contingency	1		AL		$350,000
		TOTAL DESIGN-BUILD BASE PROPOSAL (ITEMS NO 1 THROUGH 7 INCLUSIVE): $					$10,300,000

*** Design Element (For City Use)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 26th day of September, 20 16, by John H. Greenip

_____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

DARLA R. WILSON
Notary Public - California
San Diego County
Commission # 2147335
My Comm. Expires Apr 18, 2020

(Seal) Signature Darla R Wilson

CONTRACTORS CERTIFICATION OF PENDING ACTIONS

As part of its bid or proposal (Non-Price Proposal in the case of Design-Build contracts), the Bidder shall provide to the City a list of all instances within the past 10 years where a complaint was filed or pending against the Bidder in a legal or administrative proceeding alleging that Bidder discriminated against its employees, subcontractors, vendors or suppliers, and a description of the status or resolution of that complaint, including any remedial action taken.

CHECK ONE BOX ONLY.

[X] 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: Turner Construction Company

Certified By John H. Greenip Title Vice President & General Manager

Name

Date 10/4/16

Signature

USE ADDITIONAL FORMS AS NECESSARY

CONTRACTOR CERTIFICATION

DRUG-FREE WORKPLACE

I hereby certify that I am familiar with the requirements of San Diego City Council Policy No. 100-17 regarding Drug-Free Workplace as outlined in the WHITEBOOK, Section 7-13.3, "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

AMERICAN 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 American With Disabilities Act (ADA) outlined in the WHITEBOOK, Section 7-13.2, "American With Disabilities Act", of the project specifications, and that;

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

CONTRACTOR CERTIFICATION

CONTRACTOR STANDARDS – PLEDGE OF COMPLIANCE

I declare under penalty of perjury that I am authorized to make this certification on behalf of the company submitting this bid/proposal, that as Contractor, I am familiar with the requirements of City of San Diego Municipal Code § 22.3004 regarding Contractor Standards as outlined in the WHITEBOOK, Section 7-13.4, ("Contractor Standards"), of the project specifications, and that Contractor has complied with those requirements.

I further certify that each of the Contractor's subcontractors whose subcontracts are greater than $50,000 in value has completed a Pledge of Compliance attesting under penalty of perjury of having complied with City of San Diego Municipal Code § 22.3004.

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:

San Ysidro Branch Library Design – Build Contract

(Name of Project)

as particularly described in said contract and identified as RFP No. **k-16-1424-DB2-3**; SAP No. (WBS/IO/CC) **S-00802**; and **WHEREAS**, the specification of said contract requires the Contractor to affirm that "all brush, trash, debris, and surplus materials resulting from this project have been disposed of in a legal manner"; and **WHEREAS**, said contract has been completed and all surplus materials disposed of:

_____

_____

NOW, THEREFORE, in consideration of the final payment by the City of San Diego to said Contractor under the terms of said contract, the undersigned Contractor, does hereby affirm that all surplus materials as described in said contract have been disposed of at the following location(s)

_____

_____

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

Dated this _____ DAY OF _____, _____.

_____ Contractor

by

ATTEST:

State of _____ County of _____

On this_____ DAY OF _____, 2_____, before the undersigned, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared_____ _____ known to me to be the _____ Contractor named in the foregoing Release, and whose name is subscribed thereto, and acknowledged to me that said Contractor executed the said Release.

Notary Public in and for said County and State

EQUAL BENEFITS ORDINANCE

CERTIFICATION OF COMPLIANCE

For additional information, contact:

CITY OF SAN DIEGO

EQUAL BENEFITS PROGRAM

COMPANY INFORMATION

Company Name: Turner Construction Company	Contact Name: Jason D. Bakke
Company Address: 15378 Avenue of Science, Suite 100, San Diego CA 92128	Contact Phone: (858) 217-0718
	Contact Email: jdbakke@tcco.com

CONTRACT INFORMATION

Contract Title: San Ysidro Branch Library Design-Build Contract	Start Date: November 2016
Contract Number (if no number, state location): San Diego, CA K-17-1424-DB2-3	End Date: December 2018

SUMMARY OF EQUAL BENEFITS ORDINANCE REQUIREMENTS

The Equal Benefits Ordinance [EBO] requires the City to enter into contracts only with contractors who certify they will provide and maintain equal benefits as defined in SDMC §22.4302 for the duration of the contract. To comply:

- Contractor shall offer equal benefits to employees with spouses and employees with domestic partners.
  - Benefits include health, dental, vision insurance; pension/401(k) plans; bereavement, family, parental leave; discounts, child care; travel/relocation expenses; employee assistance programs; credit union membership; or any other benefit.
  - Any benefit not offer an employee with a spouse, is not required to be offered to an employee with a domestic partner.
- Contractor shall post notice of firm's equal benefits policy in the workplace and notify employees at time of hire and during open enrollment periods.
- Contractor shall allow City access to records, when requested, to confirm compliance with EBO requirements.
- Contractor shall submit *EBO Certification of Compliance*, signed under penalty of perjury, prior to award of contract.

NOTE: This summary is provided for convenience. Full text of the EBO and Rules Implementing the EBO are available at *www.sandiego.gov/administration*.

CONTRACTOR EQUAL BENEFITS ORDINANCE CERTIFICATION

Please indicate your firm's compliance status with the EBO. The City may request supporting documentation.

[X] I affirm **compliance** with the EBO because my firm *(contractor must select one reason):*

- [X] Provides equal benefits to spouses and domestic partners.
- [ ] Provides no benefits to spouses or domestic partners.
- [ ] Has no employees.
- [ ] Has collective bargaining agreement(s) in place prior to January 1, 2011, that has not been renewed or expired.

[ ] I request the City's approval to pay affected employees a cash equivalent in lieu of equal benefits and verify my firm made a reasonable effort but is not able to provide equal benefits upon contract award. I agree to notify employees of the availability of a cash equivalent for benefits available to spouses but not domestic partners and to continue to make every reasonable effort to extend all available benefits to domestic partners.

It is unlawful for any contractor to knowingly submit any false information to the City regarding equal benefits or cash equivalent associated with the execution, award, amendment, or administration of any contract. [San Diego Municipal Code §22.4307(a)]

Under penalty of perjury under laws of the State of California, I certify the above information is true and correct. I further certify that my firm understands the requirements of the Equal Benefits Ordinance and will provide and maintain equal benefits for the duration of the contract or pay a cash equivalent if authorized by the City.

John H. Greenip, Vice President & General Manager		10/4/16
Name/Title of Signatory	Signature	Date

FOR OFFICIAL CITY USE ONLY

Receipt Date:	EBO Analyst:	☐ Approved	☐ Not Approved – Reason:

(Rev 02/15/2011)

Liberty Bond No. 015053904
Travelers Bond No. 106611811
F&D/Zurich Bond No. 9227417
Federal Bond No. 8244-74-71
CNA Bond No. 929637209
Berkshire Bond No. 47-SUR-300033-01-0057

PERFORMANCE BOND AND LABOR AND MATERIAL MEN'S BOND

FAITHFUL PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND:

Turner Construction Company, a corporation, as principal, and SEE ATTACHMENT A, 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 Ten Million Three Hundred Thousand and 00/100 Dollars ($10,300,000.00) for the faithful performance of the annexed contract, and in the sum of Ten Million Three Hundred Thousand and 00/100 Dollars ($10,300,000.00) for the benefit of laborers and materialmen designated below.

Conditions:

If the Principal shall faithfully perform the annexed contract **San Ysidro Branch Library Design-Build Contract**, RFP Number **K-16-1424-DB2-3**, San Diego, California then the obligation herein with respect to a faithful performance shall be void; otherwise it shall remain in full force.

If the Principal shall promptly pay all persons, firms and corporations furnishing materials for or performing labor in the execution of this contract, and shall pay all amounts due under the California Unemployment Insurance Act then the obligation herein with respect to laborers and materialmen shall be void; otherwise it shall remain in full force.

The obligation herein with respect to laborers and materialmen shall inure to the benefit of all persons, firms and corporations entitled to file claims under the provisions of Article 2. Claimants, (iii) public works of improvement commencing with Civil Code Section 9100 of the Civil Code of the State of California.

Changes in the terms of the annexed contract or specifications accompanying same or referred to therein shall not affect the Surety's obligation on this bond, and the Surety hereby waives notice of same.

PERFORMANCE BOND AND LABOR AND MATERIALMEN'S BOND (Cont.)

The Surety shall pay reasonable attorney's fees should suit be brought to enforce the provisions of this bond.

Dated January 6, 2017

Approved as to Form

Mara W. Elliott, City Attorney

By Christina L Ray
Deputy City Attorney
2/28/17

Approved:

By: _____
James Nagelvoort
Director
Department of Public Works

Turner Construction Company
Principal

By _____

John H. Greenip
Printed Name of Person Signing for Principal

SEE ATTACHMENT A
Surety

By SEE ATTACHMENT A
Attorney-in-fact

SEE ATTACHMENT A
Local Address of Surety

SEE ATTACHMENT A
Local Address (City, State) of Surety

SEE ATTACHMENT A
Local Telephone No. of Surety

Premium $ 89,786.00

Bond No. SEE ATTACHMENT A

ATTACHMENT A

BOND NUMBERS:	**Liberty Bond No.:**	**015053904**
	Travelers Bond No.:	**106611811**
	F&D/Zurich Bond No.:	**9227417**
	Federal Bond No.:	**8244-74-71**
	Continental Bond No.:	**929637209**
	Berkshire Bond No.:	**47-SUR-300033-01-0057**

Liberty Mutual Insurance Company, a Massachusetts Corporation
Travelers Casualty and Surety Company of America, a Connecticut corporation
Fidelity and Deposit Company of Maryland, a Maryland corporation
Zurich American Insurance Company, a New York corporation
Federal Insurance Company, an Indiana corporation
The Continental Insurance Company, a Pennsylvania Corporation
Berkshire Hathaway Specialty Insurance Company, a Nebraska Corporation

Liberty Mutual Insurance Company – A.M. Best Rating A XV
175 Berkeley Street, Boston, MA 02116
Mailing Address for Notices:
Gretchen Eck, Surety Claims Counsel
2815 Forbs Avenue, Suite 102
Hoffman Estates, IL 60192
David D. Roberts, Branch Manager (212) 719-7750
Bond No. 015053904

Travelers Casualty and Surety Company of America – A.M. Best Rating A++ XV
Construction Services, One Tower Square, Hartford, CT 06183
Brien Bialaski, VP (860) 277-1914
Bond No. 106611811

Fidelity and Deposit Company of Maryland
Zurich American Insurance Company - A.M. Best Rating A+ XV
1400 American Lane, Schaumburg, IL 60196
Sam Kent, Regional VP (205) 980-9764
Bond No. 9227417

Federal Insurance Company – A.M. Best Rating A++ XV
15 Mountain View Road, Warren, NJ 07061
Matthew Lubin, Director
National Engineering and Construction Group (908) 903-346
Bond No. 8244-74-71

The Continental Insurance Company – A.M. Best Rating A XV
333 S. Wabash Avenue, Chicago, IL 60604
Jon Fullerton, Branch Manager (212) 440-7356
Bond No. 929637209

Berkshire Hathaway Specialty Insurance Company – A.M. Best Rating A++ XV
100 Federal Street, 20th Floor, Boston, MA 02110
D. J. Conroy, Vice President, Surety (770) 625-2509
Bond No. 47-SUR-300033-01-0057

By: _____
Elliott W. Wolffe, Attorney-In-Fact

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On January 6, 2017 before me, Darla R. Wilson, Notary Public
(insert name and title of the officer)

personally appeared John H. Greenip,
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.

DARLA R. WILSON
Notary Public - California
San Diego County
Commission # 2147335
My Comm. Expires Apr 18, 2020

Signature _____ **(Seal)**

Turner

Turner Construction Company
375 Hudson Street
New York, NY 10014
phone: 212-229-6163
fax: 212-229-6094

CORPORATION CERTIFIED RESOLUTION

I, Claudia LaFleur-Thrash, Assistant Corporate Secretary of Turner Construction Company, a corporation organized and existing under the laws of the State of New York (the "Company"), do hereby certify that the following is a true and correct copy of a resolution duly adopted at a meeting of the Board of Directors of the Company duly held and convened on January 26, 2016, at which meeting a duly constituted quorum of the Board of Directors was present and acting throughout, and that such resolution has not been modified, rescinded or revoked, and is at present in full force and effect:

RESOLVED: That John H. Greenip, Vice President, of Turner Construction Company is empowered and authorized, on behalf of the Company, to execute and deliver contracts and amendments thereto, and all documents required with such contracts and amendments.

IN WITNESS WHEREOF, the undersigned has affixed his signature and the corporate seal of the Company this 6th day of January, ~~2016~~ 2017.

Turner Construction Company
CORPORATE
Seal
1902
New York

Claudia LaFleur-Thrash
It's Assistant Corporate Secretary

(Corporate Seal)

CORPORATE ACKNOWLEDGMENT

Form 152

STATE OF NEW JERSEY

COUNTY OF BERGEN

On this 6th day of January, 2017, before me personally came ELLIOTT W. WOLFFE to me known, who, being by me duly sworn, did depose and say that she/he resides in PEAPACK, NEW JERSEY that she/he is the ATTORNEY IN FACT of the BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY the corporation described in and which executed the above instrument that she/he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that she/he signed her/his name thereto by like order.

(SEAL)

KRISTA A. BURKE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 7, 2017

LIBERTY MUTUAL INSURANCE COMPANY

FINANCIAL STATEMENT — DECEMBER 31, 2015

Assets

Cash and Bank Deposits	$753,038,641
*Bonds — U.S Government	1,547,613,446
*Other Bonds	11,088,162,545
*Stocks	9,919,835,033
Real Estate	295,926,247
Agents' Balances or Uncollected Premiums	4,487,501,643
Accrued Interest and Rents	120,872,424
Other Admitted Assets	14,130,266,527
Total Admitted Assets	**$42,343,216,506**

Liabilities

Unearned Premiums		$6,580,520,311
Reserve for Claims and Claims Expense		16,917,138,677
Funds Held Under Reinsurance Treaties		210,794,503
Reserve for Dividends to Policyholders		358,033
Additional Statutory Reserve		29,659,093
Reserve for Commissions, Taxes and Other Liabilities		2,789,478,276
Total		**$26,527,948,893**
Special Surplus Funds	$67,890,944	
Capital Stock	10,000,000	
Paid in Surplus	8,829,183,823	
Unassigned Surplus	6,908,192,846	
Surplus to Policyholders		**15,815,267,613**
Total Liabilities and Surplus		**$42,343,216,506**

* Bonds are stated at amortized or investment value; Stocks at Association Market Values.
The foregoing financial information is taken from Liberty Mutual Insurance Company's financial statement filed with the state of Massachusetts Department of Insurance.

I, TIM MIKOLAJEWSKI, Assistant Secretary of Liberty Mutual Insurance Company, do hereby certify that the foregoing is a true, and correct statement of the Assets and Liabilities of said Corporation, as of December 31, 2015, to the best of my knowledge and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Corporation at Seattle, Washington, this 15th day of March, 2016.

T A Mikolajewski

Assistant Secretary

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.
This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No 7516764

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Elliot W. Wolffe; Lisa M Scavetta; Maria L. Spadaccini; Mary R. McKee; Nicholas F Walsh; Sherryanne M. DePirro; Vincent C. Miseo

all of the city of Paramus, state of NJ each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 24th day of October, 2016

The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

By: David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 24th day of October, 2016 before me personally appeared David M Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp , Montgomery County
My Commission Expires March 28, 2017
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS – Section 12 Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts – SECTION 5 Surety Bonds and Undertakings Any officer of the Company authorized for that purpose in writing by the chairman or the president and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of JAN 06 2017, 20_____

By: Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

LMS_12873_082016

CORPORATE ACKNOWLEDGMENT

Form 152

STATE OF NEW JERSEY

COUNTY OF BERGEN

On this 6th day of January, 2017, before me personally came ELLIOTT W. WOLFFE to me known, who, being by me duly sworn, did depose and say that she/he resides in PEAPACK, NEW JERSEY that she/he is the ATTORNEY IN FACT of THE CONTINENTAL INSURANCE COMPANY the corporation described in and which executed the above instrument that she/he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that she/he signed her/ his name thereto by like order.

(SEAL)

KRISTA A. BURKE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 7, 2017

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

TRAVELERS

POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 231084

Certificate No. 007038901

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Mary R. McKee, Sherryanne M. DePirro, Maria L. Spadaccini, Nicholas F. Walsh, Elliott W. Wolffe, Vincent C. Miseo, and Lisa M. Scavetta

of the City of Paramus, State of New Jersey, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 9th day of November, 2016.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company
St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

State of Connecticut
City of Hartford ss.

By: _____
Robert L. Raney, Senior Vice President

On this the 9th day of November, 2016, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2021.

Marie C. Tetreault
Marie C. Tetreault, Notary Public

58440-5-16 Printed In U.S.A.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of JAN 06 2017, 20 __

Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

HARTFORD, CONNECTICUT 06183

FINANCIAL STATEMENT AS OF DECEMBER 31, 2015

AS FILED IN THE STATE OF NEW JERSEY

CAPITAL STOCK $ 6,460,000

ASSETS		LIABILITIES & SURPLUS	
CASH AND INVESTED CASH	$ 54,550,861	UNEARNED PREMIUMS	$ 862,633,464
BONDS	3,500,572,638	LOSSES	735,725,171
STOCKS	245,901,111	LOSS ADJUSTMENT EXPENSES	278,900,106
INVESTMENT INCOME DUE AND ACCRUED	43,905,720	COMMISSIONS	35,398,814
OTHER INVESTED ASSETS	3,580,975	TAXES, LICENSES AND FEES	11,351,717
PREMIUM BALANCES	200,990,913	OTHER EXPENSES	39,466,867
NET DEFERRED TAX ASSET	85,751,186	CURRENT FEDERAL AND FOREIGN INCOME TAXES	15,158,620
REINSURANCE RECOVERABLE	22,532,968	REMITTANCES AND ITEMS NOT ALLOCATED	4,895,722
SECURITIES LENDING REINVESTED COLLATERAL ASSETS	11,772,178	AMOUNTS WITHHELD / RETAINED BY COMPANY FOR OTHERS	33,959,553
RECEIVABLES FROM PARENT, SUBSIDIARIES AND AFFILIATES	29,659,492	RETROACTIVE REINSURANCE RESERVE ASSUMED	898,144
OTHER ASSETS	5,685,697	POLICYHOLDER DIVIDENDS	9,080,181
		PROVISION FOR REINSURANCE	3,834,904
		ADVANCE PREMIUM	1,572,635
		PAYABLE FOR SECURITIES	8,000,000
		PAYABLE FOR SECURITIES LENDING	11,772,178
		CEDED REINSURANCE NET PREMIUMS PAYABLE	26,038,328
		ESCHEAT LIABILITY	664,927
		OTHER ACCRUED EXPENSES AND LIABILITIES	1,858,650
		TOTAL LIABILITIES	$ 2,081,307,981
		CAPITAL STOCK	$ 6,460,000
		PAID IN SURPLUS	433,803,760
		OTHER SURPLUS	1,663,312,028
		TOTAL SURPLUS TO POLICYHOLDERS	$ 2,103,595,788
TOTAL ASSETS	$ 4,184,903,769	TOTAL LIABILITIES & SURPLUS	$ 4,184,903,769

STATE OF CONNECTICUT)

COUNTY OF HARTFORD) SS.

CITY OF HARTFORD)

MICHAEL J. DOODY, BEING DULY SWORN, SAYS THAT HE IS SECOND VICE PRESIDENT, OF TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FINANCIAL CONDITION OF SAID COMPANY AS OF THE 31ST DAY OF DECEMBER, 2015.

Michael J. Doody

SECOND VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS
18TH DAY OF MARCH, 2016

Susan M. Weissleder

NOTARY PUBLIC

SUSAN M. WEISSLEDER
Notary Public
My Commission Expires November 30, 2017

SUSAN M. WEISSLEDER NOTARY PUBLIC CONNECTICUT

CORPORATE ACKNOWLEDGMENT

Form 152

STATE OF NEW JERSEY

COUNTY OF BERGEN

On this 6th day of January, 2017, before me personally came ELLIOTT W. WOLFFE to me known, who, being by me duly sworn, did depose and say that she/he resides in PEAPACK, NEW JERSEY that she/he is the ATTORNEY IN FACT of the FEDERAL INSURANCE COMPANY the corporation described in and which executed the above instrument that she/he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that she/he signed her/his name thereto by like order.

(SEAL)

KRISTA A. BURKE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 7, 2017

FIDELITY AND DEPOSIT COMPANY

OF MARYLAND

600 Red Brook Blvd., Suite 600, Owings Mills, MD 21117

Statement of Financial Condition

As Of December 31, 2015

ASSETS

Bonds	$ 142,878,497
Stocks	22,315,096
Cash and Short Term Investments	337,835
Reinsurance Recoverable	24,731,651
Other Accounts Receivable	19,935,844
TOTAL ADMITTED ASSETS	$ 210,198,923

LIABILITIES, SURPLUS AND OTHER FUNDS

Reserve for Taxes and Expenses		$ 46,436
Ceded Reinsurance Premiums Payable		40,456,309
Securities Lending Collateral Liability		0
TOTAL LIABILITIES		$ 40,502,745
Capital Stock, Paid Up	$ 5,000,000	
Surplus	164,696,178	
Surplus as regards Policyholders		169,696,178
TOTAL		$ 210,198,923

Securities carried at $57,996,983 in the above statement are deposited with various states as required by law.

Securities carried on the basis prescribed by the National Association of Insurance Commissioners. On the basis of market quotations for all bonds and stocks owned, the Company's total admitted assets at December 31, 2015 would be $212,137,795 and surplus as regards policyholders $171,635,049.

I, DENNIS F. KERRIGAN, Corporate Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company on the 31st day of December, 2015.

Corporate Secretary

State of Illinois
City of Schaumburg } SS:

Subscribed and sworn to, before me, a Notary Public of the State of Illinois, in the City of Schaumburg, this 15th day of March, 2016.

Notary Public

DARRYL JOINER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
February 24, 2018

CORPORATE ACKNOWLEDGMENT

Form 152.

STATE OF NEW JERSEY

COUNTY OF BERGEN

On this 6th day of January, 2017 before me personally came ELLIOTT W. WOLFFE to me known, who, being by me duly sworn, did depose and say that she/he resides in PEAPACK, NEW JERSEY that she/he is the ATTORNEY IN FACT of the ZURICH AMERICAN INSURANCE COMPANY the corporation described in and which executed the above instrument that she/he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that she/he signed her/ his name thereto by like order.

(SEAL)

KRISTA A. BURKE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 7, 2017

ZURICH AMERICAN INSURANCE COMPANY
COMPARATIVE BALANCE SHEET
ONE LIBERTY PLAZA, 165 BROADWAY, 32nd FLOOR, NEW YORK, NY 10006
As of December 31, 2015 and December 31, 2014

	12/31/2015	12/31/2014
Assets		
Bonds	$ 17,260,128,973	$ 17,933,136,241
Preferred Stock	-	-
Common Stock	3,457,354,146	3,213,266,911
Real Estate	743,791,691	-
Other Invested Assets	2,048,959,102	2,602,435,930
Short-term Investments	403,620,083	707,396,303
Receivable for securities	86,823,468	20,334,654
Cash and cash equivalents	182,127,374	9,155,828
Securities lending reinvested collateral assets	86,554,110	167,993,212
Employee Trust for Deferred Compensation Plan	153,274,854	140,606,132
Total Cash and Invested Assets	$ 24,422,633,801	$ 24,794,325,211
Premiums Receivable	$ 3,598,435,742	$ 3,317,513,374
Funds Held with Reinsurers	1,906,522	2,357,701
Reinsurance Recoverable	521,790,582	492,689,841
Accrued Investment Income	123,257,424	116,594,177
Federal Income Tax Recoverable	1,045,367,647	941,023,188
Due from Affiliates	200,022,690	83,375,591
Other Assets	558,041,597	561,819,983
Total Assets	$ 30,471,456,005	$ 30,309,699,066
Liabilities and Policyholders' Surplus		
Liabilities:		
Loss and LAE Reserves	$ 14,173,584,657	$ 13,922,765,027
Unearned Premium Reserve	4,463,409,342	4,502,895,029
Funds Held with Reinsurers	203,459,214	191,291,330
Loss In Course of Payment	386,200,590	306,093,345
Commission Reserve	120,630,088	79,627,248
Federal Income Tax Payable	93,480,741	115,512,376
Remittances and Items Unallocated	178,038,986	123,759,621
Payable to parent, subs and affiliates	69,640,403	154,224,298
Provision for Reinsurance	44,528,436	59,189,897
Ceded Reinsurance Premiums Payable	939,196,923	721,709,366
Securities Lending Collateral Liability	86,554,110	167,993,212
Other Liabilities	1,947,276,015	1,949,229,453
Total Liabilities	$ 22,705,999,505	$ 22,294,290,202
Policyholders' Surplus:		
Common Capital Stock	$ 5,000,000	$ 5,000,000
Paid-In and Contributed Surplus	4,394,131,321	4,394,131,321
Surplus Notes	-	-
Special Surplus Funds	56,772,000	57,824,000
Cumulative Unrealized Gain	430,546,047	572,072,362
Unassigned Surplus	2,879,007,132	2,986,381,181
Total Policyholders' Surplus	$ 7,765,456,500	$ 8,015,408,864
Total Liabilities and Policyholders' Surplus	$ 30,471,456,005	$ 30,309,699,066

I, Dennis F. Kerrigan, Corporate Secretary of ZURICH AMERICAN INSURANCE COMPANY do hereby certify that the foregoing statement is a correct exhibit of the assets and liabilities of the said Company, on the 31st day of December, 2015, according to the best of my information, knowledge and belief.

Corporate Secretary

State of Illinois
County of Cook } SS:

Subscribed and sworn to, before me, a Notary Public of the State of Illinois, in the City of Schaumburg, this 15th day of March, 2016.

DARRYL JOINER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
February 24, 2018

Notary public

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Maryland, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Maryland (herein collectively called the "Companies"), by **MICHAEL BOND, Vice President,** in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Mary R. MCKEE, Maria L. SPADACCINI, Sherryanne M. DEPIRRO, Nicholas F. WALSH, Lisa M. SCAVETTA, Elliott W. WOLFFE and Vincent C. MISEO, all of Paramus, New Jersey, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 12th day of August, A.D. 2016.

ATTEST:

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: _____

Secretary
Eric D. Barnes

_____

Vice President
Michael Bond

State of Maryland
County of Baltimore

On this 12th day of August, A.D. 2016, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **MICHAEL BOND, Vice President, and ERIC D. BARNES, Secretary,** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

_____
Maria D. Adamski, Notary Public
My Commission Expires: July 8, 2019

POA-F 093-0064D

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this ____ day of JAN 0 6 2017, 20____.

Gerald F. Haley

Gerald F. Haley, Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT ALL REQUIRED INFORMATION TO:

Zurich American Insurance Co.
Attn: Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056

CORPORATE ACKNOWLEDGMENT

Form 152

STATE OF NEW JERSEY

COUNTY OF BERGEN

On this 6th day of January, 2017, before me personally came ELLIOTT W. WOLFFE to me known, who, being by me duly sworn, did depose and say that she/he resides in PEAPACK, NEW JERSEY that she/he is the ATTORNEY IN FACT of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND the corporation described in and which executed the above instrument that she/he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that she/he signed her/ his name thereto by like order.

(SEAL)

KRISTA A. BURKE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 7, 2017

FEDERAL INSURANCE COMPANY

STATEMENT OF ASSETS, LIABILITIES AND SURPLUS TO POLICYHOLDERS

Statutory Basis

DECEMBER 31, 2015

(in thousands of dollars)

ASSETS		*LIABILITIES AND SURPLUS TO POLICYHOLDERS*	
Cash and Short Term Investments	$ 687,917	Outstanding Losses and Loss Expenses	$ 12,174,848
United States Government, State and Municipal Bonds	9,544,097	Unearned Premiums	3,726,665
Other Bonds	4,491,238	Dividends Payable to Stockholder	1,400,000
Stocks	692,901	Ceded Reinsurance Premiums Payable	329,694
Other Invested Assets	2,187,839	Provision for Reinsurance	35,560
		Other Liabilities	1,295,093
TOTAL INVESTMENTS	17,603,992	TOTAL LIABILITIES	18,961,860
Investments in Affiliates:			
Chubb Investment Holdings, Inc.	3,679,770	Capital Stock	20,980
Pacific Indemnity Company	2,930,246	Paid-In Surplus	3,106,809
Executive Risk Indemnity Inc.	1,267,144	Unassigned Funds	10,150,916
Chubb Insurance Investment Holdings Ltd.	1,020,650		
CC Canada Holdings Ltd.	590,955		
Great Northern Insurance Company	469,230	SURPLUS TO POLICYHOLDERS	13,278,705
Chubb Insurance Company of Australia Ltd.	404,845		
Vigilant Insurance Company	306,232		
Chubb European Investment Holdings SLP	294,200		
Other Affiliates	566,480		
Premiums Receivable	1,659,749		
Other Assets	1,447,072		
TOTAL ADMITTED ASSETS	$ 32,240,565	TOTAL LIABILITIES AND SURPLUS TO POLICYHOLDERS	$ 32,240,565

Investments are valued in accordance with requirements of the National Association of Insurance Commissioners. At December 31, 2015, investments with a carrying value of $546,611,273 were deposited with government authorities as required by law.

State, County & City of New York, — ss:

Dawn M. Chloros, Assistant Secretary of the Federal Insurance Company being duly sworn, deposes and says that the foregoing Statement of Assets, Liabilities and Surplus to Policyholders of said Federal Insurance Company on December 31, 2015 is true and correct and is a true abstract of the Annual Statement of said Company as filed with the Secretary of the Treasury of the United States for the 12 months ending December 31, 2015.

Subscribed and sworn to before me
this March 11, 2016.

Dawn M. Chloros
Assistant Secretary

Jeanette Shipsey
Notary Public

JEANETTE SHIPSEY
Notary Public, State of New York
No. 02SH5074142
Qualified in Nassau County
Commission Expires March 10, 2019

Form 15-10-0313A (Rev. 3/16)

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company

Attn: Surety Department | 15 Mountain View Road | Warren, NJ 07059

Know All by These Presents, That FEDERAL INSURANCE COMPANY, an Indiana corporation, VIGILANT INSURANCE COMPANY, a New York corporation, and PACIFIC INDEMNITY COMPANY, a Wisconsin corporation, do each hereby constitute and appoint: Sherryanne M. DePiro, Mary R. McKee, Vincent C. Miseo, Lisa M. Scavetta, Maria L. Spadaccini, Nicholas F. Walsh and Elliott W. Wolfe of Paramus, New Jersey

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY have each executed and attested these presents and affixed their corporate seals on this 30th day of June, 2016.

Tina M. Hawkins, Assistant Secretary

David B. Norris, Jr., Vice President

STATE OF NEW JERSEY

County of Somerset ss.

On this 30th day of June, 2016 before me, a Notary Public of New Jersey, personally came Tina M. Hawkins, to me known to be Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY, the companies which executed the foregoing Power of Attorney, and the said Tina M. Hawkins, being by me duly sworn, did depose and say that she is Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY and knows the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of the By-Laws of said Companies; and that she signed said Power of Attorney as Assistant Secretary of said Companies by like authority; and that she is acquainted with David B. Norris, Jr., and knows him to be Vice President of said Companies; and that the signature of David B. Norris, Jr., subscribed to said Power of Attorney is in the genuine handwriting of David B. Norris, Jr., and was thereto subscribed by authority of said By-Laws and in deponent's presence.

Notarial Seal

KATHERINE J. ADELAAR NOTARY PUBLIC NEW JERSEY

KATHERINE J. ADELAAR
NOTARY PUBLIC OF NEW JERSEY
No. 2316685
Commission Expires July 16, 2019

Notary Public

CERTIFICATION

Extract from the By-Laws of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY:

> "Except as otherwise provided in these By-Laws or by law or as otherwise directed by the Board of Directors, the President or any Vice President shall be authorized to execute and deliver, in the name and on behalf of the Corporation, all agreements, bonds, contracts, deeds, mortgages, and other instruments, either for the Corporation's own account or in a fiduciary or other capacity, and the seal of the Corporation, if appropriate, shall be affixed thereto by any of such officers or the Secretary or an Assistant Secretary. The Board of Directors, the President or any Vice President designated by the Board of Directors may authorize any other officer, employee or agent to execute and deliver, in the name and on behalf of the Corporation, agreements, bonds, contracts, deeds, mortgages, and other instruments, either for the Corporation's own account or in a fiduciary or other capacity, and, if appropriate, to affix the seal of the Corporation thereto. The grant of such authority by the Board or any such officer may be general or confined to specific instances."

I, Tina M. Hawkins, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY (the "Companies") do hereby certify that

(i) the foregoing extract of the By-Laws of the Companies is true and correct,
(ii) the Companies are duly licensed and authorized to transact surety business in all 50 of the United States of America and the District of Columbia and are authorized by the U.S. Treasury Department; further, Federal and Vigilant are licensed in the U.S. Virgin Islands, and Federal is licensed in Guam, Puerto Rico, and each of the Provinces of Canada except Prince Edward Island; and
(iii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Warren, NJ this 6th day of January, 2017

Tina M. Hawkins, Assistant Secretary

IN THE EVENT YOU WISH TO NOTIFY US OF A CLAIM, VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT THE ADDRESS LISTED ABOVE, OR BY Telephone (908) 903-3493 Fax (908) 903-3656 e-mail: surety@chubb.com

CORPORATE ACKNOWLEDGMENT

Form 152

STATE OF NEW JERSEY

COUNTY OF BERGEN

On this 6th day of January, 2017, before me personally came ELLIOTT W. WOLFFE to me known, who, being by me duly sworn, did depose and say that she/he resides in PEAPACK, NEW JERSEY that she/he is the ATTORNEY IN FACT of the TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA the corporation described in and which executed the above instrument that she/he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that she/he signed her/his name thereto by like order.

(SEAL)

KRISTA A. BURKE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 7, 2017

THE CONTINENTAL INSURANCE COMPANY
Radnor, Pennsylvania
Statement of Net Admitted Assets and Liabilities
December 31, 2015

ASSETS

Bonds	$ 1,029,630,968
Stocks	154,739,571
Cash and short-term investments	246,391,807
Receivables for securities	18,845
Investment income due and accrued	14,125,269
Amounts recoverable from reinsurers	122,240,351
Funds held by or deposited with reinsured companies	1,850,091
Net deferred tax asset	73,791,202
Premiums and considerations	23,054,396
Other assets	1,019,110
Total Assets	$ 1,666,861,610

LIABILITIES AND SURPLUS

Losses		$ 774,879,701
Loss adjustment expense		36,650,259
Other expenses		736,867
Unearned premiums		-
Ceded reinsurance premiums payable (net of ceding commissions)		27,199,039
Provision for reinsurance		76,000,000
Other liabilities		(717,874,026)
Total Liabilities		$ 197,591,840
Surplus Account:		
Capital paid up	$ 53,566,360	
Gross paid in and contributed surplus	1,423,436,994	
Special Surplus	136,028,695	
Unassigned funds	(143,762,279)	
Surplus as regards policyholders		$ 1,469,269,770
Total Liabilities and Capital		$ 1,666,861,610

I, Troy Wray, Assistant Vice President of The Continental Insurance Company hereby certify that the above is an accurate representation of the financial statement of the Company dated December 31, 2015, as filed with the various Insurance Departments and is a true and correct statement of the condition of The Continental Insurance Company as of that date.

The Continental Insurance Company

By _____
Assistant Vice President

Subscribed and sworn to me this 21st day of March, 2016.

My commission expires:

YOLANDA JIMENEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 24, 2017

Yolanda Jimenez
Notary Public

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Mary R McKee, Sherryanne M Depirro, Maria L Spadaccini, Nicholas F Walsh, Elliott W Wolffe, Vincent C Miseo, Lisa M Scavetta, Individually

of Paramus, NJ, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 12th day of August, 2016.

The Continental Insurance Company

Paul T. Bruflat — Vice President

State of South Dakota, County of Minnehaha, ss:

On this 12th day of August, 2016, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.

J. MOHR
NOTARY PUBLIC
SOUTH DAKOTA

My Commission Expires June 23, 2021

J. Mohr — Notary Public

CERTIFICATE

I, D. Bult, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this _____ day of JAN 0 6 2017, _____.

The Continental Insurance Company

D. Bult — Assistant Secretary

Form F6850-4/2012

Authorizing Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

> "RESOLVED: That any Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Group Vice President to the Secretary of the Company prior to such execution becoming effective."

This Power of Attorney is signed by Paul T. Bruflat, Vice President, who has been authorized pursuant to the above resolution to execution power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012:

> "Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and
>
> Whereas, from time to time, the signature of the Authorized Officers in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"); Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

CORPORATE ACKNOWLEDGMENT

Form 152

STATE OF NEW JERSEY

COUNTY OF BERGEN

On this 6th day of January, 2017, before me personally came ELLIOTT W. WOLFFE to me known, who, being by me duly sworn, did depose and say that she/he resides in PEAPACK, NEW JERSEY that she/he is the ATTORNEY IN FACT of the LIBERTY MUTUAL INSURANCE COMPANY the corporation described in and which executed the above instrument that she/he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that she/he signed her/ his name thereto by like order.

(SEAL)

KRISTA A. BURKE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 7, 2017

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY

1314 Douglas Street, Suite 1400, Omaha, Nebraska 68102

ADMITTED ASSETS*

	12/31/2015	9/30/2015	12/31/2014
Total invested assets	$ 3,186,498,049	$ 3,136,760,813	$ 3,496,596,431
Premium & agent balances (net)	111,888,220	87,914,911	1,575,140
All other assets	73,200,653	57,838,968	23,436,525
Total Admitted Assets	$ 3,371,586,922	$ 3,282,514,692	$ 3,521,608,096

LIABILITIES & SURPLUS*

	12/31/2015	9/30/2015	12/31/2014
Loss & loss exp. unpaid	$ 33,586,302	$ 22,748,711	$ 7,856,614
Unearned premiums	62,997,856	33,154,834	454,617
All other liabilities	230,891,273	195,785,652	279,153,584
Total Liabilities	327,475,431	251,689,197	287,464,815
Total Policyholders' Surplus	3,044,111,491	3,030,825,495	3,234,143,281
Total Liabilities & Surplus	$ 3,371,586,922	$ 3,282,514,692	$ 3,521,608,096

* Assets, liabilities and surplus are presented on a Statutory Accounting Basis as promulgated by the NAIC and/or the laws of the company's domiciliary state.

A.M. Best: A++ Rating **Standard & Poor's: AA+ Rating**

Berkshire Hathaway Specialty Insurance

Power Of Attorney

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY
NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY

Know all men by these presents, that **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 100 Federal Street, 20th Floor, Boston, Massachusetts 02110, **NATIONAL INDEMNITY COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131, and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: **Sherryanne M. DePirro, Elliott Wolffe, Mary R. McKee, Maria L. Spadaccini, Nicholas F. Walsh, Lisa M. Scavetta, Vincent C. Miseo, 650 From Road of the city of Paramus State of New Jersey,** their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of November 18, 2014. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively.

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY,

By: _____
David Fields, Executive Vice President

NATIONAL INDEMNITY COMPANY,
NATIONAL LIABILITY & FIRE INSURANCE COMPANY,

By: _____
David Fields, Vice President

NOTARY
State of Massachusetts, County of Suffolk, ss:
On this 18th day of November, 2014 before me appeared David Fields, Executive Vice President of BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY and Vice President of NATIONAL INDEMNITY COMPANY and NATIONAL LIABILITY & FIRE INSURANCE COMPANY, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.
[Notary Seal]

Notary Public

I, Brennan Neville, the undersigned, Assistant Secretary of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, I have hereunto affixed the seals of said companies this date of January 6, 2017.

Assistant Secretary

BHSIC, NICO & NLF POA (2014)

To verify the authenticity of this Power of Attorney please contact us at: BHSI Surety Department, Berkshire Hathaway Specialty Insurance Company, 100 Federal Street, 20th Floor, Boston, MA 02110 | (617) 936-2971 or by email at Courtney.Walker@bhspecialty.com THIS POWER OF ATTORNEY IS VOID IF ALTERED

To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at claimsnotice@bhspecialty.com, via fax to (617) 507-8259, or via mail.

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY (BYLAWS)

ARTICLE V.

CORPORATE ACTIONS

. . . .

EXECUTION OF DOCUMENTS:

. . . .

Section 6.(b) The President, any Vice President or the Secretary, shall have the power and authority:

(1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company bonds and other undertakings, and

(2) To remove at any time any such Attorney-in-fact and revoke the authority given him.

NATIONAL INDEMNITY COMPANY (BY-LAWS)

Section 4. Officers, Agents, and Employees:

A. The officers shall be a President, one or more Vice Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, and one or more Assistant Treasurers none of whom shall be required to be shareholders or Directors and each of whom shall be elected annually by the Board of Directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the Board of Directors, and shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the Board of Directors; and the Board of Directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the corporation.

NATIONAL INDEMNITY COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

Resolved, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) to remove at any time any such Attorney-in-fact and revoke the authority given him.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BY-LAWS)

ARTICLE IV

Officers

Section 1. Officers, Agents and Employees:

A. The officers shall be a president, one or more vice presidents, one or more assistant vice presidents, a secretary, one or more assistant secretaries, a treasurer, and one or more assistant treasurers, none of whom shall be required to be shareholders or directors, and each of whom shall be elected annually by the board of directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the board of directors. The president and secretary shall be different individuals. Election or appointment of an officer or agent shall not create contract rights. The officers of the Corporation shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the board of directors; and the board of directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the Corporation.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

Resolved, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) to remove at any time any such Attorney-in-fact and revoke the authority given him.

ATTACHMENT J

DESIGN-BUILD AGREEMENT

DESIGN-BUILD AGREEMENT

This Design-Build agreement [Contract] is made and entered into this ____ day of ___, 2016, by and between The City of San Diego [City], a municipal corporation, and **Turner Construction Company** [Design-Builder], for the purpose of designing and constructing the **San Ysidro Branch Library Design - Build Contract** (Project) in the amount of **($10,300,000.00).** The City and Design-Builder are referred to herein as the "Parties".

RECITALS

A. The City desires to construct the Project located in the City of San Diego, California.

B. The City desires to contract with a single entity for design and construction of the Project, as set forth in this Agreement.

C. The City has issued Request for Proposal (RFP) number **K-16-1424-DB2-3** for **San Ysidro Branch Library Design - Build Contract,** pursuant to which the City solicited Proposals from design-build teams to design, rehabilitate, and build the Project.

D. In accordance with City's RFP, Design-Builder submitted a Proposal for the Project and is prepared to enter into this Agreement.

E. The City has selected the Design-Builder to perform, either directly or pursuant to Subcontracts, hereinafter defined, the design, engineering, and construction services set forth in this Agreement and the Contract Documents, hereinafter defined.

F. The Design-Builder is ready, willing, and able to perform the services required in accordance with the terms and conditions of this Agreement.

G. Execution of this Agreement by the Design-Builder is a representation that the Design-Builder has visited the Site, become familiar with the local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

In consideration of the above recitals and the mutual covenants and conditions set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby set forth their mutual covenants and understandings as follows.

AGREEMENT

A. Recitals and Attachments. The above referenced recitals are true and correct and are incorporated into this Agreement by this reference. All attachments referenced in this Agreement section are incorporated into the Contract by this reference.

B. Contract Performance. The Design-Builder shall design and construct the Project in a good and workmanlike manner to the satisfaction of the City, lien free and in compliance with the Contract Documents and within the time specified, in return for timely payment by the City in accordance with the Contract.

C. Attachments. All attachments e.g., Reference Standards in the RFP, Supplementary Special Provisions (SSP), the attached Faithful Performance and Payment Bonds, Agreement and Supplemental Agreements, and the attached Proposal included in the Proposal documents by the Contractor are incorporated into the Contract by this reference.

D. Contract Documents. This Contract incorporates the 2015 Edition of the Standard Specifications for Public Works Construction [The GREENBOOK], including amendments set forth in the 2015 edition of the San Diego Specifications for Public Works Construction [The WHITEBOOK]. The Contract Documents shall include the items mentioned in section 2-5.2 of The WHITEBOOK and shall follow that order of precedence.

IN WITNESS WHEREOF, this Agreement is signed by the City of San Diego, acting by and through its Mayor or designee, pursuant to **Municipal Code 22.3102** authorizing such execution.

THE CITY OF SAN DIEGO

By: _____
James Nagelvoort
Director
Department of Public Works

Date: 2/8/17

APPROVED AS TO FORM

Mara W. Elliott , City Attorney

By Christina L Rae

Print Name: Christina L. Rae
Deputy City Attorney

Date: 2/28/17

CONTRACTOR

By _____

Print Name: Johnathan Bacon Jr

Title: Vice President and General Manager

Date: 1/5/17

City of San Diego License No.: B1983007100

State Contractor's License No.: 210639

ATTACHMENT K

DESIGN-BUILD STIPEND AGREEMENT

STIPEND AGREEMENT

This stipend agreement [Stipend Agreement] is made and entered into this 26th day of August 2016, by and between The City of San Diego [City], a municipal corporation, and Turner Construction Company [Design-Builder], for the purpose of submitting fully developed proposal for the **SAN YSIDRO BRANCH LIBRARY DESIGN - BUILD CONTRACT** (Project) in the amount of TWENTY THOUSAND DOLLARS AND ZERO CENTS($20,000.00). The City and Design-Builder are referred to herein as the "Parties".

RECITALS

A. On December 31, 2015, City issued a Request for Qualifications [RFQ] for the Project. To short list qualified Design-Build teams.

B. The Request for Proposal [RFP] for K-16-1424-DB2-3 will require each Design-Builder to complete and deliver a Stipend Agreement to the City within the time frame required to submit a proposal in response to the RFP.

C. The purpose of the stipend is to encourage competition, increase responsiveness, and obtain higher quality proposals.

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.

STIPEND AGREEMENT

1. Work Product

1.1 The City hereby retains Design-Builder to prepare and submit, in response to the RFP, a Technical Proposal that conforms in all material respects to the requirements of the RFP, as determined by the City, and satisfies the provisions set forth in the RFP.

1.2 All work performed by Design-Builder and its team members pursuant to this Stipend Agreement shall be considered work for hire, and the Work Product (as defined below) shall become the property of the City without restriction or limitation on its use. Neither Design-Builder nor any of its team members shall copyright any of the material developed under this Stipend Agreement.

1.3 Design-Builder agrees that all Work Product is, upon receipt by the City, the property of the City. The term "Work Product" shall mean all submittals made by Design-Builder during the RFP process, including the Proposal, exchanges of information during the pre-proposal and post-proposal period. However, the term "Work Product" shall specifically exclude patented rights in previously existing proprietary technology.

1.4 In consideration for the City's agreement to make payment hereunder, Design-Builder agrees that the City shall be entitled to use all Work Product, without any further compensation or consideration to the Design-Builder, in connection with the RFP, the Contract Documents, the Project, and future procurements by the City.

2. Compensation and Payment

2.1 Compensation payable to Design-Builder for the Work Product described herein shall be $20,000, if all the following conditions are met:

2.1.1 Design-Builder's Proposal was not was not selected for award.

2.1.2 The Proposal is responsive to the RFP.

2.1.3 The Proposal contains Schematic Design Drawings which shall include, but not be limited to the following:

2.1.3.1 All drawings are to be to scale. Plans and elevations are to be dimensioned. The format of the drawings is at the discretion of the Design-Build Entity [D-BE] Team. These are minimum requirements and additional exhibits, including special design features proposed, may be submitted at the D-BE's discretion. Drawings and massing study model will be displayed for public review and comment in the San Ysidro Library or other arranged venue. The drawings and model will be displayed anonymously for two weeks; therefore, one set of drawings, mounted on foam-core boards, and the massing study model must be provided without any reference to, or identification of the D-BE or any D-BE team member or its consultants/subcontractors.

2.1.3.2 The following schematic architectural drawings and models delineating and detailing design features, materials, and options are required for compliance with this RFP: Submit two (2) sets of full-size (D sheet), color drawings, one of which is mounted on foam core boards as described above for use at the D-BE Team presentation and for display in the San Ysidro Library or other arranged venue, ten (10) half-size, color drawings, and one (1) electronic copy of the drawings.

a. **Site Plan:** a site plan showing all buildings, site features, and on-site improvements at a scale of 1" = 20'-0".

b. **Floor / Space Plans:** a schematic floor plan for each building floor level with general representation of all core elements and structure, and all enclosed spaces

at a scale of 1/8" = 1'-0". Show conceptual furniture and book stack layout on floor plans. The space plans shall identify the net square feet allocated to each organizational component listed in the Program Requirements.

c. **Elevations:** a minimum of four (4) color exterior building elevations of the building including indication and Limits of all material types and colors, and any shading devices, at a scale of 1/8" = 1'-0." Sections: a minimum of two (2) building cross sections showing the building's elevations in relationship to the other site improvements or ground planes at a scale of 1/8" = 1'-0."

d. **Interior Perspective:** a minimum of one (1) sketch interior perspective, either freehand or computer generated of the library interior depicting the Lobby and the Great Room. Massing Study Model: a monochromatic wood, chipboard or museum board, massing study model at a scale of l" = 16'-0". Include elements adjacent to the building(s) for context and scale. Other: diagrams, charts, and photos to further illustrate the proposal are acceptable, but not required.

2.1.4 Design Builder shall make a presentationto the selection panel.

2.1.5 Provide the proposed design and construction schedule.

2.2 The City may pay compensation to Design-Builder under the following conditions:

2.2.1 Design-Builder meeting the criteria identified in Sections 1 and 2, above.

2.2.2 The amount paid under this Stipend Agreement will not exceed $20,000.

2.2.3 Any Design-Builder wishing to apply for a stipend under Stipend Agreement shall submit the completed Stipend Agreement to the City within 10 days of receipt of the RFP. Eligibility of receipt of a stipend is dependent upon meeting the conditions set forth in this Stipend Agreement.

2.2.4 If the procurement is canceled prior to the Bid Opening Date, Design-Builders will be provided the opportunity, at their option, of delivering to the City the Work Product of their Proposal preparations to date.

There is no specific format required for such Work Product. Those Design-Builders that choose to deliver their Work Product may be paid an amount that the City deems to be appropriate consideration for the Work Product. No portion of the stipend amount will be paid in the event a Design-Builder chooses not to deliver its Work Product.

2.2.5 Invoices must be received within 30 days of notification by the City of eligibility to receive the Stipend. Payment of compensation will be made: within 60 days after receipt of a proper invoice submitted to the City under this section.

3. Indemnification

3.1 Design-Builder shall indemnify, protect, and hold harmless the City and its directors, officers, and employees from, and Design-Builder shall defend at its own expense, all claims, costs, expenses, liabilities, demands, or suits at law or equity arising in whole or in part from the negligence or willful misconduct of Design-Builder or any of its agents, officers, employees, representatives or subcontractors or breach of any Design-Builder's obligations under this Stipend Agreement.

3.2 This indemnity shall not apply with respect to any claims, demands or suits arising from use of the Work Product by the City or its contractors.

4. Compliance with Laws

4.1 Design-Builder shall comply with all federal, state, and local laws, ordinances, rules, and regulations applicable to the work performed or paid for under this Stipend Agreement and covenants and agrees that it and its employees shall be bound by the standards of conduct provided in applicable laws, ordinance, rules, and regulations as they relate to work performed under this Stipend Agreement. Design-Builder agrees to incorporate the provisions of this paragraph in any subcontract into which it might enter with reference to the work performed pursuant to this Stipend Agreement. The Design-Builder agrees (1) not to discriminate in any manner against an employee or applicant for employment because of race, color, religion, creed, age, sex, marital status, national origin, ancestry or disability of a qualified individual with a disability; (2) to include a provision similar to that contained in subsection (1) above in any subcontract; and (3) to post and to cause subcontractors to post in conspicuous places available to employees and applicants for employment, notices setting forth the substance of this clause.

5. Assignment

5.1 Design-Builder shall not assign this Stipend Agreement without the City's prior written consent. Any assignment of this Stipend Agreement without such consent shall be null and void.

6. Miscellaneous

6.1 Design-Builder and the City agree that Design-Builder, its team members, and their respective employees are not agents of the City as a result of this Stipend Agreement.

6.2 All words used herein in the singular form shall extend to and include the plural. All words used in the plural form shall extend and include the singular. All words used in any gender shall extend to and include all genders.

6.3 This Stipend Agreement together with the RFP, as amended from time to time, the provisions which are incorporated herein by reference, embodies the entire agreement of the parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein or in the RFP. This Stipend Agreement shall supersede all previous communications, representation, or agreements, either verbal or written, between the parties herein.

6.4 It is understood and agreed by the parties hereto that if any part, term, or provision of this Stipend Agreement is held to be illegal or in conflict with any law of the State of California by a court of competent jurisdiction, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Stipend Agreement did not contain the particular part, term, or provisions held to be invalid.

6.5 This Stipend Agreement shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, this Stipend Agreement is signed by the City of San Diego, acting by and through its Mayor or designee, pursuant to San Diego Municipal Code section 22.3207, authorizing such execution, and by Design-Builder.

THE CITY OF SAN DIEGO

By _____

Print Name: Elementina G Giordano
Mayor or designee

Date: 10/28/16

APPROVED AS TO FORM

Jan I. Goldsmith, City Attorney

By _____

Print Name: Christina L. Ray
Deputy City Attorney

Date: 10/28/16

CONTRACTOR

By _____

Print Name: Richard C. Bach

Title: Senior Vice President, Southwest Region
Turner Construction Company

Date: August 26, 2016

City of San Diego License No.: B1983007100

State Contractor's License No.: CA #210639

ATTACHMENT L

HAZMAT REPORT

H.M. Pitt Labs, Inc. Lab Number: 149519-199019

4901 Morena Blvd · Ste 203 · San Diego, CA 92117 Tel: 619-474-8548 · Fax: 858-412-3305

Company: City of San Diego Environmental Services Department
9601 Ridgehaven Court, Suite 310
San Diego, CA 92123

Date Entered: 04/26/2016
Analyzed By: Edina Zakar
Date Analyzed: 04/28/16
Customer PO / Claim#:
Contract Number:

Job Site: Project #7281
Lab Notes: 72 HR TAT

Date Sampled	Who Sampled
04/26/2016	Wm. Brad Blondet

POLARIZED LIGHT MICROSCOPY ANALYSIS REPORT - EPA-600/R-93/116 AND EPA-600/M4-82-020

Analysis Number: 149519-1
Customer Number: 7281-B-01
Classification: ***Description:*** Kitchen, Linoleum, Brown Spec
Results:
a. Non-Asbestos: 10% Cellulose Fibers and 5% Synthetic Fibers Present in Brown/Green Sheet Vinyl
b. Non-Asbestos: Non-Fibrous Green Floor Tile
c. Non-Asbestos: 1% Cellulose Fibers in Black Mastic

Analysis Number: 149519-2
Customer Number: 7281-B-02
Classification: ***Description:*** Kitchen, Linoleum, Brown Spec
Results:
a. Non-Asbestos: 10% Cellulose Fibers and 5% Synthetic Fibers Present in Brown/Green Sheet Vinyl
b. Non-Asbestos: Non-Fibrous Green Floor Tile
c. Non-Asbestos: 1% Cellulose Fibers in Black Mastic

Analysis Number: 149519-3
Customer Number: 7281-B-03
Classification: ***Description:*** Kitchen, Linoleum, Brown Spec
Results:
a. Non-Asbestos: 10% Cellulose Fibers and 5% Synthetic Fibers Present in Brown/Green Sheet Vinyl
b. Non-Asbestos: Non-Fibrous Green Floor Tile
c. Non-Asbestos: 1% Cellulose Fibers in Black Mastic

- All samples tested as submitted to the lab. H.M. PITT LABS, INC. does not assume responsibility for the accuracy of the information submitted with the samples unless done by an employee of H.M. PITT LABS, INC.
- These test results relate only to the sample(s) identified above.
- This report may not be used to claim endorsement by NVLAP or any agency of the Federal Government.
- This report shall not be reproduced, except in full, without written approval of H.M. Pitt Labs, Inc.
- Samples are archived for 2 years from date of receipt and will be disposed of properly following this period.
- Quantitative value is based on PLM CVES (Calibrated Visual Estimates) with a detection limit of <1%.

APPROVED BY: LELAND S. PITT, CIH **Dated:** 04/28/2016 **REVIEWED BY:** Ginger Russ

H.M. Pitt Labs, Inc. — Lab Number: 149519-199019

4901 Morena Blvd · Ste 203 · San Diego, CA 92117
Tel: 619-474-8548 · Fax: 858-412-3305

Company: City of San Diego Environmental Services Department
9601 Ridgehaven Court, Suite 310
San Diego, CA 92123

Date Entered: 04/26/2016
Analyzed By: Edina Zakar
Date Analyzed: 04/28/16
Customer PO / Claim#:
Contract Number:

Job Site: Project #7281
Lab Notes: 72 HR TAT

Date Sampled	Who Sampled
04/26/2016	Wm. Brad Blondet

POLARIZED LIGHT MICROSCOPY ANALYSIS REPORT - EPA-600/R-93/116 AND EPA-600/M4-82-020

Analysis Number: 149519-4
Customer Number: 7281-B-04
Classification: ***Description:*** Bathroom, 12"x12" FT&M, Tan
Results: a. Non-Asbestos: Non-Fibrous Tan Floor Tile
b. Asbestos: 6% Chrysotile in Black Floor Tile Mastic (1% Cellulose Fibers Also Present)

Analysis Number: 149519-5
Customer Number: 7281-B-05
Classification: ***Description:*** Bathroom, 12"x12" FT&M, Tan
Results: a. Non-Asbestos: Non-Fibrous Tan Floor Tile
b. Asbestos: 5% Chrysotile in Black Floor Tile Mastic (1% Cellulose Fibers Also Present)

Analysis Number: 149519-6
Customer Number: 7281-B-06
Classification: ***Description:*** Bathroom, 12"x12" FT&M, Tan
Results: a. Non-Asbestos: Non-Fibrous Tan Floor Tile
b. Asbestos: 5% Chrysotile in Black Floor Tile Mastic (1% Cellulose Fibers Also Present)

Analysis Number: 149519-7
Customer Number: 7281-B-07
Classification: ***Description:*** Ext, Window Putty, White
Results: Non-Asbestos: Non-Fibrous Gray Window Putty

- All samples tested as submitted to the lab. H.M. PITT LABS, INC. does not assume responsibility for the accuracy of the information submitted with the samples unless done by an employee of H.M. PITT LABS, INC.
- These test results relate only to the sample(s) identified above.
- This report may not be used to claim endorsement by NVLAP or any agency of the Federal Government.
- This report shall not be reproduced, except in full, without written approval of H.M. Pitt Labs, Inc.
- Samples are archived for 2 years from date of receipt and will be disposed of properly following this period.
- Quantitative value is based on PLM CVES (Calibrated Visual Estimates) with a detection limit of <1%.

APPROVED BY: _____ **Dated: 04/28/2016** **REVIEWED BY:** _____
LELAND G. PITT, CIH — Ginger Russ

H.M. Pitt Labs, Inc. Lab Number: 149519-199019

4901 Morena Blvd · Ste 203 · San Diego, CA 92117 Tel: 619-474-8548 · Fax: 858-412-3305

Company:
City of San Diego Environmental Services Department
9601 Ridgehaven Court, Suite 310
San Diego, CA 92123

Date Entered: 04/26/2016
Analyzed By: Edina Zakar
Date Analyzed: 04/28/16
Customer PO / Claim#:
Contract Number:

Job Site: Project #7281
Lab Notes: 72 HR TAT

Date Sampled	Who Sampled
04/26/2016	Wm. Brad Blondet

POLARIZED LIGHT MICROSCOPY ANALYSIS REPORT - EPA-600/R-93/116 AND EPA-600/M4-82-020

Analysis Number: 149519-8
Customer Number: 7281-B-08
Classification: ***Description:*** Ext, Window Putty, White
Results: Non-Asbestos: Non-Fibrous Gray Window Putty

Analysis Number: 149519-9
Customer Number: 7281-B-09
Classification: ***Description:*** Ext, Window Putty, White
Results: Non-Asbestos: Non-Fibrous Gray Window Putty

- All samples tested as submitted to the lab. H.M. PITT LABS, INC. does not assume responsibility for the accuracy of the information submitted with the samples unless done by an employee of H.M. PITT LABS, INC.
- These test results relate only to the sample(s) identified above.
- This report may not be used to claim endorsement by NVLAP or any agency of the Federal Government.
- This report shall not be reproduced, except in full, without written approval of H.M. Pitt Labs, Inc.
- Samples are archived for 2 years from date of receipt and will be disposed of properly following this period.
- Quantitative value is based on PLM CVES (Calibrated Visual Estimates) with a detection limit of <1%.

APPROVED BY: _____ **Dated: 04/29/2016** **REVIEWED BY:** _____
LELAND S. PITT, CIH Ginger Russ

CITY OF SAN DIEGO
Environmental Services Department
ALMP/LSHHP - Laboratory Submittal

LAB# 149519

Project # 7281 Submitted by: Wm. Brad Blondet Date: 4/26/2016 Page 1 of 1

LAB SUBMITTED TO: HM Pitt Labs

TURNAROUND TIME: ☐ 2 HOUR ☐ 24 HOUR ☐ 48 HOUR ☒ 72 HOUR ☐ 5 DAY ☐ OTHER

The receiving Laboratory is required to complete the following:

1. All invoices are to be sent to: *Attn. ~~Alan Johanns~~ City of San Diego – Environmental Services Department, 9601 Ridgehaven Court, Suite 310 San Diego, CA 92123*
2. Lab reports/invoices are to contain the Project Number listed above. Do not include Purchase Order Numbers on Invoices
3. Email report to: WBlondet@sandiego.gov

Sample # Prefix:

Lab Number	Sample No.	Location	Media	Time On/Off	Flow	Volume	Analyses Requested
	7281-6-01	Kitchen, Linoleum, Brown Spec	Bulk	/			PLM
	7281-6-02	↓ ↓ ↓	↓	/			↓
	7281-6-03	↓ ↓ ↓	↓	/			↓
	7281-6-04	Bathroom, 12"x12" FTiles, Tan	Bulk	/			PLM
	7281-6-05	↓ ↓ ↓	↓	/			↓
	7281-6-06	↓ ↓ ↓	↓	/			↓
	7281-6-07	Ext, Window Putty, White	Bulk	/			PLM
	7281-6-08	↓ ↓ ↓	↓	/			↓
	7281-6-09	↓ ↓ ↓	↓	/			↓
				/			

NOTES:

Relinquished by: Wm. Brad Blondet Date/Time: 4-26-16	Relinquished by: Date/Time: 4/26/16 12:20
Received by: Date/Time:	Received by: Date/Time:

City of San Diego Asbestos Lead Management Program

123 East Seaward Ave., San Ysidro CA 92173

Lead Safety and Healthy Homes PROGRAM

XRF Assay Results

Reading No	Time	Duration	Mode	Location	Room	Side	Component	Condition	Substrate	Color	Results	PbC	Units
46	4/26/16 8:51	3.18	Std.	123 EAST SEAWARD	STAIRWAY	C	WALL	INTACT	PLASTER	WHITE	Negative	< LOD	mg / cm ^2
47	4/26/16 8:52	1.22	Std.	123 EAST SEAWARD	STAIRWAY	A	STAIR	INTACT	WOOD	BROWN	Negative	0.08	mg / cm ^2
48	4/26/16 8:52	2.2	Std.	123 EAST SEAWARD	STAIRWAY	A	DOOR	INTACT	WOOD	WHITE	Negative	0.11	mg / cm ^2
49	4/26/16 8:53	1.21	Std.	123 EAST SEAWARD	STAIRWAY	A	DOOR FRAME	INTACT	WOOD	WHITE	Negative	0.02	mg / cm ^2
50	4/26/16 8:55	1.23	Std.	123 EAST SEAWARD	2ND FLOOR SE BEDROOM	C	DOOR FRAME	INTACT	WOOD	WHITE	Negative	0.01	mg / cm ^2
51	4/26/16 8:56	1.23	Std.	123 EAST SEAWARD	2ND FLOOR SE BEDROOM	C	DOOR	INTACT	WOOD	TAN	Negative	0.01	mg / cm ^2
52	4/26/16 8:56	1.22	Std.	123 EAST SEAWARD	2ND FLOOR SE BEDROOM	A	WINDOW	INTACT	WOOD	WHITE	Negative	0.03	mg / cm ^2
53	4/26/16 8:57	1.22	Std.	123 EAST SEAWARD	2ND FLOOR SE BEDROOM	A	WINDOW SILL	INTACT	WOOD	WHITE	Negative	0.06	mg / cm ^2
54	4/26/16 8:57	1.22	Std.	123 EAST SEAWARD	2ND FLOOR SE BEDROOM	C	BASEBOARD	INTACT	WOOD	WHITE	Negative	0.11	mg / cm ^2
55	4/26/16 8:58	2.19	Std.	123 EAST SEAWARD	2ND FLOOR SE BEDROOM	C	WALL	INTACT	WOOD	PINK	Negative	0	mg / cm ^2
56	4/26/16 8:58	2.2	Std.	123 EAST SEAWARD	2ND FLOOR SW BEDROOM	C	WALL	INTACT	PLASTER	TAN	Negative	0.07	mg / cm ^2
57	4/26/16 8:59	1.22	Std.	123 EAST SEAWARD	2ND FLOOR SW BEDROOM	C	DOOR	INTACT	WOOD	WHITE	Negative	0.12	mg / cm ^2
58	4/26/16 8:59	1.22	Std.	123 EAST SEAWARD	2ND FLOOR SW BEDROOM	C	DOOR FRAME	INTACT	WOOD	WHITE	Negative	0.01	mg / cm ^2
59	4/26/16 9:00	1.22	Std.	123 EAST SEAWARD	2ND FLOOR SW BEDROOM	B	WINDOW SILL	INTACT	WOOD	WHITE	Negative	0.07	mg / cm ^2
60	4/26/16 9:00	1.22	Std.	123 EAST SEAWARD	2ND FLOOR HALLWAY	B	CAB	INTACT	WOOD	WHITE	Negative	0.01	mg / cm ^2
61	4/26/16 9:01	1.22	Std.	123 EAST SEAWARD	2ND FLOOR HALLWAY	B	DOOR	INTACT	WOOD	WHITE	Negative	0	mg / cm ^2
62	4/26/16 9:01	1.21	Std.	123 EAST SEAWARD	2ND FLOOR HALLWAY	D	DOOR FRAME	INTACT	WOOD	WHITE	Negative	0.06	mg / cm ^2
63	4/26/16 9:01	1.21	Std.	123 EAST SEAWARD	2ND FLOOR FAMILY ROOM	A	DOOR FRAME	INTACT	WOOD	WHITE	Negative	0.03	mg / cm ^2
64	4/26/16 9:02	1.23	Std.	123 EAST SEAWARD	2ND FLOOR FAMILY ROOM	A	WAINSCT	INTACT	WOOD	WHITE	Negative	0.06	mg / cm ^2
65	4/26/16 9:02	1.23	Std.	123 EAST SEAWARD	2ND FLOOR FAMILY ROOM	A	WINDOW	INTACT	WOOD	WHITE	Negative	0.01	mg / cm ^2
66	4/26/16 9:04	2.2	Std.	123 EAST SEAWARD	2ND FLOOR FAMILY ROOM	A	WALL	INTACT	PLASTER	WHITE	Negative	0.03	mg / cm ^2
67	**4/26/16 9:05**	**0.49**	**Std.**	**123 EAST SEAWARD**	**2ND FLOOR BATHROOM**	**C**	**CERAMIC TILE**	**INTACT**	**CERAMIC**	**YELLOW**	**Positive**	**5.4**	**mg / cm ^2**
68	**4/26/16 9:18**	**1.21**	**Std.**	**123 EAST SEAWARD**	**EXTERIOR**	**A**	**PORCH POST**	**INTACT**	**WOOD**	**WHITE**	**Positive**	**5.8**	**mg / cm ^2**
69	**4/26/16 9:19**	**0.49**	**Std.**	**123 EAST SEAWARD**	**EXTERIOR**	**A**	**PORCH FLOOR**	**POOR**	**WOOD**	**BROWN**	**Positive**	**15.5**	**mg / cm ^2**
70	**4/26/16 9:19**	**0.48**	**Std.**	**123 EAST SEAWARD**	**EXTERIOR**	**A**	**WINDOW SILL**	**POOR**	**WOOD**	**GREEN**	**Positive**	**21.9**	**mg / cm ^2**
71	**4/26/16 9:20**	**0.49**	**Std.**	**123 EAST SEAWARD**	**EXTERIOR**	**A**	**WINDOW SASH**	**INTACT**	**WOOD**	**GREEN**	**Positive**	**18.5**	**mg / cm ^2**
72	**4/26/16 9:20**	**0.48**	**Std.**	**123 EAST SEAWARD**	**EXTERIOR**	**A**	**RAIL CAP**	**POOR**	**WOOD**	**GREEN**	**Positive**	**16.2**	**mg / cm ^2**
73	4/26/16 9:21	1.22	Std.	123 EAST SEAWARD	EXTERIOR	A	STEPS	INTACT	WOOD	BROWN	Negative	0.01	mg / cm ^2
74	4/26/16 9:21	1.22	Std.	123 EAST SEAWARD	EXTERIOR	A	HANDRAIL	INTACT	WOOD	BROWN	Negative	0	mg / cm ^2
75	**4/26/16 9:25**	**0.98**	**Std.**	**123 EAST SEAWARD**	**EXTERIOR**	**B**	**WALL**	**POOR**	**WOOD**	**WHITE**	**Positive**	**8.1**	**mg / cm ^2**
76	**4/26/16 9:27**	**1.23**	**Std.**	**123 EAST SEAWARD**	**EXTERIOR**	**C**	**WALL**	**POOR**	**WOOD**	**WHITE**	**Positive**	**3.3**	**mg / cm ^2**
77	**4/26/16 9:28**	**0.73**	**Std.**	**123 EAST SEAWARD**	**EXTERIOR**	**C**	**WINDOW**	**POOR**	**WOOD**	**GREEN**	**Positive**	**12.7**	**mg / cm ^2**
78	**4/26/16 9:29**	**0.72**	**Std.**	**123 EAST SEAWARD**	**EXTERIOR**	**C**	**FASCIA**	**POOR**	**WOOD**	**GREEN**	**Positive**	**9.8**	**mg / cm ^2**
79	**4/26/16 9:29**	**0.98**	**Std.**	**123 EAST SEAWARD**	**EXTERIOR**	**C**	**RAFTER**	**POOR**	**WOOD**	**GREEN**	**Positive**	**9.4**	**mg / cm ^2**
80	**4/26/16 9:29**	**0.74**	**Std.**	**123 EAST SEAWARD**	**EXTERIOR**	**C**	**OVERHANG**	**POOR**	**WOOD**	**GREEN**	**Positive**	**11.7**	**mg / cm ^2**
81	**4/26/16 9:33**	**2.92**	**Std.**	**123 EAST SEAWARD**	**EXT GARAGE**	**B**	**WALL**	**INTACT**	**WOOD**	**WHITE**	**Positive**	**2.1**	**mg / cm ^2**
82	4/26/16 9:37	4.64	Std.	123 EAST SEAWARD	EXT GARAGE	B	TRIM	INTACT	WOOD	WHITE	Negative	0.4	mg / cm ^2
83	4/26/16 9:39	20	K & L				CALIB. CHECK			RED	Negative	0.8	
84	4/26/16 9:40	20	K & L				CALIB. CHECK			RED	Negative	0.8	
85	4/26/16 9:41	20	K & L				CALIB. CHECK			RED	Negative	0.8	

Inspector: Wm. Brad Blondet
CDPH Inspector/Assessor # 5464

Niton XLp303A Serial #7902
Testing for Demolition/Renovation

City of San Diego Asbestos Lead Management Program

123 East Seaward Ave., San Ysidro CA 92173

XRF Assay Results

Reading No	Time	Duration	Mode	Location	Room	Side	Component	Condition	Substrate	Color	Results	PbC	Units
1	4/26/16 8:13	162.99										2.09	cps
2	4/26/16 8:16	20	K & L				CALIB. CHECK			RED	Negative	0.8	mg / cm ^2
3	4/26/16 8:17	20	K & L				CALIB. CHECK			RED	Negative	0.9	mg / cm ^2
4	4/26/16 8:18	20	K & L				CALIB. CHECK			RED	Negative	0.8	mg / cm ^2
5	4/26/16 8:22	1.7	Std.	123 EAST SEAWARD	LIVING ROOM	A	WALL	INTACT	PLASTER	TAN	Negative	0.02	mg / cm ^2
6	4/26/16 8:23	3.17	Std.	123 EAST SEAWARD	LIVING ROOM	B	WALL	INTACT	PLASTER	TAN	Negative	< LOD	mg / cm ^2
7	4/26/16 8:23	1.22	Std.	123 EAST SEAWARD	LIVING ROOM	C	WALL	INTACT	PLASTER	TAN	Negative	0.07	mg / cm ^2
8	4/26/16 8:23	2.93	Std.	123 EAST SEAWARD	LIVING ROOM	D	WALL	INTACT	PLASTER	TAN	Negative	0.02	mg / cm ^2
9	4/26/16 8:24	1.21	Std.	123 EAST SEAWARD	LIVING ROOM	A	ENTRY DOOR	INTACT	WOOD	WHITE	Negative	0.11	mg / cm ^2
10	4/26/16 8:24	1.22	Std.	123 EAST SEAWARD	LIVING ROOM	A	DOOR FRAME	INTACT	WOOD	WHITE	Negative	0.01	mg / cm ^2
11	4/26/16 8:25	1.22	Std.	123 EAST SEAWARD	LIVING ROOM	A	DOOR JAMB	INTACT	WOOD	WHITE	Negative	0.07	mg / cm ^2
12	4/26/16 8:25	1.22	Std.	123 EAST SEAWARD	LIVING ROOM	A	WINDOW SILL	INTACT	WOOD	WHITE	Negative	0.02	mg / cm ^2
13	4/26/16 8:26	1.22	Std.	123 EAST SEAWARD	LIVING ROOM	A	WINDOW CASING	INTACT	WOOD	WHITE	Negative	0	mg / cm ^2
14	4/26/16 8:26	1.22	Std.	123 EAST SEAWARD	LIVING ROOM	A	BASEBOARD	INTACT	WOOD	WHITE	Negative	0.04	mg / cm ^2
15	4/26/16 8:27	1.21	Std.	123 EAST SEAWARD	LIVING ROOM	B	MANTLE	INTACT	WOOD	WHITE	Negative	0.02	mg / cm ^2
16	4/26/16 8:27	1.22	Std.	123 EAST SEAWARD	LIVING ROOM	B	SHELF	INTACT	WOOD	WHITE	Negative	0.05	mg / cm ^2
17	4/26/16 8:28	1.22	Std.	123 EAST SEAWARD	LIVING ROOM	C	COLUMN	INTACT	WOOD	WHITE	Negative	0.01	mg / cm ^2
18	4/26/16 8:29	1.21	Std.	123 EAST SEAWARD	OFFICE	C	WINDOW	INTACT	WOOD	WHITE	Negative	0.06	mg / cm ^2
19	4/26/16 8:34	3.16	Std.	123 EAST SEAWARD	OFFICE	A	WALL	INTACT	PLASTER	TAN	Negative	< LOD	mg / cm ^2
20	4/26/16 8:34	4.36	Std.	123 EAST SEAWARD	OFFICE	B	WALL	INTACT	PLASTER	TAN	Negative	< LOD	mg / cm ^2
21	4/26/16 8:35	3.15	Std.	123 EAST SEAWARD	OFFICE	C	WALL	INTACT	PLASTER	TAN	Negative	< LOD	mg / cm ^2
22	4/26/16 8:35	3.18	Std.	123 EAST SEAWARD	OFFICE	D	WALL	INTACT	PLASTER	TAN	Negative	< LOD	mg / cm ^2
23	4/26/16 8:37	7.56	Std.	123 EAST SEAWARD	KITCHEN	A	WALL	INTACT	PLASTER	TAN	Negative	0.26	mg / cm ^2
24	4/26/16 8:37	1.46	Std.	123 EAST SEAWARD	KITCHEN	B	WALL	INTACT	PLASTER	TAN	Negative	0.09	mg / cm ^2
25	4/26/16 8:37	3.16	Std.	123 EAST SEAWARD	KITCHEN	C	WALL	INTACT	PLASTER	TAN	Negative	< LOD	mg / cm ^2
26	4/26/16 8:38	3.89	Std.	123 EAST SEAWARD	KITCHEN	D	WALL	INTACT	PLASTER	TAN	Negative	0.01	mg / cm ^2
27	4/26/16 8:38	1.71	Std.	123 EAST SEAWARD	KITCHEN	D	WINDOW SASH	INTACT	WOOD	WHITE	Negative	0.11	mg / cm ^2
28	4/26/16 8:39	1.22	Std.	123 EAST SEAWARD	KITCHEN	D	WINDOW SILL	INTACT	WOOD	WHITE	Negative	0.02	mg / cm ^2
29	4/26/16 8:39	1.22	Std.	123 EAST SEAWARD	KITCHEN	D	CABINET	INTACT	WOOD	WHITE	Negative	0.01	mg / cm ^2
30	4/26/16 8:40	1.22	Std.	123 EAST SEAWARD	KITCHEN	C	DOOR FRAME	INTACT	WOOD	WHITE	Negative	0.08	mg / cm ^2
31	4/26/16 8:40	1.21	Std.	123 EAST SEAWARD	DINING ROOM	C	DOOR FRAME	INTACT	WOOD	WHITE	Negative	0.06	mg / cm ^2
32	4/26/16 8:40	1.22	Std.	123 EAST SEAWARD	DINING ROOM	C	BASEBOARD	INTACT	WOOD	WHITE	Negative	0.01	mg / cm ^2
33	4/26/16 8:41	1.22	Std.	123 EAST SEAWARD	DINING ROOM	C	WINDOW SILL	INTACT	WOOD	WHITE	Negative	0.07	mg / cm ^2
34	4/26/16 8:42	1.22	Std.	123 EAST SEAWARD	DINING ROOM	A	PANEL	INTACT	WOOD	TAN	Negative	0.01	mg / cm ^2
35	4/26/16 8:42	2.92	Std.	123 EAST SEAWARD	DINING ROOM	A	WALL	INTACT	PLASTER	TAN	Negative	0.12	mg / cm ^2
36	4/26/16 8:43	2.2	Std.	123 EAST SEAWARD	1ST FLOOR BEDROOM	A	WALL	INTACT	PLASTER	TAN	Negative	0.1	mg / cm ^2
37	4/26/16 8:44	3.17	Std.	123 EAST SEAWARD	1ST FLOOR BEDROOM	B	WINDOW SILL	INTACT	WOOD	WHITE	Negative	0.21	mg / cm ^2
38	**4/26/16 8:45**	**0.49**	**Std.**	**123 EAST SEAWARD**	**1ST FLOOR BEDROOM**	**B**	**WINDOW CHANNEL**	**POOR**	**WOOD**	**WHITE**	**Positive**	**14.9**	**mg / cm ^2**
39	4/26/16 8:45	2.43	Std.	123 EAST SEAWARD	1ST FLOOR BEDROOM	A	BASEBOARD	INTACT	WOOD	WHITE	Negative	0	mg / cm ^2
40	4/26/16 8:46	1.22	Std.	123 EAST SEAWARD	1ST FLOOR BATHROOM	A	BASEBOARD	INTACT	WOOD	WHITE	Negative	0	mg / cm ^2
41	4/26/16 8:46	1.22	Std.	123 EAST SEAWARD	1ST FLOOR BATHROOM	A	DOOR	INTACT	WOOD	WHITE	Negative	0.01	mg / cm ^2
42	4/26/16 8:47	1.22	Std.	123 EAST SEAWARD	1ST FLOOR BATHROOM	A	DOOR FRAME	INTACT	WOOD	WHITE	Negative	0.02	mg / cm ^2
43	4/26/16 8:47	2.19	Std.	123 EAST SEAWARD	1ST FLOOR BATHROOM	B	DOOR FRAME	INTACT	WOOD	WHITE	Negative	0.4	mg / cm ^2
44	4/26/16 8:47	1.46	Std.	123 EAST SEAWARD	1ST FLOOR BATHROOM	C	DOOR FRAME	INTACT	WOOD	WHITE	Negative	0.4	mg / cm ^2
45	**4/26/16 8:48**	**0.49**	**Std.**	**123 EAST SEAWARD**	**1ST FLOOR BATHROOM**	**C**	**CERAMIC TILE**	**INTACT**	**CERAMIC**	**WHITE**	**Positive**	**8.4**	**mg / cm ^2**

Inspector: Wm. Brad Blondet
CDPH Inspector/Assessor # 5464

Niton XLp303A Serial #7902
Testing for Demolition/Renovation

City of San Diego

CITY CONTACT: CGiordano@sandiego.gov' Contract Specialist, Email: CGiordano@sandiego.gov
Phone No. (619) 533-3481, Fax No. (619) 533-3633

ADDENDUM "1"

REQUEST FOR PROPOSAL (RFP)

FOR

San Ysidro Branch Library Design-Build Contract

RFQ NO.:	K-16-1424-DB2-3
RFP NO.:	K-17-1424-DB2-3
SAP NO. (WBS/IO/CC):	S-00802
CLIENT DEPARTMENT:	1713
COUNCIL DISTRICT:	8
PROJECT TYPE:	BD

PROPOSAL DUE:

12:00 NOON
OCTOBER 4, 2016
CITY OF SAN DIEGO
PUBLIC WORKS CONTRACTS
1010 SECOND AVENUE, 14th FLOOR, MS 614C
SAN DIEGO, CA 92101

A. CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

B. BIDDER's QUESTIONS

Q1. Please clarify the value of "X" on the Price Proposal Form attached.

A1. Seven (7).

Q2. Will any price proposal that exceeds $9,800,000 be deemed non-responsive? Please clarify for all bidders.

A2. Yes.

Q3. The project budget significantly undervalues the program requirements. Will a proposal deemed unresponsive if the minimum program requirements are not met? Or, will the proposal just be marked down points?

A3. The proposals that don't meet minimum program requirements will be deemed unresponsive.

Q4. On page 10 of the RFP. 7.3.1 states that the design-builder is to submit with the proposal a new workforce report and prior to the award. Does this mean the design-builder submits one with the proposal as well as one with the award of contract?

A4. The Design-Builder shall submit a Work Force Report with its Proposal, and the successful Design-Builder shall submit an updated Work Force Report prior to award of the contract. Refer to Instructions to Proposers and General Conditions, Section 7 – Equal Opportunity Contracting, Item 7.3 Design-Builder's Work Force, Sub item 7.3.1.

Q5. Attachment G - Evaluation and Selection Criteria, states that the proposed designs will be displayed for public votes and that comments will be collected in a sealed container. The Design Builder with the highest number of votes will get a full 25 points and the other proposals will receive zero points. Can you elaborate on this public comment and voting process?

A5. The Design Builders' proposed design renderings and massing models will be displayed anonymously for community review and votes at the existing San Ysidro library and in the City of San Diego Project Website. The Community vote will be counted and the Design Builder's design with the highest community votes will get maximum points. The Design Builders' design with lesser community votes will get zero point.

Q6. The Community Vote factor is a heavily weighted factor of the RFP; will there be a public meeting to discuss what the community and City are looking for or guidelines as to how the community should evaluate the proposed designs?

A6. The project was presented to the Community on April 29, 2016 and their input/ideas were received and incorporated in the RFP. The Design Builders should incorporate the community's input in their proposed designs. The Community will vote on the Design Builders' proposed design renderings and massing models.

Q7. The RFP references in multiple locations that the building is to be Zero Net Energy. Please provide a clarification as to the City's definition of ZNE.

A7. The total amount of energy used by the Library is equal to the amount of renewable energy created on the site.

Q8. We request clarification on the site boundaries. The three documents disagree with each other, especially on north and west boundaries.
Attachments:

County Assessors' Map
Davy Site plan
Omega Site survey

A8. West boundary is okay. Does not match Assessor's Parcel Map because the assessors map length does not stop at dedicated frontage ROW. Keep in mind assessor's map info is not exact boundary information. Davy has updated the measurements without rounding up, to match Civil's updated plan.

Q9. Page 56 of the RFP, Section 6.2.6 entitled Thermal Comfort indicates that "indoor spaces shall maintain thermostat settings plus or minus 2 degrees and integrate controllability of systems within individual spaces". Q: Can thermostat settings be expanded to 5 degrees plus or minus to help keep the systems from switching between heating and cooling and in turn reducing system operating cost and resulting in less wear and tear on the system.

A9. From what we know there are limited t-stats that can be programmed in the field to this 5 degree dead band. Typically the dead band is +- 3 degrees. Contractor will need to ensure that the selected t-stat can be adjusted in the field to this requirement.

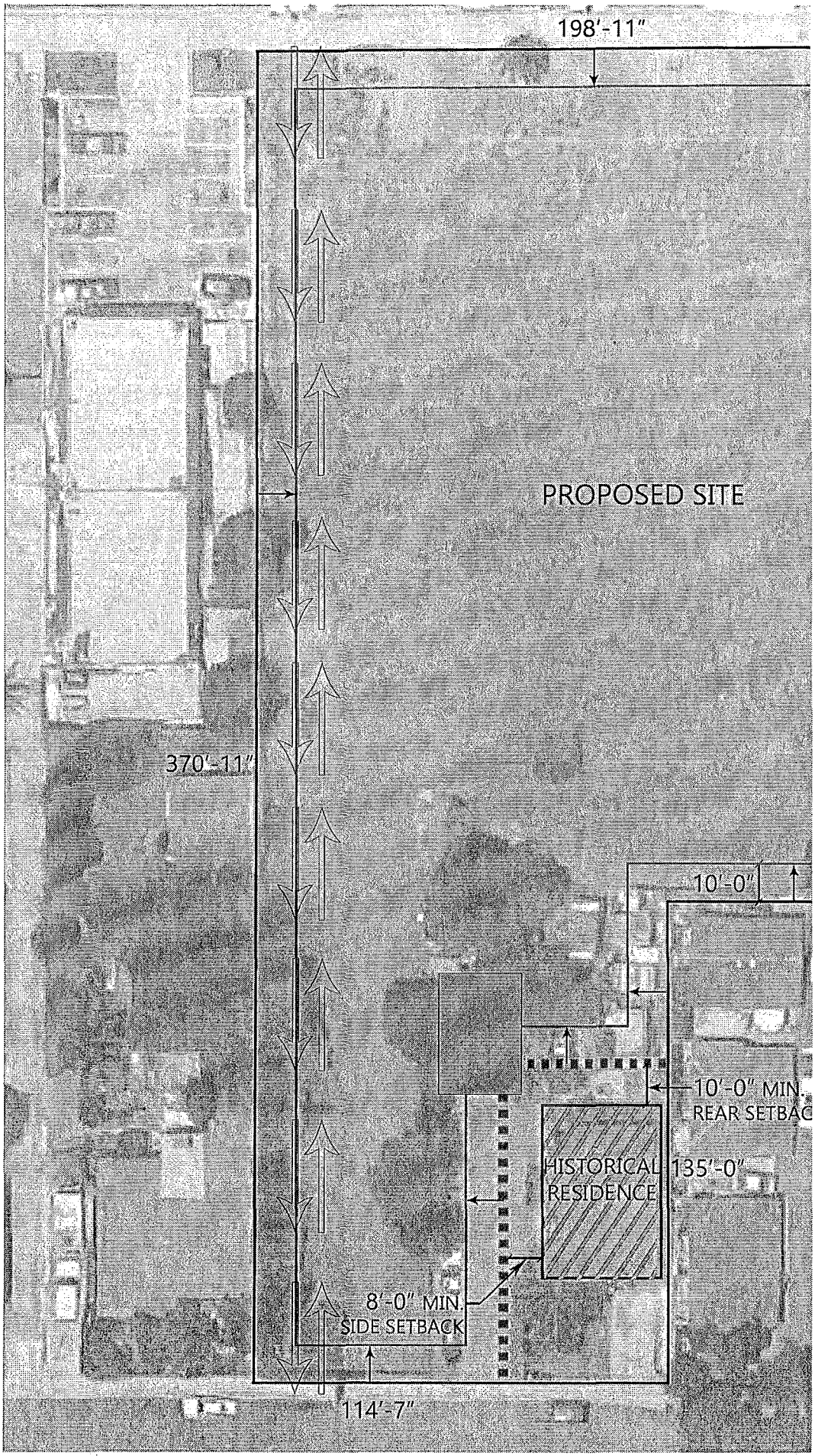
C. ATTACHMENTS:

1. To the Request for Proposal, Attachment A – Project Description, Scope of Work and Performance Specifications (Exhibit A), page 106, delete in its entirety and substitute with page 5 of this Addendum.

James Nagelvoort, Director
Public Works Department

Dated: *August 30, 2016*
San Diego, California

JN/HM/lji



SAN YSIDRO BRANCH LIBRARY

August 30, 2016 123 E. Seaward Ave. San Ysidro CA, 92173

San Ysidro Branch Library Design-Build Contract

ADD

City of San Diego

CITY CONTACT: Clementina Giordano, Contract Specialist, Email: CGiordano@sandiego.gov
Phone No. (619) 533-3481, Fax No. (619) 533-3633

ADDENDUM "2"

REQUEST FOR PROPOSAL (RFP)

FOR

San Ysidro Branch Library Design-Build Contract

RFQ NO.:	K-16-1424-DB2-3
RFP NO.:	K-17-1424-DB2-3
SAP NO. (WBS/IO/CC):	S-00802
CLIENT DEPARTMENT:	1713
COUNCIL DISTRICT:	8
PROJECT TYPE:	BD

PROPOSAL DUE:

12:00 NOON
OCTOBER 4, 2016
CITY OF SAN DIEGO
PUBLIC WORKS CONTRACTS
1010 SECOND AVENUE, 14th FLOOR, MS 614C
SAN DIEGO, CA 92101

A. CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

B. BIDDER's QUESTIONS

Q1. Community Votes – Pg. 282 The local community and residents of San Ysidro are very important voices in the final design of the new branch library but the all or nothing 25 points in this scoring criteria is a disadvantage. Perhaps a sliding scale scoring criteria to allow the voices of the community to be heard, but not completely upset the playing field be proposed?

A1. See attached revised "ATTACHMENT G- EVALUATION AND SELECTION CRITERIA".

Q2. Graphic Submittals – Pg. 26 The graphic submittal requirement in article 4.6.2.1.6 is a 3D computer study model. Can you clarify the format of the study model (.dwg, .dxf, .skp, etc)? How will the community be interfacing with the model (e.g. will they be using software to digitally move around the building using a computer, will they be viewing still shots of the model, or viewing a fly through video)? Is the intent of the model to show the exterior of the building only or is it expected that interior components will be modeled as well?

A2. The 3D computer study model shall be in DXF format. The Community will view the study models at its discretion. The study model shall show both interior and exterior of the building.

Q3. Page 26-27, Section 4.6 of the RFP notes several required graphic submittals (items 4.6.2 and 4.6.2.1.1 – 4.6.2.1.8). For any submittals requested electronically, please clarify if you would like these integrated into the RFP response; for any submittals requested in hard copy, please clarify the due date, time and location. Please also confirm that these items do not count toward page count.

A3. The graphic submittals shall be included in the RFP response. The hard copies shall be delivered to Public Works Contracts, 1010 Second Avenue, 14th floor, MS614C, at 12:00 Noon, October 4, 2016. The graphic submittals do not count toward RFP response page count.

Q4. On page 25 of the RFP, please clarify where you would like items 4.5.1 – 4.5.6 incorporated into the response section requirements that begin on page 279.

A4. It should be incorporated into RFP, Page 280, "4 Technical Approach and Design Concept (15 Points Max)".

Q5. Please confirm that there is no scoring calculation for low price.

A5. Confirmed.

Q6. In section I, please confirm which of the forms are to be completed and attached to the RFP response, and if so, if they should be included in the price or technical proposal.

A6. The forms that are mentioned in the General Attachments Tab in Planet Bids need to be submitted separate when the Technical and Price are submitted.

Q7. On page 10 of the RFP, Section 7.3.2, does the EOCP plan required if the Design-Builder's Work Force Report shows under-representations apply to subcontractors, or to the architect and general contractor's internal staff?

A7. Section 7.3.2 of the Instructions to Proposers and General Conditions applies only to the Design-Builder.

Q8. On page 10 of the RFP, Section 7.3.32, could you provide a link or resource for the County Labor Force Availability data?

A8. County Labor Force Availability data is available from the U.S Census Bureau here: http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml

Q9. Page 33 item 5.4.1 referencing a 'Great Room' on Exhibit B, but there is no space labeled 'Great Room' on attachment A.

A9. See attached revised "EXHIBIT B – ADJACENCY RELATIONSHIP DIAGRAM' for clarification on the area referenced as "Great Room".

Q10. Page 30, Section 5.2.4, references San Ysidro Health Center expansion. There are several San Ysidro Health Centers – please provide address of location specified in the RFP.

A10. The San Ysidro Maternal and Child Health Center mentioned in section 5.2.4 of the RFP is located on 4050 Beyer Blvd. San Ysidro CA, 92173

Q11. If the programmable spaces can be designed in a more efficient way than outlined in Attachment A, 5.7 Program Space Report and the Total Interior Net Square Footage is less than 15,000 will be proposal be deemed non-responsive?

A11. Yes.

Q12. To reach the Firm Fixed Price of $9,800,000 can item 6.7.4.3 'Net Zero' energy savings be changed from a project requirement to a project enhancement/desirable?

A12. No.

Q13. We cannot meet the minimum program requirements and the Total Design-Build Base Proposal of $9,800,000 and are therefore unlikely to propose. Can more City funds be made available?

A13. See attached revised" ATTACHMENT H, PRICE PROPOSAL FORM".

Q14. Can the Price Proposal Forms be revised to include an allowance line item for Zero Net Energy?

A14. No.

Q15. Is the historic building's (south eastern portion of site) energy usage to be included in our energy modeling and offset by onsite renewable energy?

A15. No.

Q16. What are the hours of operation for the Library?

A16.

Mon:	9:30a.m. - -6p.m.
Tue:	11:30a.m. - 8 p.m.
Wed:	11:30a.m. - 8 p.m.
Thu:	9:30a.m. - 6 p.m.
Fri:	9:30a.m. - 6 p.m.
Sat:	9:30a.m. - 6 p.m.
Sun:	*Closed

Q17. Are the community room and restroom the only after-hours spaces allowed for use? How often (days of the week and hours) are these used?

A17. Yes, the community room and restrooms are the only after-hour spaces allowed for use. The community room will probably be heavily used during branch open hours, 2-3 times per month for after hour usage.

Q18. Upon review of the RFP, our team does not believe that the program requirements can be achieved within the project budget. Please advise on how we should proceed.

A18. See attached revised "ATTACHMENT H- PRICE PROPOSAL FORM".

Q19. Addendum 1 site plan acknowledged. Please confirm if arrows along western boundary are indicating a desired access road/sidewalk for vehicles and pedestrians. Also please confirm locations of known, existing utilities.

A19. Pedestrian and vehicular access is desired along the Western boundary of the site from both Seaward Avenue and Beyer Boulevard. Existing utilities are depicted on EXHIBIT D of the RFP document. A black and white copy of that appendix has been attached to this document for further clarification. The Design-Builder is responsible to field verify the location of the existing utilities.

Q20. The Community Vote is worth 25 points. How does the City plan to organize the voting process? How will the City guarantee that only San Ysidro residents vote? How will double voting be prevented? How will the City prevent canvassing of votes by design-build teams?

A20. The voters will be asked to provide their zip code and phone numbers for the purpose of verification at City discretion.

Q21. Please confirm that the historic house will only have its exterior restored as part of this project.

A21. Confirmed.

Q22. Is there a proposed new use for the historic house?

A22. No.

Q23. Should the historic house be accessible from the library site or be completely separated with a wall or fence?

A23. The Historic House shall be completely separated from the new Library with a fence.

C. CHANGES TO THE REQUEST FOR PROPOSALS

1. To Request for Proposal, Item 5, Estimated Project Cost, page 3, DELETE in its entirety and SUBSTITUTE with the following:

   5. ESTIMATED PROJECT COST: The City's estimated cost for this project is **$10,300,000.**

2. To Attachment A, Project Description, Scope of Work, and Performance Specifications, Item 2.0, Request for Proposal, sub-item 2.4, page 22, **DELETE** in its entirety and **SUBSTITUTE** with the following:

   2.4 The City strives to obtain maximum budget efficiency. The Design-Builder that provides the best value within budget specified and is prepared to collaborate with the City and its stakeholders will be awarded the contract. Value provided is evaluated based on how proposals exceed minimum program requirements, the excellence of design, durability of materials, and optimized life-cycle energy and maintenance costs, while demonstrating efficient use of the fixed budget of $10.3 Million.

3. To Attachment G, Evaluation and Selection Criteria, pages 279 through 283, **DELETE** in their entirety and **SUBSTITUTE** with pages 8 through 14 of this Addendum.

4. To Attachment A, (Exhibit B), Adjacency Relationship Diagram, page 108, **DELETE** in its entirety and **SUBSTITUTE** with page 15 of this Addendum.

5. To Attachment H, Price Proposal Forms, page 285, **DELETE** in its entirety and **SUBSTITUTE** with page 16 of this Addendum.

6. To Attachment A, (Exhibit D), Civil Engineering Site Assessment, page 133, **DELETE** in its entirety and **SUBSTITUTE** with page 17 of this Addendum.

James Nagelvoort, Director
Public Works Department

Dated: *September 14, 2016*
San Diego, California

JN/HM/lji

EVALUATION AND SELECTION CRITERIA

Proposals will be ranked according to the criteria described below:

1. Addenda to this RFP – Pass / Fail

1.1. The Proposer shall acknowledge each addendum issued in connection with this RFP, by listing all issued addenda on an Addenda Acknowledgement sheet to be submitted with the Proposal. Failure to acknowledge all issued addenda may result in the Proposal being considered **non-responsive** and ineligible for further consideration.

1.2. Including copies of addenda with the Proposal shall not constitute acknowledgement of issued addenda.

2. Proposer Exceptions to this RFP – Pass / Fail

2.1. If the Proposer takes exception to any portion of the contract terms, the Proposer must identify and explain to the City in writing the basis for the exception. The Proposer must submit any claimed exception a minimum of 10 calendar days prior to the due date for submission of Proposals. Exceptions taken after the submission period for this RFP may be cause for rejection of the Proposal as being **non-responsive**.

3. Project Team (10 Points Max)

3.1. (0-2 points) Describe the proposed management plan for this Project. Describe the qualifications of key proposed construction and technical personnel, and subcontractors, from applicable fields including the following:

3.1.1.1. Civil
3.1.1.2. Architectural
3.1.1.3. Structural
3.1.1.4. Mechanical & Plumbing
3.1.1.5. Electrical
3.1.1.6. Instrumentation and Controls
3.1.1.7. Environmental
3.1.1.8. Geotechnical

3.1.1.9. LEED

3.1.1.10. Landscape

3.1.1.11. Security

3.2. (0-8 points) Describe the Teaming Plan/Agreement: what is the management plan and structure of the team, how does the team resolve conflicts and RFI's? What is the communication protocol of the team? What are the QA/QC protocols for the team?

4. Technical Approach And Design Concept (25 Points Max)

4.1. Describe in detail the proposed design concept for this Project. Include detailed descriptions, conceptual design drawings, schematics, a list of major equipment, and any other information deemed necessary to allow the City to make an informed evaluation of the Proposer's technical approach. The completeness and technical merit of the design concept will be evaluated.

4.2. The Following elements shall be included in this technical Proposal:

4.2.1. Proposed Design (0-5 points) Describe the proposed design concept outlined in the RFP program. The City wants to encourage design and construction creativity within the limits of the project budget, schedule and concept.

4.2.2. Durability and Ease of Maintenance (0-2 points) Minimum requirements for functional life expectancy and durability are described in the RFP program. Points will be awarded based on the service life proposed by the design builder.

4.2.3. Aesthetics and Functionality (0-4 points) Describe the building design, architecture, aesthetics, and functionality in accordance with the RFP program.

4.2.4. Delivery Method (0-2 points) Describe how the team will take advantage of the Design/Build delivery method

4.2.5. Security (0- 2points) – Security play an important role at the facility; describe how design and construction of public and secured areas will be harmonized.

4.2.6. LEED (0-2points) – Silver is a minimum requirement, therefore 1 point will be awarded if LEED Gold is proposed, and 1 additional point (for the total of 2 points) will be awarded if LEED Platinum is proposed.

4.2.7. Site Layout- (0-2 points) –Site layout of all improvements shall give special consideration to the following:

4.2.7.1. Identification and access to main public entrance

4.2.7.2. Integration into existing circulation (both pedestrian and vehicular).

4.2.7.3. Landscape integration with building design

4.2.8. Cost Savings Potential (Total 6 points) - Provide a list of cost Savings items that can be provided altering the basic requirements of the project and specify savings in cost and/or reduction is schedule associated with each item.

These value engineering (VE) elements proposed should neither reduce the total net area of the facility's space (office space, usable functional space and muster areas) nor reduce the functionality of the facility. It should not reduce the overall expected energy efficiency of the buildings from the current design nor eliminate the requirements to meet LEED silver certification.

Describe generally anticipated cost savings that could result from such changes and potential restrictions to proceeding with each alternative. Lastly if material change is proposed, any aesthetic changes should be address in proposal.

Potential VE items could include (but not limited to):

- Change in material specified that does not affect the service life (Possible examples include use of different building envelope or construction material, foundation type or framing material)

- Change in layout and/or features of facility that reduces construction cost

(NOTE: these VE items will be used as part of the selection criteria; however, the cost or time saving associated with these VE items should not be applied to the based lump as required per section 13.3.1 or to cost loaded schedule submitted as part of Proposal. This VE list may be considered at a later date once the Design/Builder is selected)

5. Construction Plan (5 Points Max)

5.1. Describe the proposed construction plan for this Project, including the following at a minimum:

5.1.1. Construction approach and methods

5.1.2. Plan of phasing of construction activities

5.1.3. General plan for functional testing and start-up

5.1.4. Proposed safety program

5.1.5. Proposed emergency response plan

5.1.6. Proposed construction schedule

5.1.7. Community Impact (Noise and Pollution)

6. Equal Employment And Contracting Opportunity (25 Points Max)

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

6.2. Subcontractor Documentation

6.2.1. The Proposer shall, at a minimum, provide with its Price Proposal a listing of at least 3 of the largest Subcontractors (constructors only) for the Project and all other Subcontractors (design professionals, etc.) that are known at the time it submits its Proposal using form AA05 and AA25. **Note**: Subcontractors include design professionals, as well.

6.2.2. Work which requires Subcontractors that are not listed by Proposer at time of Award shall be let by Proposer in accordance with a competitive bidding process performed solely at Proposer's expense. Proposer shall provide public notice of the availability of the Work to be

subcontracted, obtain competitive bids, and provide a fixed date and time on which the subcontracted work will be awarded. Subcontractors bidding on subcontracts pursuant to this provision shall be afforded the protection of all applicable laws, including Public Contract Code sections 4100 through 4114, inclusive.

6.2.3. The Proposer may select Subcontractors and Suppliers in one of 3 competitive ways i.e., lowest responsible bidder, best value for price and qualifications, or highest qualifications. Prior to construction NTP, the Proposer shall do the following:

6.2.3.1. Submit the selection method used to the City in accordance with 2-5.3, "Submittals."

6.2.3.2. Pre-qualify Subcontractors and Suppliers, in a manner at least as stringent as the City's pre-qualification standards.

6.2.3.3. Review the Subcontractors and Suppliers ultimately chosen to verify that that they have not been debarred and are in good standing as a licensed contractor in California.

6.2.4. Open all Subcontract bids and provide to the City one copy without reservation or redaction. All records relevant to the award and performance of Subcontractors and Suppliers shall be public and provided to the City upon request and without redaction. The City may administer bidding itself for Subcontractors and Suppliers, or to direct the bidding procedures to be used by the Proposer.

6.2.5. The Proposer may use its corporate-generated subcontractor agreement to retain Subcontractors or Suppliers, provided the subcontractor agreement contains the terms required to be included in Subcontracts by this Contract.

6.2.6. The points will be awarded according to the chart below, based upon actual subcontract award amounts, as set forth in the price proposals.

OUTCOME		MAXIMUM POSSIBLE POINTS
1	5% - 9% participation SLBE, ELBE or DVBE	5
2	10%-14%participation SLBE, ELBE or DVBE	10
3	15%-19% participation SLBE, ELBE or DVBE	15
4	20%-24% participation SLBE, ELBE or DVBE	20
5	25% participation SLBE, ELBE or DVBE	25
In no case the points shall exceed 25.		

7. Community Votes (25 Points Max)

7.1. Public Votes on Proposal: Upon receiving the Design Builders' Technical Proposals, the design builders' renderings will be displayed at the existing San Ysidro Branch Library and will be posted in the City of San Diego Project Website for public votes. Public votes will be collected in a sealed container during the two-week display of the renderings at the existing San Ysidro Branch Library. For purposes of public review, the display boards shall be unmarked and anonymous. Each Design-Builder is prohibited from submitting or soliciting public comments on behalf of their proposal.

7.2. Scoring for the votes will be on a weighted average basis:

7.2.1. (Votes received/total overall votes) x 25= Points earned

8. Presentation And Interview (10 Points Max)

Evaluation of Design-Builder Team qualifications, experience, proposal and presentation

TOTAL POINTS: 100

9. Review of Technical Proposal

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

9.2. Subsequent to receipt, the City will provide written notice of the schedule for technical presentations. The purpose of the presentations is to allow the Panel to ask questions and to seek clarifications about the Proposal. It also provides an opportunity for the Design-Builders to elaborate on and highlight significant parts of their Proposals. This schedule will be on a random draw basis and has no bearing on the potential for award or other significance.

9.2.1. Interviews will consist of thirty (30) minute presentations by each Design-Builder; and (15) minutes for questions and answers. The presentations shall be given by the Design-Builders' key personnel who will be continuously involved on site or in San Diego in proportion to their level of involvement.

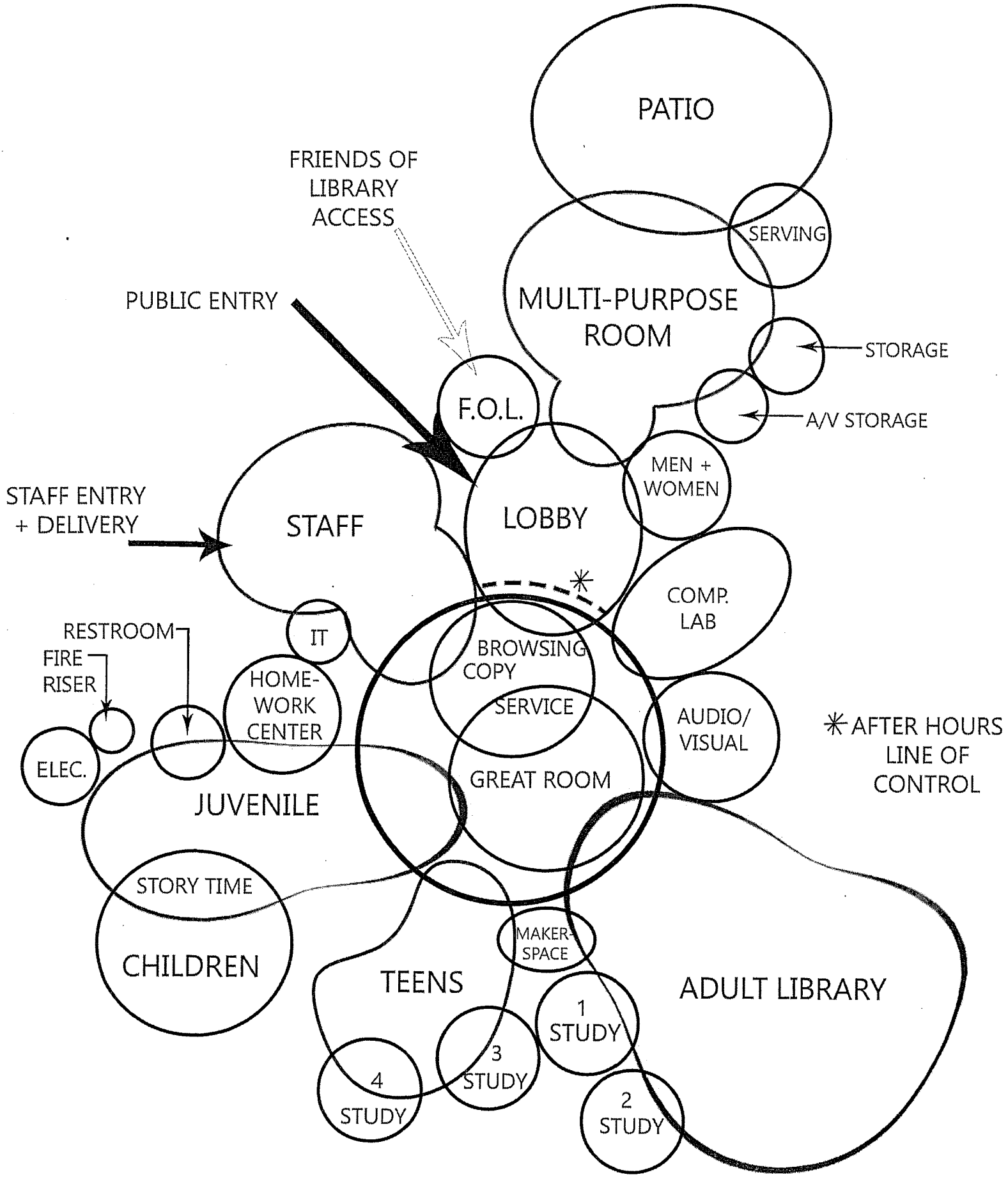
9.2.2. The Design-Builders are responsible for bringing any and all equipment and materials that are required for the presentation. The City will not provide any equipment or materials for presentations.

10. Final Selection Based on Best Value, Best Design for a Predetermined Price

10.1. The City has set a predetermined Contract price of $10,300,000. The City will select a Design-Builder that will offer the best value, design and construction of this project as per the scope shown in Attachment A.

10.2. The Panel will evaluate the proposals according to the point system described herein to select the Design-Builder

10.3. The Design-Builder is responsible to demonstrate by the submittal of their Proposal that the complete design, construction, and product installation can be accomplished for the stipulated Contract Price.

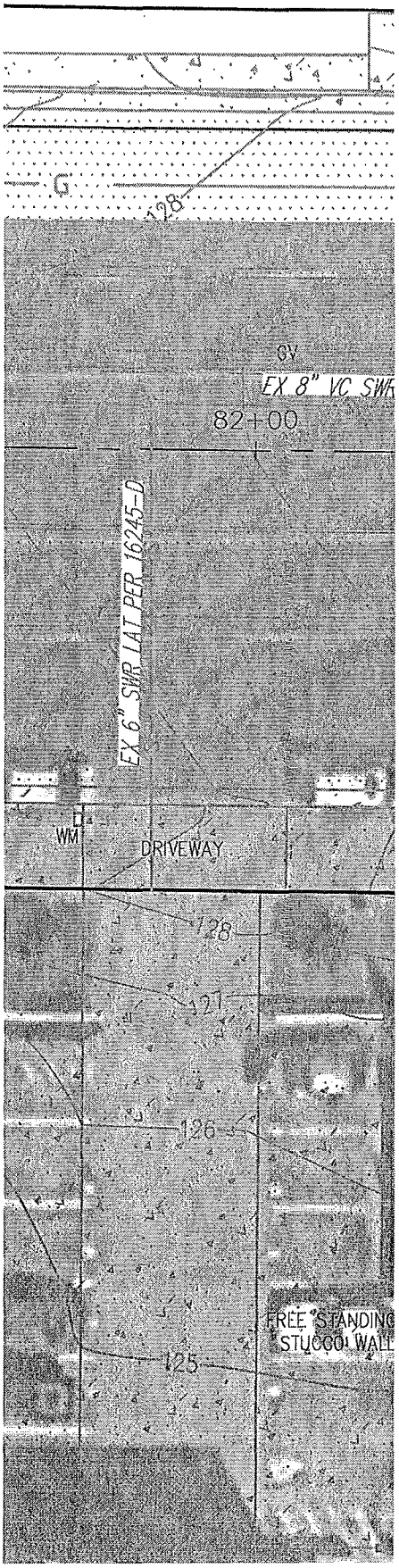

PATIO
FRIENDS OF LIBRARY ACCESS
SERVING
MULTI-PURPOSE ROOM
PUBLIC ENTRY
STORAGE
F.O.L.
A/V STORAGE
MEN + WOMEN
STAFF ENTRY + DELIVERY
STAFF
LOBBY
COMP. LAB
RESTROOM
IT
FIRE RISER
BROWSING COPY
HOME-WORK CENTER
SERVICE
AUDIO/ VISUAL
ELEC.
GREAT ROOM
JUVENILE
AFTER HOURS LINE OF CONTROL
STORY TIME
CHILDREN
MAKER-SPACE
TEENS
ADULT LIBRARY
1 STUDY
3 STUDY
4 STUDY
2 STUDY

PRICE PROPOSAL FORMS

ɔ the design and construction of **San Ysidro Branch Library Design - Build Contract**, for the City of San Diego, in act documents for the lump sum price listed below. The Design-Builder guarantees the proposed prices for a period erally funded contracts and contracts valued at $500,000 or less) from the date Proposals are due until the award of **ıry Design - Build Contract.** The duration of the price guarantee may be extended as required by mutual consent.

Description	Quantity	D*	Unit	Unit Price	Extension
BASE PROPOSAL					
3onds (Payment and Performance)	1		LS		$
:ngineering and Design Services	1	D	LS		$
:ield Construction	1		LS		$
'lan Checking and Permit Fees	1		AL		$250,000
Vet and Dry Utilities Fees	1		AL		$200,000
:urnishing	1		AL		$1,000,000
:ity Contingency	1		AL		$350,000
TOTAL DESIGN-BUILD BASE PROPOSAL (ITEMS NO 1 THROUGH 7 INCLUSIVE): $					$10,300,000

ty Use)


G
128
GV
EX 8" VC SWR
82+00
EX 6" SWR LAT PER 16245-D
WM
DRIVEWAY
128
127
126
FREE STANDING
STUCCO WALL
125

City of San Diego

CITY CONTACT: Clementina Giordano, Contract Specialist, Email: CGiordano@sandiego.gov
Phone No. (619) 533-3481, Fax No. (619) 533-3633

ADDENDUM "3"

REQUEST FOR PROPOSAL (RFP)

FOR

San Ysidro Branch Library Design-Build Contract

RFQ NO.:	K-16-1424-DB2-3
RFP NO.:	K-17-1424-DB2-3
SAP NO. (WBS/IO/CC):	S-00802
CLIENT DEPARTMENT:	1713, 2112
COUNCIL DISTRICT:	8
PROJECT TYPE:	BD

PROPOSAL DUE:

12:00 NOON
OCTOBER 26, 2016
CITY OF SAN DIEGO
PUBLIC WORKS CONTRACTS
1010 SECOND AVENUE, 14th FLOOR, MS 614C
SAN DIEGO, CA 92101

A. CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

THE SUBMITTAL DATE FOR THIS PROJECT HAS BEEN **EXTENDED AS STATED ON THE COVER PAGE.**

B. BIDDER's QUESTIONS

Q1. Section 5.5.4 of General Mechanical, Plumbing and Electrical Requirements & Considerations indicates to "...provide exterior HVAC condensate lines and four (4) exterior wall locations, one of them which must be in the Community Patio." - Please clarify what these HVAC condensate lines are designated for?

A1. Provide hot and cold water at all sinks and lavatories. Provide recessed wall-mounted hose bibs in boxes with locking covers at restrooms, and four (4) exterior wall locations, one of which must be in the Community Patio.

Q2. Section 6.6.2 HVAC Systems indicates "The HVAC system for this building shall be one of the following:

A. Variable refrigerant flow system.

B. Variable air volume packaged air handling units.

C. Variable air volume air handling units with air-cooled chillers and natural gas-fired boilers

D. Water-cooled package variable air volume units with hot water reheat utilizing gas-fired boilers.

E. Ultra-high efficiency (17 SEER or higher) constant volume packaged rooftop units (acceptable in auditorium or stage areas). - Will any combination of these systems be allowed as the HVAC design or is only one of these systems allowed?

A2. Yes, a combination is allowed and the Design Build team needs to meet the performance specifications within the RFP to satisfy the needs of the HVAC design.

Q3. Section 6.6.8.4 refers to Title 24 2013 standards. - With the Title 24 standards in general set to update in January 2017 to the new Title 24 2016 standards. Will the design need to adjust to accommodate the 2016 T24 standards in general?

A3. When submitting for applicable permits the design will need to be based on the current standards and codes.

C. CHANGES TO THE REQUEST FOR PROPOSALS

1. **To Item 4, PROPOSAL DUE DATE AND TIME ARE: October 4, 2016 at 12:00 Noon., DELETE** in its entirety and **SUBSTITUTE** with the following:

   4. PROPOSAL DUE DATE AND TIME ARE: October 26, 2016 at 12:00 Noon

2. To Attachment A, Section 13, **SELECTION AND AWARD SCHEDULE**, Sub-section **13.1,** through **13.6**, page 5, **DELETE** in its entirety and **SUBSTITUTE** with the following:

   13.1 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:

13.2	Pre-Proposal Meeting	**August 30, 2016**
13.3	Proposal Due Date	**October 26, 2016**
13.4	Presentations or Interviews	**November 10, 2016**
13.5	Selection and Notification	**November 2016**
13.6	Limited Notice to Proceed	**December 2016**

3. To Attachment A, Project Description, Scope of Work, and Performance Specifications, Sub-section **6.7 Electrical Requirements**, item **6.7.1 Description of Wor**k, page 76, item #3, **DELETE** in its entirety and **SUBSTITUTE** with the following:

   3. Provide a 50kW Photovoltaic system.

4. To Attachment A, Project Description, Scope of Work, and Performance Specifications, Sub-section **6.7 Electrical Requirements**, Item **6.7.4 Power Distribution**, page 77, Sub -Item 1, **DELETE** in its entirety and **SUBSTITUTE** with the following:

1. New main switchboard rated a minimum of 1600A 208Y/120V 3φ 4W (NEMA 1) located in the main electrical room. Switchboard shall be provided with an underground pull section, main/meter section and distribution section. The main circuit breaker shall be electronic trip type and shall be provided with LSIG functions. The main circuit breaker shall be de-rated per NEC section 705.12(A) for the connection of a 50kW Photovoltaic system.

5. To Attachment A, Project Description, Scope of Work, and Performance Specifications, Sub-section **6.7.14 Electrical Requirements**, Item **6.7.14, Solar Photovoltaic System Requirements**, page 84, Sub-item #1, **DELETE** in its entirety and **SUBSTITUTE** with the following:

   1. The Design Build Team shall design, procure and install a grid-connected Photovoltaic (PV) System, sized for 50kW minimum operation of the buildings annual energy consumption. There will be no energy storage devices (e.g. batteries) used in this system. The PV system shall comply with the PBI (Performance-Based Incentive) Program of the California Solar Initiative (CSI) as applicable. The system design shall consist of array modules and racking, combiner boxes, fused DC disconnect, inverter, AC fused disconnect, Customer generating output meter (CGOM), Utility required disconnect, surge protection, and point of connection. Arrays may be building mounted or carport/shade structure mounted, or a combination thereof. The design and specification of the PV modules, power conditioners, utility interconnections, PV system electrical design, and PV array mechanical design shall meet the requirements of the 2013 California Electrical Code, 2013 CCR Title 24 and the California Solar Initiative (as administered by the California Center for Sustainable Energy (CCSE) in San Diego.

James Nagelvoort, Director
Public Works Department

Dated: *September 28, 2016*
San Diego, California

JN/HM/lji

City of San Diego

CITY CONTACT: Clementina Giordano, Contract Specialist, Email: CGiordano@sandiego.gov
Phone No. (619) 533-3481, Fax No. (619) 533-3633

ADDENDUM "4"

REQUEST FOR PROPOSAL (RFP)

FOR

San Ysidro Branch Library Design-Build Contract

RFQ NO.:	K-16-1424-DB2-3
RFP NO.:	K-17-1424-DB2-3
SAP NO. (WBS/IO/CC):	S-00802
CLIENT DEPARTMENT:	1713
COUNCIL DISTRICT:	8
PROJECT TYPE:	BD

PROPOSAL DUE:

12:00 NOON
OCTOBER 26, 2016
CITY OF SAN DIEGO
PUBLIC WORKS CONTRACTS
1010 SECOND AVENUE, 14th FLOOR, MS 614C
SAN DIEGO, CA 92101

A. CHANGES TO CONTRACT DOCUMENTS

The following changes to the RFP are hereby made effective as though originally issued with the RFP. The Design-Builders are reminded that all previous requirements to this solicitation remain in full force and effect.

B. BIDDER's QUESTIONS

Q1. Will all special inspections and materials inspections will be contracted directly by the City?

A1. Special inspections and material inspections are contracted directly by the Contractor, not by the City. See City of San Diego Greenbook and Whitebook.

Q2. Please provide a project specific design-build contract for the San Ysidro Branch Library job.

A2. Attachment J in the RFP has the design-build agreement/contract.

Q3. Per RFP paragraph 7, the contract period is noted as 560 working days from NTP, which includes a Plant Establishment period. Under Attachment A, item 4.3.1 Project Schedule indicates that the library should be ready for public use by winter 2019. Please advise regarding A) intended date for City occupancy and B) duration for Plant Establishment.

A3. A. City occupancy is anticipated in winter 2019, actual date will be determined at a later date once the final walkthrough and punch list is fully completed.

B. The duration for Plant Establishment Period is 90 Calendar Days, see section 6-1.1 of the RFP.

Q4. RFP Section 5.6.1.3 requires public restrooms are to have fixtures that meet 'code' for 272 occupants. Please confirm which code to meet - California Building Code, Table 2902.1 or the California Plumbing Code.

A4. Design-Build Team is to meet the current code(s) at the time of submitting for building permit issuance per City of San Diego, Development Services Department requirements.

Q5. Per addendum response: Contractor is to renovate existing residence exterior only and demo of garage structure. Please clarify further on the extent of renovations to the exterior, considering that the budget is tight for the new library. For exterior renovations, would it be best to carry an owner allowance on the bid form (for example: $100,000)?

Extent of Historical Upgrade Description:

1. Demo of existing structures
2. Remove and replace Windows (include abatement)
3. Demo patios and reconstruct (front porch and side porch)
4. Prep & Paint exterior Siding and Fascia (Lead Paint Abatement as Required
5. Replace wood fence in kind
6. Remove and replace chain link fence and gates with iron fence per RFP
   - Excludes Concrete, Landscape, Irrigation Upgrades
   - Excludes any interior work (Per addendum)
   - Excludes any roof Replacement

Reference Section 5.3 Site Design Requirements & Considerations: Sub paragraph A: "Repair of exterior elements of the residence, or replacement only where repair is not feasible is part of contract".

A5. Bid per recommendations set forth in the Request for Proposal (RFP), Attachment A, Architectural Evaluation of Historic Residence, Exhibit F excluding work related to interior recommendations. There will not be an allowance and should be included in the lump sum proposal.

James Nagelvoort, Director
Public Works Department

Dated: *October 11, 2016*
San Diego, California

JN/HM/lji

K-17-1424-DB2-3 San Ysidro Branch Library Design - Build Contract

Bids Opened: 11/03/16

PROJECT MANAGER: Jasiah Neff

Engineer's Estimate $10,300,000

					Reno Contractors		Turner Construction Company	
BASE PROPOSAL					VALID		VALID	
Item No.	NAICS CODE	Quantity	Unit	DESCRIPTION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	524126	1	LS	Bonds (Payment and Performance)		$59,797.00		$77,250.00
2	541330	1	LS	Engineering and Design Services		$869,605.00		$750,610.00
3	236220	1	LS	Field Construction		$7,570,598.00		$7,672,140.00
4	236220	1	AL	Plan Checking and Permit Fees		$250,000.00		$250,000.00
5	541330	1	AL	Wet and Dry Utilities Fees		$200,000.00		$200,000.00
6	236220	1	AL	Furnishing		$1,000,000.00		$1,000,000.00
7		1	AL	City Contingency		$350,000.00		$350,000.00
TOTAL FOR BASE PROPOSAL (ITEMS NO.1 THROUGH 11) PLUS ALTERNATE 1 and ALTERNATE 2						$10,300,000.00		$10,300,000.00

A-1 Fire Protection, Inc. San Diego, CA Constructor $147,000.00	**Acculine Survey, Inc.** San Diego, CA Constructor $15,000.00
All Source Coatings & Tile Company San Diego, CA Constructor $50,000.00	**Benco Concrete, Inc.** Chula Vista, CA Constructor $340,350.00
Amigos Design Build Landscapes Santee, CA Constructor $203,000.00	**San Diego Steel Solutions** Escondido, CA Constructor $275,000.00
Applied Restoration, Inc. dba AR Lemon Grove Constructor $196,000.00	**Anning-Johnson Company** City of Industry, CA Constructor $68,000.00
Applied Restoration, Inc. dba AR Lemon Grove Constructor $17,000.00	**Providence Venture, Inc.** El Cajon, CA Constructor $53,000.00
Associate Mechnical Contractors San Diego, CA Constructor $373,000.00	**AOS Inc. BDA:Superior Roofing** San Marcos, CA Constructor $153,000.00
Brault Inc. DBA Electro Speciality Systems San Diego, CA Constructor $370,000.00	**Dave Whipple Sheet Metal** El Cajon, CA Constructor $58,000.00
D.A. Whitacre Construction, Inc. El Cajon, CA Constructor $696,000.00	**Vorwaller & Brooks, Inc.** Thousand Palms, CA Constructor $52,989.00
Dick Miller, Inc. San Marcos, CA Constructor $60,000.00	**Division 8 Inc** El Cajon, CA Constructor $428,000.00

Dick Miller, Inc. San Marcos, CA Constructor $115,000.00	**E.L. Hobbs, Inc.** El Cajon, CA Constructor $700,000.00
Ehmcke Sheet Metal Corporation National City, CA Constructor $54,000.00	**Resource Floors, Inc.** San Diego, CA Constructor $97,738.00
E.L. Hobbs, Inc. El Cajon, CA Constructor $160,000.00	**RBE** Santee, CA Constructor $68,770.00
Finishing Touch Millwork, Inc. Carlsbad, CA Constructor $68,000.00	**Titan Fire Protection, Inc.** Vista, CA Constructor $59,627.00
Heartland Acoustic & Interiors, Inc. Carlsbad, CA Constructor $152,000.00	**JDS Plumbing and Mechanical** Vista, CA Constructor $1,000,000.00
Heritage Architecture & Planning San Diego, CA Consultants $53,000.00	**Morrow Meadows Corp** City of Industry, CA Constructor $900,000.00
Hess Roofing, Inc. El Cajon, CA Constructor $164,000.00	**Skybridge Renewable Corp** Orange, CA Constructor $128,500.00
J Geyer Plumbing, Inc. San Diego, CA Constructor $185,000.00	**F J Willert Contracting Co** Chula Vista, CA Constructor $100,000.00
Luth and Turley, Inc. El Cajon, CA Constructor $160,000.00	**Seal Right Paving** Spring Valley, CA Constructor $64,000.00
Neal Electric, Inc. Poway, CA Poway, CA $750,000.00	**Scott Fence** Vista, CA Constructor $111,000.00
Nova Engineering & Environmental San Diego, CA Geotechnical Consultants $63,000.00	**Merino Landscane Inc.** San Diego, CA Constructor $224,000.00
Primary Glazing Jamual, CA Constructor $786,000.00	**Michael Baker International** San Diego, CA Designer $118,830.00
RAP Engineering, Inc. San Marcos, CA Constructor $97,000.00	**SVA Architects, Inc.** San Diego, CA Architect $333,000.00
Resource Floors, Inc. San Diego, CA Constructor $70,000.00	**Wimmer Yamada & Caughey** San Diego, CA Designer $65,500.00
Resource Flors, Inc. San Diego, CA Constructor $100,000.00	**KPFF Consulting Engineers** San Diego, CA Designer $75,000.00
Rizza Engineering, Inc. Poway, CA Consultants $50,000.00	**Michael Akavan - MA Engineers, Inc.** San Diego, CA Designer $68,500.00
Single Eagle dba Concrete Contractors Poway, CA Constructor $380,000.00	**LPG Enginering, Inc.** Carlsbad, CA Designer $45,000.00
Single Eagle dba Concrete Contractors Poway, CA Constructor $128,000.00	**Geocon Incorporated** San Diego, CA Designer $57,233.00
Solomon Eugene, LLC dba Solomon & Co. San Diego, CA Supplier $185,000.00	**Noresco** San Francisco, CA Design and Construction Consultant $50,915.00

City of San Diego

San Ysidro Branch Library Design-Build Contract

RFP No. K-17-1424-DB2-3 | Technical Proposal

Proposals Due:
12:00 noon
October 26, 2016

Submitted Electronically To:
City of San Diego
Public Works Contracts
1010 Second Avenue, 14th Floor, MS 614C
San Diego, CA 92101
Attn: Contract Specialist

Submitted By:
Turner Construction Company
15378 Avenue of Science, Suite 100
San Diego, CA 92128
CA License #210639, Classification B, A
DIR # 1000000976
www.turnerconstruction.com

SVA ARCHITECTS

Turner

Turner Construction Company
15378 Avenue of Science, Suite 100
San Diego, California 92128
Phone: (858) 217-0700
License # 210639

October 26, 2016

Contract Specialist
City of San Diego
Public Works Contracts
1010 Second Avenue, 14th Floor, MS 614C
San Diego, CA 92101

Re: Request for Proposal | San Ysidro Branch Library Design-Build Contract

To Whom it May Concern,

I am pleased to submit this proposal for the San Ysidro Branch Library Design-Build Contract on behalf of Turner Construction Company (Turner) and SVA Architects, Inc. (SVA).

Turner and SVA have a successful history together of design-build projects as well as a number of LEED Gold, Silver and Platinum certifications and Zero Net Energy and Grid Neutral buildings. Our combined teams have also had the opportunity to work together on numerous projects locally throughout San Diego, such as the U.S. Marine Corps Bachelor Enlisted Quarter (BEQ) packages 4 and 7, the UCSD Village at Torrey Pines West, and Celadon at 9th & Broadway.

We are proud of our industry reputation for quality, transparency and collaboration with trade and design partners, and it is our hope to bring these attributes to your project. I thank you for this opportunity, and welcome the chance to discuss our qualifications in further detail. Please contact me at (858) 217-0710 or jgreenip@tcco.com if you have any questions about the information we have provided.

Sincerely,

TURNER CONSTRUCTION COMPANY

John H. Greenip
Vice President & General Manager

DESIGN-BUILDER INFORMATION

Turner

SVA ARCHITECTS

Design-Build Team Member:
General Contractor

Legal name and address:
Turner Construction Company

Legal form of company: Corporation

Year of establishment: 1902

If subsidiary, identify parent company:
HOCTIEF USA, INC.

Address of main office:
375 Hudson Street
New York, New York 10014

Address of San Diego office, if applicable:
15378 Avenue of Science, Suite 100
San Diego, California 92128

Contact info for firm:
John H. Greenip,
Vice President & General Manager
(858) 217-0700 | jgreenip@tcco.com

Number of employees in SD County: 76

Applicable License(s):

- City of SD Business License
  #B1983007100, Expires 3/31/17
- State Contractor's License, expiration
  CA License #210639, Class A & B,
  Expires 3/31/17

Design-Build Team Member: Architect

Legal name and address: SVA Architects, Inc.

Legal form of company:
California Corporation

Year of establishment: 2006

If subsidiary, identify parent company: N/A

Address of main office:
3 MacArthur Place, Suite 850
Santa Ana, California 92707

Address of San Diego office, if applicable:
5160 Carroll Canyon Road, Suite 200
San Diego, California 92121

Contact info for firm:
Robert Simons, AIA, Partner & President
(858) 573-2123 | bsimons@sva-architects.com

Number of employees in SD County: 5

Applicable License(s):

- City of SD Business License
  B2009017335, Expires 6/30/17
- Architect License, expiration
  C-18301, Expires 1/31/17

Main contact person for RFP
Jason Bakke, Business Development Manager
(858) 217-0718 | jdbakke@tcco.com

San Diego New Central Library, San Diego, California

TABLE OF CONTENTS

		Points	Page
1	Addenda	Pass/Fail	4
2	Exceptions to the RFP	Pass/Fail	5
3	Project Team	10	6
4	Technical Approach and Design Concept	25	17
5	Construction Plan	5	34
6	EECO	25	44

Per the RFP, resumes and full-page graphics have been excluded from the page count.

1 | Addenda Acknowledgement

ADDENDA

Turner-SVA acknowledges the following addenda for this RFP:

- Addendum 1, dated August 30, 2016
- Addendum 2, dated September 14, 2016
- Addendum 3, dated September 28, 2016
- Addendum 4, dated October 11, 2016

2 | Exceptions

EXCEPTIONS

Turner-SVA certifies that it takes no exceptions to this RFP, and we are confident that we will reach mutually agreeable contract terms.

3 | Project Team

ORGANIZATIONAL CHART

- Turner Construction Company
- SVA Architects
- Sub Partners
- LEED Accredited Professionals

Resumes for key staff listed below may be found at the end of this section.

Carmen Vann
Project Executive

Robert M. Simons, AIA
Design Principal

Lori Ann Stevens, DBIA
Design-Build Manager

Cicero Rodriguez, LEED AP
Project Manager

Ernesto Vasquez, FAIA, NCARB
Design Partner

Lori Ichisaka
Design Project Manager

Paul Zaleski, Associate AIA
Senior Project Designer

Nathan Herrero, AIA
Design Project Architect

Design-Build Consultants

Civil: Michael Baker International

Structural: KPFF Consulting Engineers

Mechanical & Plumbing: MA Engineers

Electrical: LPG Engineering, Inc.

Instrumentation and Controls: MA Engineers

Environmental & Geotechnical: Geocon Incorporated

Landscape: Wimmer Yamada and Caughey

Security: LPG Engineering, Inc.

LEED: NORESCO

Sree Sankaran, LEED AP
Precon. Project Manager

John Paul Travis
Project Superintendent

Michelle Garland
Project Engineer

Vera Howell
Community Outreach

Irene Leeth
Field Office Coord.

PROJECT TEAM

Proposed Management Plan

Turner-SVA's goal in managing the San Ysidro Branch Library is to provide timely, creative and quality design and construction services for the City of San Diego. Our approach leverages the experience and expertise of our local, highly-trained and capable staff and subconsultants, our knowledge of the local environment, and our vast bank of experience with similar library projects. We will orchestrate a process that adheres to the City's schedule and budget, fosters open communication and a focus on quality, and mitigates any potential risks.

Turner-SVA's technical staff is uniquely qualified and has a thorough understanding of this project, having worked on a number of library projects in recent history. Most notably, in 2013 Project Executive Carmen Vann successfully completed the construction of the San Diego New Central Library, which has become an icon and focal point of San Diego's downtown/East Village neighborhood. Turner also has a proven track record of successful experience on design-build projects, having completed more than 150 design-build projects in the past five years.

The foundation of Turner-SVA's approach will be to first establish a true partnership with the City and design consultants, which will allow for trust, respect, and shared goals and objectives. Real-time collaboration and scope, budget, schedule and document management will be a constant focus throughout the project duration.

Our team understands how important communication is from preconstruction through closeout, and will in turn place a high importance on keeping the City and all design-build team members informed and engaged during the project. As soon as Turner-SVA is contracted, we will set up a kick-off meeting with the entire team to obtain a thorough understanding of all stakeholders' goals and objectives and to ensure that the design meets the intended use of the project. This meeting will allow us to advise the team on matters relating to site, selection of materials, building methods, construction details, building systems, equipment and technology, phasing and sequencing, the neighboring historic building, and so on. At this time, the team will put our community impact plan into place in order to address any concerns from neighboring residents.

Please find more information on Turner-SVA's construction approach, community plan and design-build strategy in *Tab 4, Technical Approach and Design Concept, and Tab 5, Construction Plan.*

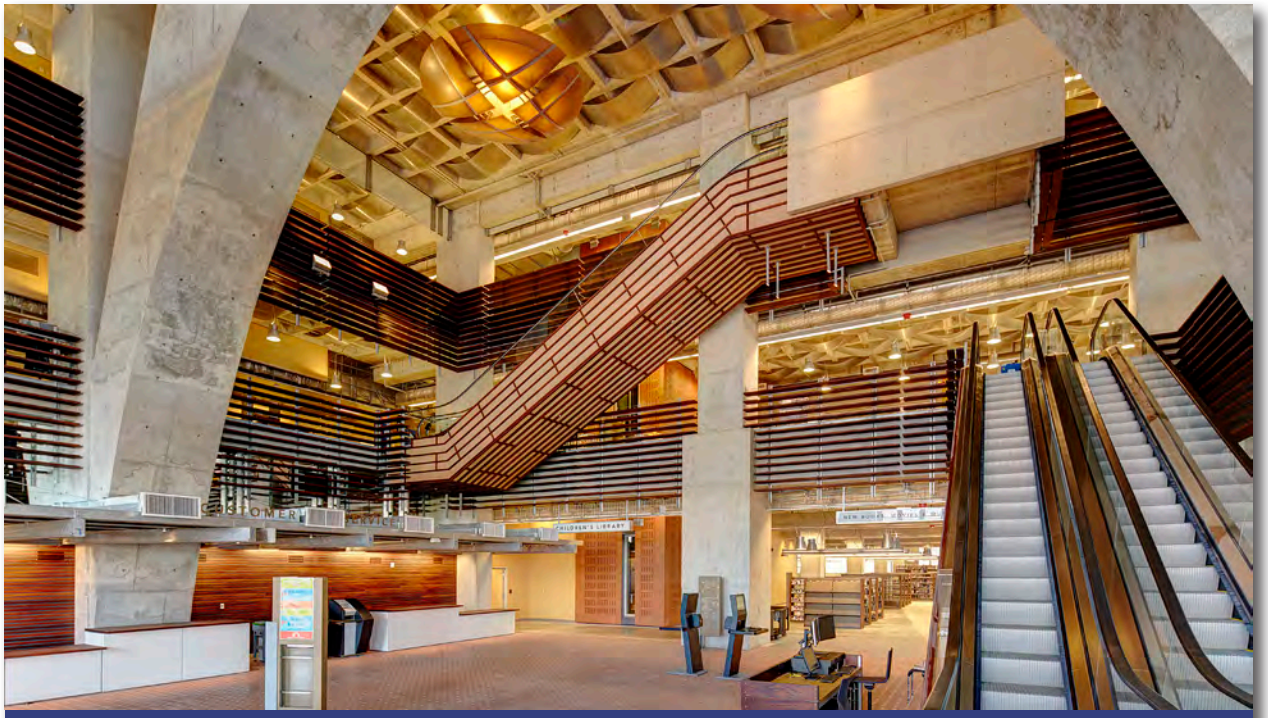
Design-Build Team Qualifications

Civil

Michael Baker International, Inc. (Michael Baker) is one of the largest planning, engineering, design and construction management firms in the U.S. Michael Baker maintains 13 offices throughout California and has combined resources that serve local, national and international markets, with the capability to provide a comprehensive range of services on a national scale for all sizes and categories of projects. Michael Baker's rankings are also in the top 10 percent of U.S. engineering practices by Engineering News-Record (ENR). Senior Project Manager Rob Gehrke, PE, has extensive experience in the management of public works, commercial, residential, industrial, institutional, and military projects including preliminary studies and design, final plans, specifications, cost estimates, and construction support services.

Architectural

SVA is well-versed in working on complex design-build projects with private and public agencies, including local government, cities and counties, K-12 school districts, community colleges and universities, as well as a range of redevelopment agencies. SVA places high importance on institutional and public projects as they form the foundation of our communities where local residents live, learn, work and play. With a highly relevant portfolio of work, SVA has managed 20 design-build projects in Southern California since 2003, including an excellent track record with Turner with projects in San Diego. Notable recent library projects include the City of Riverside Arlanza Library and the most recent County of Los Angeles Quartz Hills Public Library, which was designed to achieve a minimum of LEED Silver, but is on track to receive a LEED Gold Certification.



San Diego New Central Library, Interior

City Of Riverside Arlanza Library, Riverside, California

Structural

Founded in 1960, KPFF Consulting Engineers is one of the largest civil and structural engineering firms on the West Coast. KPFF has worked on several City of San Diego projects, including the following library projects: Mira Mesa Library, Rancho Bernardo Library, Ocean Beach Branch Library-Bridging Documents, and Balboa Library Bridging Documents. KPFF's library experience also includes local and southern California library projects, including the National City Library, Coronado Library Addition and Retrofit, La Quinta Library, and Sun City Library Rehabilitation and Expansion. KPFF's library experience extends to K-12 education, having designed more than a dozen libraries at school campuses in San Diego including nine for the San Diego Unified School District. KPFF is well respected by the City of San Diego Building Department, and has built a substantial relationship with plan checkers over the years, allowing for quick resolution of any issues that might arise.

Instrumentation & Controls / Mechanical & Plumbing

For more than 20 years, the staff at MA Engineers has provided complete HVAC and plumbing engineering solutions for facilities of every kind throughout the southwest and San Diego areas. They specialize in civic facilities, such as public libraries, with a focus on innovative, sustainable, energy- and dollar-saving design solutions. Their experience includes public libraries for the City and County of San Diego, as well as City of Murrieta, National City and City of Coronado. MA Engineers is also versed in designing libraries and learning centers for higher education campuses, such as San Diego City College, CSU San Marcos, Palomar College, Cal Poly Pomona, and Miramar College. Overall, the firm has designed more than 20 libraries.

Electrical & Security

LPG Engineering provides professional engineering consulting services for a wide range of facilities and campuses in both private and public sectors. LPG is proud of the significant contributions their work has made to the success of clients, particularly their recent project that received LEED Gold Certification, the Lawrence Berkley National Laboratory (LBNL), in Berkley, California. Principal engineer Michael Levitt also brings to the table his expertise earned while working on the California State University Library and Technology Center in San Francisco, California, a seven story, 360,000 square foot design-build library that received LEED Silver certification and the Project of the Year Award from the Design-Build Institute of America (DBIA).

Environmental & Geotechnical

Geocon will be Turner-SVA's consultant for environmental and geotechnical on the San Ysidro library project, Geocon's experience includes work for both public and private clients within the County of San Diego and throughout Southern California. Geocon has provided geotechnical consulting services for hundreds of projects under various on-call contracts for the following agencies: Caltrans, Department of General Services (DGS), City of San Diego, City of La Mesa, Padre Dam Municipal Water District (PDMWD), City of Imperial Beach, San Diego Gas & Electric (SDG&E), and San Diego Association of Governments (SANDAG). These projects have included libraries, fire stations, police stations, schools, freeways, roadways, parks, rail lines, water lines, dams, reservoirs, water and wastewater treatment plants, storm drains, sewers, transmission lines, and electrical substations. Through a contract with the County of San Diego, Geocon provided geotechnical investigations and construction observation services for more than ten libraries. Geocon also provided a geotechnical investigation for the California State University, San Marcos Library.

California State University Library and Technology Center, San Francisco, California

Quartz Hill, County Of Los Angeles Public Library, Los Angeles, California

LEED

For the San Ysidro Library project, Turner-SVA has partnered with NORESCO to ensure that the project attains the required LEED credentials. NORESCO and its affiliates have consulted on and commissioned hundreds of LEED-certified buildings throughout the United States and abroad, as well as a number of City and County library projects, including the San Francisco Public Library Golden Gate Valley Branch, a registered historic building that achieved LEED Gold Certification under NORESCO's management, the LEED Platinum rated Poudre River Public Library District Council Tree Library, and the renovation of the Laramie County Central Library, a project that yielded 39 percent annual energy savings and 32 percent less potable water use with LEED Gold certification.

Landscape

Wimmer Yamada and Caughey is known in the San Diego region for providing visionary landscape and environmental planning solutions for more than 60 years. The firm has a well-rounded and substantial portfolio of work in public and private sectors, which includes experience with sustainable arid regional design for civic, institutional, education, master plan and library projects. Fifty-percent of Wimmer Yamada and Caughey's staff have LEED Accredited Professional status (LEED AP). The firm is currently certified as a "Small Business Enterprise" by the State of California, and more than 75% of the firm's work is done in the public sector. Wimmer Yamada and Caughey's staff has a thorough understanding of the requirements of Model Water Efficient Landscape Ordinances as well as a wealth of experience gained from working on past library projects such as the landscape, hardscape and irrigation design for the Poway City Library.

Teaming Plan and Agreement

Teaming Plan

Turner-SVA will build upon a successful track record of design-build projects completed together, as shown below. Our teaming agreement will include the following assignments of responsibility:

- Turner will act as the Prime member and will be the point of contact to the City with ownership of the overall customer relationship and satisfaction.
- SVA will manage design consultants, and Turner will manage all subcontractor relationships.
- Both Turner and SVA will act as independent entities in a design-build partnership with the mutual goal of client satisfaction and success.

USMC BEQ Package 4
Camp Pendleton, CA
Volume: $116.6 million
Completed: August 2011
LEED Gold Certified

USMC BEQ Package 7
Camp Pendleton, CA
Volume: $123.6 million
Completed: September 2011
LEED Gold Certified

UCSD, The Village at Torrey Pines, West
San Diego, CA
Volume: $103 million
Completed: September 2009
LEED Silver Equivalent

Management Plan and Team Structure

A long-standing relationship between Turner and SVA forms the core of our design-build team and is based on a shared history of successful collaborations and leadership for a wide array of projects. SVA will manage design consultants listed on the organizational chart in this section, and Turner will oversee the subcontractor and competitive bid process.

RFI's, Communication and Conflict Resolution

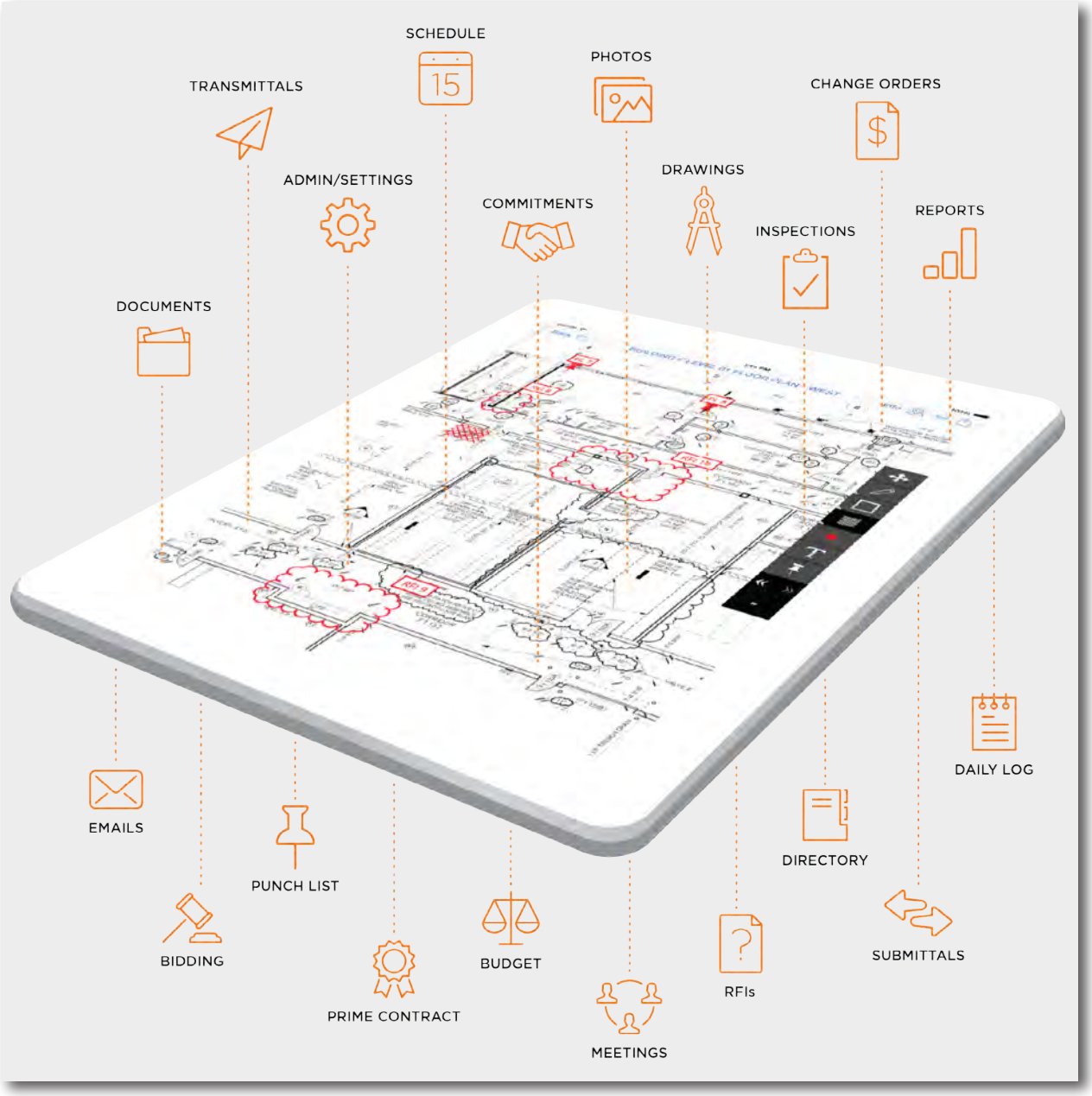
For the San Ysidro library, the Turner–SVA team will establish communication protocols for RFIs, submittals and document revisions based on our experience on other projects design-build projects.

Subcontractors will direct their RFIs to Turner. Turner will review their merit and forward to SVA and the other design consultants for response. SVA will provide the RFI response back to Turner, who will review for any cost/schedule impacts before distributing to all subcontractors. The shop drawings and other submittals will similarly be received by Turner from the trade contractors, and will be reviewed for scope and coordination before they get forwarded to SVA for approval. SVA will return the submittals back to Turner after their review, which will again be checked for any impacts before distribution to all subcontractors.

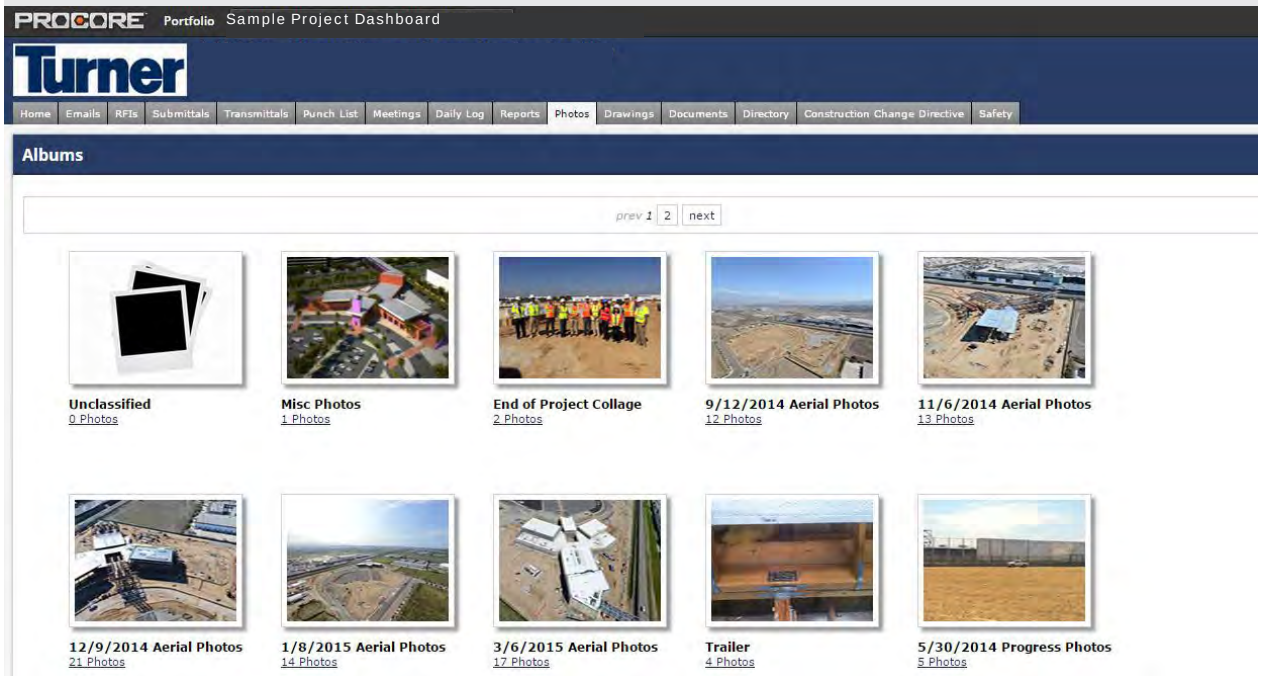
Our plan is to keep the City management team in the loop in all communications. RFI responses and reviewed submittals will be forwarded to the City team for information or for additional review as preferred. We can tailor our communication protocol to allow the City time to provide additional comments to submittals or RFIs before distribution to the subcontractors.

Turner-SVA will be responsible for resolution of conflicts resulting from a misinterpretation of our design documents. Conflicts that typically arise out of scope gaps between trades are usually avoided in our subcontractor buyout process. We conduct detailed scope reviews with bidders and ask the selected trades to verify other trades' scopes as well for coverage. During construction, our phase pull plans and weekly work plans minimize conflicts in the field by ensuring proper sequence and hand off between trades. Our site logistics plans and just in time delivery requirements will ensure that the site is utilized efficiently without conflicts.

Turner-SVA will actively promote informal team building to establish personal relationships among all design-build team members based on trust and understanding. If differences of opinion arise, we will resolve them through reliance on a formal dispute resolution process. Dispute resolution begins with direct discussions in an open atmosphere that invites all participants to present opinions in a non-judgmental atmosphere that respects the integrity of all parties. If differences cannot be immediately resolved through discussion, a "guaranteed second opinion" allows parties to escalate the disagreement to the next level of management authority without personalization or hostility. In our experience, almost all differences can be resolved at lower management levels, and rarely does any issue require the attention of top management.



Turner uses an integrated project management system and tools to deliver all information throughout the process to keep everyone informed and allow team members to make decisions with confidence. Our team will work with the design team to develop a detailed communication plan that will clearly delineate our organization, lines of communication, authorities and how information will be disseminated. We will specify our team's communication structure, procedures, protocols and tools, and establish a methodology for keeping the City fully informed and engaged throughout the process. We will take full advantage of technology to facilitate information sharing by using Procore, a cloud-based construction software, which enhances collaboration, communication, information sharing, and overall efficiency.



The project management portal of the integrated system will give all partners – the City, design team, consultants, engineers, and trade partners – access to up-to-date project information from RFIs to close-out documentation. Using this tool, team members can generate and respond to RFIs, track submittals, attach digital photographs of site conditions to RFIs or submittal packages, upload and download documents for review and discussion by all team members, run and print custom budget reports, share meeting minutes and more. In the field, we utilize tablets and mobile apps to document and perform the quality assurance/quality control process, enabling us to complete verification of installations, record and document current work list/punch list activities, and distribute reports directly from the field on a real time basis. Having all of the electronic information at the fingertips of our field staff allows them to more accurately verify the quality of the installation and automatically aggregate their documentation into one central database for easy retrieval and analysis.

"Turner distinguished themselves from the other large General Contractors we have worked with in various ways. All of their employees are hard-working and dependable in organizing and meeting the goals of the City, Librarians and Architects. Turner always investigated challenging construction details, and has an understanding of the use and subtleties of each of the materials/trades employed. I was especially impressed with the attention to detail in fabricating the 140-foot diameter dome, and the attachment of the perforated shade structure to this unique structure. Turner works well with others, and is always an active and engaged participant in discussions, offering perceptive questions and insights on issues of concern. Their contributions to group discussions revealed an acute understanding of the various methods of construction."

- Rob Wellington Quigley, FAIA
San Diego New Central Library

QA/QC Protocols

Turner's top priority in our quality control program is to ensure that the City is 100% satisfied with the project from day one. Turner's job specific quality control program for the project will be set up in preconstruction. Upon project award, the project staff will work with our Procurement Department to develop detailed subcontractor scopes of work that will address items such as submittal items, submittal due dates, any applicable mock-ups, constructability, phasing, and any other ideas that can enhance overall project safety, quality and timely completion.

During construction, Turner will maintain a proactive approach to quality control. Specific components of quality control during construction are:

- **Inspection of materials before installation**
- **Pre-installation meetings with primes and their subcontractors**
- **Mockups of typical installations as appropriate**
- **Signage and decals**
- **QA/QC Meetings on a regular basis**
- **Inspection of installed work**
- **Strict shop drawing review standards**

The subcontractor submittal review process begins with our core team reviewing, logging, and commenting on the submittals prior to distributing. This review ensures that the trade subcontractor's planning and craftsmanship conforms to the contract documents. Any differences found between the submittals and contract documents will be addressed with the subcontractors, consultants, and architect. Following the submittal process, the Site Superintendent will verify that all materials arriving to the job site correspond to the approved submittals on file. This verification process will continue as work is being put in place. These efforts described above must all be complete in order to meet our company's required quality control standards.

In many cases, prior to the start of any new production work, Turner instructs the trade contractors to prepare initial sample installations or mock-ups for review of quality and performance standards. Once the level of quality is established and documented, it is enforced until the final completion and acceptance of work. Any work falling below the established standards will be rejected and reworked. This will allow the quality of the finishes to be evaluated and the expectations established prior to production work.

CARMEN VANN, LEED AP | Project Executive, Turner Construction Company

Years in the Industry: 19

Education

North Carolina A&T University
Bachelor of Science, Construction Management

Academic and Professional Training

LEED Accredited Professional

Recipient of ENR California's

Top 20 under 40 Award, 2011

ACE Mentor

Project Role/Responsibilities

As Project Executive, Carmen will be ultimately responsible for all operational planning activities. She will maintain effective relationships with the entire team and orchestrate all actions necessary to achieve the project's safety, quality, scheduling and budgetary goals from the design phase through the completion of construction execution.

Relevant Project Experience

San Diego New Central Library, *San Diego, California*
Turner was the Construction Manager/General Contractor for the 492,495 square foot, nine-story, New Central Library located in downtown San Diego surrounded by Park Boulevard, 11th Avenue, and J and K Streets. Special features included an outdoor plaza and café, 350-seat auditorium, three-story domed reading room, 400-seat multi-purpose room, teen center, 10,244 square foot children's library, technology center, and two levels of underground parking. Two floors of the library totaling 76,000 square feet are used for a charter school serving about 400 students. The New Central Library was awarded LEED Silver certification.

Sempra Energy Headquarters, *San Diego, California*
Turner provided preconstruction and construction services for Cisterra Development's 16-story high rise office building with four levels of below grade parking located at 701 J Street in downtown San Diego, serving as the new headquarters for Sempra Energy. Building is pursuing LEED Gold certification.

Ballpark Village. *San Diego, California*
Ballpark Village, located east of Petco Park along Park Boulevard and Imperial Avenue, is a mixed-used development with a 37-story apartment tower and surrounding low-rise buildings. The all-rental complex will have 720 units spread across the 400 foot tower and three six-story buildings, consisting of mostly studio, one- and two-bedroom apartments, plus nine three-bedroom units and four live-work units. The apartments will range in size from 560 square feet to 1,400 square feet. Within the complex, there will also be 27 affordable units. Ground floor retail totaling more than 55,000 square feet is also planned, as well as a 1,214-space parking garage. A pedestrian plaza, with cafe-style seating and public art, could eventually be home to farmers markets, car shows, bands and other special events.

CARMEN VANN, LEED AP | Project Executive, Turner Construction Company

Ten Fifty B, *San Diego, California*
Turner provided preconstruction and construction services for this 260,000 square foot, 23-story, 229-unit affordable housing apartment tower in downtown San Diego. Project included a blend of studio, one, two, and three-bedroom units with community spaces, two separate laundry facilities, and a three-level below-grade parking structure. Landscaped terraces on the seventh and ninth floors are equipped with barbeques, fire pits, and play areas for children. The structure is concrete frame, located on a site with significant logistics challenges, and is currently the tallest all-affordable residential tower on the West Coast.

Additional Project Experience

- **Hard Rock Hotel,** *San Diego, California*
- **Arnold and Mabel Beckman Center for Reproduction of Endangered Species (CRES),** *San Diego, California*
- **Grossmont Union High School District,** *Multiple Projects, El Cajon, La Mesa, and Santee, California*
- **Sweetwater Union High School District Castle Park High School,** *San Diego, California*
- **Sweetwater Union High School District Montgomery High School,** *Chula Vista, California*
- **Sweetwater Union High School District Montgomery Middle School,** *Chula Vista, California*
- **Brentwood Middle School,** *Brentwood, Tennessee*
- **St. Vincent DePaul School,** *Nashville, Tennessee*
- **Stillman College Cafeteria Addition,** *Tuscaloosa, Alabama*
- **New York City Schools,** *New York, New York*
- **Temple University, Tuttleman Learning Center,** *Philadelphia, Pennsylvania*
- **Columbia University Broadway Residence Hall,** *New York, New York*
- **Quest Diagnostics,** *Nashville, Tennessee*

LORI ANN STEVENS, DBIA, LEED AP | Design Manager, Turner Construction Company

Years in the Industry: 17

Education
San Diego State University
Masters of Science,
Civil Engineering

Arizona State University
Bachelor of Science,
Construction Management

Academic and Professional Training
LEED Accredited Professional

Design Build Certified Professional

Project Role/Responsibilities

As Design Manager, Lori Ann will be responsible for the performance and coordination of the architect and subcontractors under contract to Turner, the coordination of the design concepts and documents with the City, the preconstruction efforts, including estimating, scheduling and permitting, and the implementation in the field, including architect and consultant services.

Relevant Project Experience

Manchester Navy Broadway Building, *San Diego, California*
A 17-story Class A, design-build U.S. Navy administration Building. It will include over 373,000 square feet of space and two levels of underground parking, full tenant improvements and complex security systems.

County of San Diego - Office Buildings 201 and 202,
San Diego, California
Coordinated the construction and design effort and managed construction for this $22 million project that consisted of two, four-story office buildings that total 300,000 square feet. Unique characteristics include raised flooring for Walker duct system, complex security, low voltage, IT and mechanical systems. Project achieved LEED Gold certification.

County of San Diego, Design-Build Parking Structure,
San Diego, California
Created and managed the RFP effort and managed construction of this $17 million, seven-story, 1,825-stall, post-tensioned, design-build parking structure with 832,000 kW/yr PV arrays.

County of San Diego, Cafeteria & Conference Center,
San Diego, California
Oversaw full design and preconstruction services for this $15 million, 15,000 square foot conference center and cafeteria that included a green roof, highly technical audio-visual program, auditorium, and a 5,800 square foot cafeteria. Project achieved LEED Platinum certification.

Additional Project Experience

- **Connections Housing,** *San Diego, California*
- **UC Davis Medical Center,** *Sacramento, California*
- **UC San Diego, Triton Ballpark Renovation,** *San Diego, California*

SREE SANKARAN, LEED AP | Preconstruction Project Manager, Turner Construction Company

Years in the Industry: 22

Education
Masters of Building Construction,
University of Florida

Bachelor of Architecture,
Regional Engineering College, India

Certificate Program
Mechanical, Electrical,
San Diego State University

Academic and Professional Training
OSHA 30-hour Certification

LEED Accredited Professional

Project Role/Responsibilities
As Preconstruction Project Manager, Sree will assist in leading day-to-day management of the project during the preconstruction phase. His primary responsibilities will include management of the project's schedule, budget and on-site operational activities.

Relevant Project Experience
LAX CTA Improvement Projects, *Los Angeles, California*
Sree was responsible for project management of the Central Terminal Area (CTA) project, the IT Main Point of Entry (MPOE) upgrades, which covered LAX Terminals 4 through 8. Scope involved building new IT rooms and upgrading existing ones.

SAN Terminal 2 West Building and Airside Expansion, *San Diego, California*
Turner was the design-build contractor for the expansion of Terminal 2 at San Diego International Airport. The three-story expansion consists of approximately 494,205 square feet of new public and nonpublic areas, providing ten additional contact aircraft gate, a 15,000 square foot atrium food court area, large security screening check point capable of accommodating new developments in security technology, and an inline baggage screening matrix that accommodates both the new and existing terminal baggage system. The new terminal also includes passenger circulation, airline check-in/ticket lobby, waiting areas, seating areas, public art, restrooms, office space, special technology systems, and other related service/support areas. The new project was built in the middle of the busiest single runway airport in the country on a tightly constrained site.

Confidential Client - Design Center, *Guadalajara, Mexico*
The Intel Design Center is a greenfield campus located on the western edge of Guadalajara, Mexico. Project consisted of a dry laboratory testing building with data center, two office buildings including public research space and a cafeteria, central plant, sports facilities, and extensive sitework. The design-build project will achieve LEED Gold status.

Additional Project Experience
- **UC San Diego, California Institute for Telecom and Internet Technology,** *San Diego, California*
- **Sharp Memorial Hospital Modernization Project,** *San Diego, California*

CICERO RODRIGUEZ, LEED AP | Project Manager, Turner Construction Company

Years in the Industry: 23

Education
Bachelor of Science,
Civil Engineering
De La Salle University,
Manila Philippines

Academic and Professional Training
OSHA 30-hour Certification

LEED Accredited Professional

Affiliations
Member, Board of Certified Safety Professionals (BCSP)

Member, USGBC

Project Role/Responsibilities
As Project Manager, Cicero will lead day-to-day management of the project. His primary responsibilities will include management of the project's schedule, budget and on-site operational activities. Cicero's extensive experience in anticipating, planning for and effectively managing the construction challenges unique to this type of project will prove invaluable to its success.

Relevant Project Experience
USMC Bachelor Enlisted Quarters (BEQ) Package 4, *Camp Pendleton, California*
A $116 million, design-build contract for four new BEQs at Marine Corps Base, Camp Pendleton. The structures, which were completed with SVA, are located on two sites and house over 1,300 Marines. Each includes a dedicated community center with laundry, entertainment, and duty accommodations. The furnished BEQ standard unit is composed of living space, a wet bar, bathroom, and two private closets. Additional project scope included exterior pavilions and amphitheaters, bike shelters, BBQ/picnic structures, skate-park, putting green, new parking, and renovations to three existing buildings. Project achieved LEED Gold Certification.

Otay-Tijuana Cross Border Facility, *Otay Mesa, California*
The Cross Border Facility is a privately built crossing that links Tijuana's A.L. Rodriquez International Airport (TIJ) with the U.S. Customs processing facility in Otay Mesa. It allows ticketed airline passengers to pay a toll to cross from the United States directly into the Tijuana Airport, located less than 400 feet away on the south side of the border, and vice versa. The new Border Crossing Facility is comprised of a two-story steel structure of approximately 60,300 gross square feet. The building functions as a transportation terminal and houses in-bound and out-bound customs booths, meeting areas, maintenance areas, check-in areas, shops, restaurants, and short and long-term parking. It also includes U.S. Customs and Border Protection (CBP) operations, with violator processing and enforcement areas.

Army and Navy Academy Athletic Facilities,
Carlsbad, California
The athletic facilities for the Army and Navy Academy include a gymnasium with seating for approximately 650, locker rooms for both home and guest teams, dedicated wrestling room, trainer's room, restrooms, weight room with all new equipment, administrative offices, and conference rooms. Updates to outdoor facilities include a press box, updated bleachers with seating for approximately 700, updated football and baseball fields, and home and visitors dugouts were also included in the project.

Additional Project Experience

- **Henry Ford West Bloomfield Hospital,** *West Bloomfield, Michigan*
- **Metro Health Hospital,** *Wyoming, Michigan*
- **General Motors Global Headquarters at the Renaissance Center - Podium Renovation,** *Detroit, Michigan*
- **War Memorial Hospital Roadwork,** *Sault Ste. Marie, Michigan*
- **University of Michigan Ambulatory Surgery and Medical Procedures Center,** *Ann Arbor, Michigan*
- **Soldier Field Renovations,** *Chicago, Illinois*
- **General Motors Global Headquarters at the Renaissance Center**
- **Marriott Hotel Core and Shell,** *Detroit, Michigan*
- **Hutzel Women's Hospital Relocation,** *Detroit, Michigan*

JOHN PAUL TRAVIS| Project Superintendent, Turner Construction Company

Years in the Industry: 33

Education
Mesa Community College

Academic and Professional Training
OSHA 30-hour Certification

Project Role/Responsibilities

As Project Superintendent, John will supervise field construction, including a project's organization, planning and scheduling, in order to complete the work on time, within budget and to quality specified. John will be directly responsible for safety, scheduling, coordination, quality control and project turn-over and will provide daily field management of all subcontractors and construction activities.

Relevant Project Experience

Army and Navy Academy Athletic Facilities,
Carlsbad, California
The athletic facilities for the Army and Navy Academy included a gymnasium with seating for approximately 650, locker rooms for both home and guest teams, dedicated wrestling room, trainer's room, restrooms, weight room with all new equipment, administrative offices, and conference rooms. Updates to outdoor facilities include a press box, updated bleachers with seating for approximately 700, updated football and baseball fields, and home and visitors dugouts.

University of California, San Diego,
Triton Ballpark Renovation, *San Diego, California*
Triton Ballpark provided a new 4,250 square foot clubhouse, new stadium seating with restrooms, press box, dugouts, and various other site amenities and facility enhancements. Tilt-up construction was used for the grandstands surround and one wall for the clubhouse (11 panels total). The project was be completed two months ahead of schedule in order to achieve substantial completion prior to the start of the baseball season. The project is pursuing LEED Silver certification.

Grossmont Union High School District,
Helix High School Performing Arts Center Building (PAC),
La Mesa, California
A 34,194 square foot performing arts center, surrounding site work, ADA parking lot upgrades and campus wide electrical / low voltage infrastructure upgrade at Helix High School. The Performing Arts Center includes a 409-seat theater with a mezzanine viewing level, state of the art lighting and AV systems, black box room, dance studios, changing rooms for performers, music labs and student practice areas.

JOHN PAUL TRAVIS| Project Superintendent, Turner Construction Company

Grossmont Unified High School District
Grossmont High School Humanities Building,
El Cajon, California
A 32,000 square foot, two-story classroom building with semi-attached auto-shop and exterior tennis courts. Extensive site utilities and significant improvements to a secondary school entrance were also part of the project.

Sweetwater Union High School District
Castle Park High School, *Chula Vista, California*
The modernization of several buildings to include 15 general classrooms, 10 science lab/classrooms, one special education, three computer labs, a faculty lounge, and restrooms. The work was comprised of new roofing, exterior painting, replacement of doors and windows, new flooring, new ceilings, new light fixtures, new roof top HVAC with architectural exposed duct work, new cabinets and new marker/tack boards.

Sweetwater Union High School District
Montgomery High School, *Chula Vista, California*
The scope of work entailed the modernization of 27 classrooms in buildings 200, 300 and 400. The buildings contain 17 general classrooms, eight science labs and two computer labs. The work was comprised of new flooring, new ceilings, new light fixtures, new casework, new doors and windows, HVAC, and marker/tack boards.

Grossmont Unified High School District
Helix High School, *La Mesa, California*
CM multi-prime services for modernization of 10 standard classrooms and restroom facilities, consistent with the District Standards and performance capabilities within each classroom. Services also included performing all required underground infrastructure work and new science building.

Hoehn Audi Carlsbad, *Carlsbad, California*
The new Hoehn Audi Dealership for Hoehn Motors included the demolition of existing structures and construction of a new car dealership totaling approximately 53,123 square feet on a 3.22-acre site. Project includes a one-story showroom office with sales and administration services, a mezzanine with office areas, car service and parts area, rooftop parking, and surrounding site parking.

MICHELLE GARLAND | Project Engineer, Turner Construction Company

Years in the Industry: 9

Education
San Diego State University,
Bachelor of Science,
Civil Engineering

Academic and Professional Training
OSHA 30-hour Certification

Project Role/Responsibilities

As Project Engineer, Michelle will serve as the conduit for successful transfer and implementation of project information to and from the entire project team. She will manage and control all cost-related issues encountered during the construction phase. Michelle will also lead and document all team meetings and oversee subordinate Project Engineers' specific project discipline responsibilities.

Relevant Project Experience

San Diego New Central Library, *San Diego, California*
Turner was the Construction Manager/General Contractor for the 492,495 square foot, nine-story, New Central Library located in downtown San Diego surrounded by Park Boulevard, 11th Avenue, and J and K Streets. Special features included an outdoor plaza and café, 350-seat auditorium, three-story domed reading room, 400-seat multi-purpose room, teen center, 10,244 square foot children's library, technology center, and two levels of underground parking. Two floors of the library totaling 76,000 square feet are used for a charter school serving about 400 students. The New Central Library was awarded LEED Silver certification.

Ballpark Village. *San Diego, California*
Ballpark Village, located east of Petco Park along Park Boulevard and Imperial Avenue, is a mixed-used development with a 37-story apartment tower and surrounding low-rise buildings. The all-rental complex will have 720 units spread across the 400 foot tower and three six-story buildings, consisting of mostly studio, one- and two-bedroom apartments, plus nine three-bedroom units and four live-work units. The apartments will range in size from 560 square feet to 1,400 square feet. Within the complex, there will also be 27 affordable units. Ground floor retail totaling more than 55,000 square feet is also planned, as well as a 1,214-space parking garage. A pedestrian plaza, with cafe-style seating and public art, could eventually be home to farmers markets, car shows, bands and other special events.

MICHELLE GARLAND | Project Engineer, Turner Construction Company

Ten Fifty B, *San Diego, California*
Turner provided preconstruction and construction services for this 260,000 square foot, 23-story, 229-unit affordable housing apartment tower in downtown San Diego. Project included a blend of studio, one, two, and three-bedroom units with community spaces, two separate laundry facilities, and a three-level below-grade parking structure. Landscaped terraces on the seventh and ninth floors are equipped with barbeques, fire pits, and play areas for children. The structure is concrete frame, located on a site with significant logistics challenges, and is currently the tallest all-affordable residential tower on the West Coast.

Additional Experience

- Turner Cost Engineer

VERA HOWELL | Community Affairs Director, Turner Construction Company

Years in the Industry
18

Education
Bachelor of Science,
Computer Science,
University of California,
Santa Cruz

Project Role/Responsibilities

As Community Affairs Director, Vera oversees corporate citizenship programs for Turner. She supports Minority and Women Business Enterprise (M/WBE) program participation and inclusion in alignment with project goals. She also develops Turner's community affairs business plans and leads educational initiatives, including the Turner School of Construction Management

Relevant Project Experience

Community and Subcontractor Outreach Programs,
San Diego, California
In the last several years, Vera has played a dynamic and dedicated role in the outreach programs for the following Turner projects:

- The San Diego Airport Green Build - Contract 1
- San Diego New Central Library
- San Diego Community College District
- City College Business and Humanities Buildings
- USMC Bachelor Enlisted Quarters (BEQ) Package 4
- USMC Bachelor Enlisted Quarters (BEQ) Package 7
- Chula Vista High School

Turner School of Construction Management,
San Diego, California
The Turner School of Construction Management is a Training Program for MBE/WBE/SBE firms. Turner has offered construction management training programs that benefit hundreds of M/WBE and SBEs across the U.S. The community affairs initiative was first spearheaded by then chairman Howard Turner who believed that the enhancement of minority and women business development was key in the construction industry.

ACE Program, *San Diego, California*
The program's mission is to enlighten and increase the awareness of high school students to career opportunities in architecture, construction and engineering and related areas of the design and construction industry. Turner provides mentoring and scholarship opportunities for students in an inclusive manner reflective of the diverse school population.

IRENE LEETH | Field Office Coordinator, Turner Construction Company

Years in the Industry

9

Education

Bachelor of Science,
Business Administration,
University of Arkansas,
Fayetteville

Project Role/Responsibilities

As Field Office Coordinator, Irene will assist in obtaining and coordinating all information needed to construct the project in accordance with the contract documents and assure that the work meets all safety standards and is within schedule requirements. Irene will also manage the organization and archiving of project files.

Relevant Project Experience

Chula Vista High School, *Chula Vista, California*
Turner provided lease-leaseback construction services for new construction and renovations at Chula Vista High School. The project included a new 25,914 square foot multi-purpose/performing arts theater with 691 seats, a 5,736 square foot library with motorized book shelving and theft detection system, cafeteria modernization, and 36,053 square feet in modernizations of the PE locker facilities, dance room, and gymnasium. Project is was designed to achieve LEED Platinum Certification.

SAN Terminal 2 West Building and Airside Expansion,
San Diego, California
Turner was the design-build contractor for the expansion of Terminal 2 at San Diego International Airport. The three-story expansion consists of approximately 494,205 square feet of new public and nonpublic areas, providing ten additional contact aircraft gate, a 15,000 square foot atrium food court area, large security screening check point capable of accommodating new developments in security technology, and an inline baggage screening matrix that accommodates both the new and existing terminal baggage system. The new terminal also includes passenger circulation, airline check-in/ticket lobby, waiting areas, seating areas, public art, restrooms, office space, special technology systems, and other related service/support areas. The new project was built in the middle of the busiest single runway airport in the country on a tightly constrained site.

ERNESTO M. VASQUEZ, FAIA, NCARB | Design Partner, SVA Architects

Years in the Industry: 42

Education

Bachelor of Architecture, with Honors, California Polytechnic State University, San Luis Obispo

Affiliations

American Institute of Architects

Urban Land Institute

National Council of Architectural Registration Board

Design Build Institute of America

National Associate of Home Builders

San Francisco Planning and Urban Research Association

Project Role/Responsibilities

Since the firm's establishment, Ernesto has brought creativity and expertise to the team, which has garnered the firm recognition throughout the building industry as innovators in both residential and mixed-use design. He has guided design teams on more than 1,000 major projects which have been recognized with prestigious national design and planning awards.

Relevant Project Experience

Quartz Hill Los Angeles County Library,
Los Angeles, California

The project is a 12,000 square foot library on a 1.2 acre site located in the business district of Quartz Hill. This facility will replace the undersized 3,500 square foot facility that currently serves more than 10,000 residents. The new library will accommodate 39,000 books and media, 70 seats, 23 computer stations, a meeting space for 100, and the required administrative space. Project is targeting LEED Silver certification.

Delhi Community Center, *Santa Ana, California*

The project consists of a 23,000 square foot community recreation center, with a 6,462 square foot. multi-purpose room as the hub of the complex. Additional meeting rooms and classrooms can be used for outside organizations and programs such as adult education and computer labs.

Rancho Park Department of Public Social Services, *Los Angeles, California*

This facility is home to over 400 employees who manage public outreach programs and facilitate counseling and job training for local families in need. The complex houses large public assistance areas, as well as counseling centers and administrative offices. To promote the County's mission, the team created a warm environment through careful manipulation of spaces and materials.

Additional Project Experience

- **Fruitvale Transit Village**, *Oakland, California*
- **The Family Law Court of Riverside County**, *Riverside, California*
- **County of Alameda Juvenile Justice Center**, *Alameda, California*

ROBERT M. SIMONS, AIA | Design Principal, SVA Architects

Years in the Industry

32

Education

Bachelor of Architecture, California Polytechnic State University, San Luis Obispo

Affiliations

American Institute of Architects

Coalition for Adequate School Housing

Community College Facility Coalition

California Parks and Recreation Society

Society of College and University Planners

Project Role/Responsibilities

Robert will serve as the Design Principal for this project. He brings with him more than 30 years of expertise in professional design, as well as speaking experience in public facility planning and sustainability.

Relevant Project Experience

City of Riverside Arlanza Library, *Riverside, California*

This design-build project responded to the community's need to access information and technology with a dynamic digital media program. At the core of this 10,000 square foot library is a public computer center, which provides internet and software access for the city's residents. The facility also provides educational support with homework literacy centers and a children's book collection.

Quartz Hill Los Angeles County Library,
Los Angeles, California

The project is a 12,000 square foot library on a 1.2 acre site located in the business district of Quartz Hill. This new facility will replace the undersized 3,500 square foot facility that currently serves more than 10,000 residents. The new library will accommodate 39,000 books and media, 70 seats, 23 computer stations, a meeting space for 100, and the required administrative space. Project is targeting LEED Silver certification.

Downtown Educational Center (includes library),
Oakland, California

An educational complex comprised of La Escuelita Elementary School, MetWest High School and a child development center. Project also includes a health clinic, TV station, district IT/ data center, great room, as well as 21st century classrooms and library. The project is grid negative and is the highest scoring Collaborative High Performance School (CHPS) verified project in California.

Additional Project Experience

- **City of Riverside La Sierra Senior Center**, *Riverside, California*
- **Port of Los Angeles Police HQT**, *San Pedro, California*
- **UCSD Village at Torrey Pines West**, *San Diego, California*
- **City of La Habra Civic Center,** *La Habra, California*
- **USD San Buenaventura,** *San Diego, California*

LORI ICHISAKA | Design Project Manager, SVA Architects

Years in the Industry

31

Education

Bachelor of Architecture, California State Polytechnic University, Pomona

Project Role/Responsibilities

Lori will be the Project Manager for this project and will have the responsibility for fully coordinating the work of our selected engineers and consultants.

Relevant Project Experience

Fruitvale Transit Village (includes library),
Oakland, California

An award-winning, 10-acre project incorporating 30,000 square feet of retail and a 12,000 square foot community resource center, plus commercial/office space, a large health clinic, a 5,000 square foot library, and 47 affordable residential live/work units. The Fruitvale Transit Village also serves as a major transportation hub for the BART system.

Clairemont High School Academy of Business & Technology
San Diego, California
The new facility provides a central space that will be a mock investment house and trading floor, as well as real-time experience with financial markets with the capability to run simulations for students in the program and those in the adjacent media and computer labs. The new facility will consolidate the existing technology, multi-media, and campus news and information programs into one facility.

Rancho Park Department of Public Social Services,
Los Angeles, California
This facility is home to more than 400 employees who manage public outreach programs and facilitate counseling and job training for local families in need. The complex houses large public assistance areas, as well as counseling centers and administrative offices. To promote the County's mission, the team created a warm environment through careful manipulation of spaces and materials.

Additional Project Experience

- **Stonecrest Community Center,** *San Diego, California*
- **USMC BEQ Packages 4 & 7**, *Oceanside, California*
- **UCSD Village at Torrey Pines West**, *San Diego, California*
- **UCSD One Miramar Street**, *San Diego, California*
- **Celadon at 9th and Broadway Tower**, *San Diego, California*
- **San Diego State University South Campus Plaza,** *San Diego, California*

PAUL ZALESKI, ASSOCIATE AIA | Senior Project Designer, SVA Architects

Years in the Industry: 30

Education

Bachelor of Architecture, California State Polytechnic University, Pomona

Affiliations

American Institute of Architects

Project Role/Responsibilities

Since joining the team, Paul has been responsible for land-use planning, conceptual design solutions, and has been an active catalyst in crafting the vision of the firm's various civic and public projects. His management experience and innovative contributions to design has gained the firm wide-recognition in the building industry.

Relevant Project Experience

Quartz Hill Los Angeles County Library,
Los Angeles, California

The project is a 12,000 square foot library on a 1.2 acre site located in the business district of Quartz Hill. This new facility will replace the undersized 3,500 square foot facility that currently serves more than 10,000 residents. The new library will accommodate 39,000 books and media, 70 seats, 23 computer stations, a meeting space for 100, and the required administrative space. Project is targeting LEED Silver certification.

Department of Public Social Services, *El Monte, California*

Located on a 1.6-acre site, this Los Angeles County new DPSS complex includes a six-story office building with basement, a first-floor garden plaza and an eight-level parking structure for more than 860 cars. Housing the DPSS districts of El Monte and San Gabriel Valley.

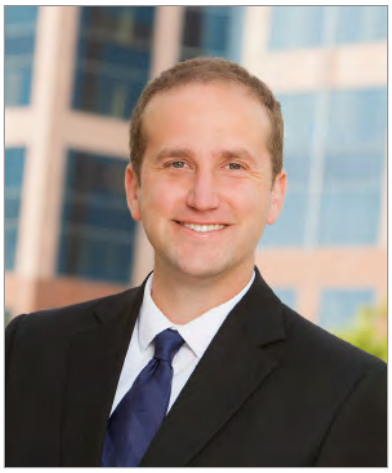
Fruitvale Transit Village, *Oakland, California*

This award-winning, 10-acre project incorporates 30,000 square feet of retail and 12,000 square foot community resource center, plus commercial/office space, a large health clinic, a 5,000 square foot library, and 47 affordable residential live/work units. The Fruitvale Transit Village also serves as a major transportation hub for the BART system.

Additional Project Experience

- **Coachella Valley Water District Water Quality Laboratory Study**, *Palm Desert, California*
- **The Family Law Court of Riverside County**, *Riverside, California*
- **County of Alameda Juvenile Justice Center**, *Alameda, California*

NATHAN HERRERO, AIA, LEED AP BD+C | Design Project Architect, SVA Architects



Years in the Industry

9

Education

Bachelor of Architecture,
Yale University

Affiliations

American Institute of Architects

United States Green Building Council Leadership in Energy & Environmental Design Accredited Professional

Project Role/Responsibilities

Nathan will serve as the Design Project Architect for the Mission Hills/Hillcrest Library. Nathan has led the construction documentation, bidding and construction administration on a variety of architectural assignments ranging from libraries and learning centers to other relevant civic and public works projects.

Relevant Project Experience

Quartz Hill Los Angeles County Library,
Los Angeles, California
The project is a 12,000 square foot library on a 1.2 acre site located in the business district of Quartz Hill. This new facility will replace the undersized 3,500 square foot facility that currently serves more than 10,000 residents. The new library will accommodate 39,000 books and media, 70 seats, 23 computer stations, a meeting space for 100, and the required administrative space. Project is targeting LEED Silver certification.

Redondo Union Library & Media Center,
Redondo Beach, California
The Redondo Union Library & Media Center was part of a school campus master plan involving new construction, modernizations, and expansions. The SVA design team collaborated with district staff, teachers and community members to resolve planning issues and transform Redondo Union into a 21st century campus. Through careful planning of a combination of modernization and new construction, all of these facilities were significantly improved, leading to increased student participation and maximized use.

South Region Academy for Multilingual Arts & Sciences,
Los Angeles, California
A 2,025-student comprehensive high school that includes 75 classrooms divided into four small learning communities, as well as a library, gymnasium and multipurpose room.

Additional Project Experience

- **San Dieguito Academy Campus Master Plan, Modernizations, and New Construction,**
  Encinitas, California
- **Clairemont High School ABOT**, *San Diego, California*
- **La Costa Valley Complex (includes library)**,
  Carlsbad, California

ROB GEHRKE, PE| Civil Engineering Project Manager, Michael Baker International

Years in the Industry
30

Education
Bachelor of Science,
Civil Engineering,
San Diego State University

Affiliations and Professional Training
Licensed Civil Engineer, CA, 45717

Member, American Society of Civil Engineers

Member, American Public Works Association

City of San Diego Technical Advisory Committee

Project Role/Responsibilities
Rob will be responsible for overseeing the preparation of improvement plans for grading, street design, storm drainage, sewer, and water. He has expertise in the areas of pavement evaluations, HEC-II-RAS/Hydraulics analysis and flood control channel design. In addition, Rob has prepared and processed numerous tentative and final subdivision and parcel maps and has prepared documents which include capacity analysis for utilities, identification of required improvements, and cost estimates.

Relevant Project Experience
Point Loma Nazarene University, *San Diego, California*
Responsible for the preparation of plans, specifications and construction support for the Cooper Music Center, Cabrillo Hall relocation, Cafe Lane, Peppertree Lane, and Student Commons Center, History and Political Science (HAPS) Building and the Academic Center.

Naval Training Center (Liberty Station) Redevelopment,
San Diego, California
Responsible for final engineering services for the approximately 360-acre redevelopment project at the former Navy base. The development plan included educational uses, offices and research and development facilities, private residences, two resort hotels, parks and open space, nonprofit arts and culture center housed in 22 historic buildings, and a pedestrian-friendly esplanade along a boat channel that bisects the property. In addition to preparing construction documents for site work, design included off-site work on Rosecrans Street, improvements to medians and traffic signals on Harbor Drive and Rosecrans, and the rehabilitation of various interior surface streets within the project area.

Additional Experience
- **Mesa College Learning Resource Center,** *San Diego, California*
- **Reconstruction of Viking Special Education Center,** *El Cajon, California*
- **Valhalla High School Modernization,** *El Cajon, California*
- **Cortez Hill Family Center,** *San Diego, California*

FARID MOHSENI, S.E., SECB | Principal, KPFF Consulting Engineers

Years in the Industry
36

Education
Master of Science in Civil Engineering, University of Kentucky

Bachelor of Science in Civil Engineering, Tehran Polytechnic

Affiliations
American Institute of Architecture

Structural Engineers Association of California

Design-Build Institute of America

Lean Construction Institute

American Institute of Steel Construction

San Diego Architectural Foundation

Project Role/Responsibilities
As a Principal with KPFF, Farid will provide technical and managerial guidance to the Project Manager and follow both the progress and direction of the work. He will provide an internal peer review of the documents at critical milestones and check and seal the final documents. During construction, he will approve any changes to the structural design and participate in issue resolution.

Relevant Project Experience
Balboa Library, *San Diego, California*
Structural engineering services consisting of bridging documents and advisory review during final design and construction for a new branch library of approximately 15,000 square feet. This $4.1 million library will replace the existing library located on Mount Abernathy Avenue in the Clairemont Mesa area of San Diego. The library consists of two stories with 12,000 square feet of second floor area and 12,000 square feet of first floor area. The first floor includes about 9,000 square feet of open parking.

National City Library, *National City, California*
Structural engineering services for this $17 million, 56,000 square foot municipal library building. A steel framed, sloped, elliptical roof spans over the high-bay stack areas while two steel framed two-story wings house the administrative, public, and special use areas.

Francis Parker School (includes library),
San Diego, California
Structural engineering services for a $48.8 million private school project in the Linda Vista area of San Diego. Project included classroom buildings, commons buildings, science building, library, administration building, maintenance building, music building, art building, lecture hall, and guard house. The two-story library is constructed of wood with tilt-up glass cladding and wood siding exterior. The lateral force resisting system consists of steel braced frames. The building has hanging canopies and trellises over the entryways.

Additional Project Experience

- **Mater Dei High School (includes library),**
  Chula Vista, California

JASON JONES | Senior Associate - Studio Manager, Wimmer Yamada Caughey

Years in the Industry
19

Education
Bachelor of Arts Landscape Architecture,
California State Polytechnic University, San Luis Obispo

Affiliations
Member, American Society of Landscape Architects

Member, American Society of Landscape Architects, San Diego Chapter

Project Role/Responsibilities
Jason will serve as Project Manager with oversight for landscape design for the San Ysidro Branch Library.

Relevant Project Experience
Poway Library, *Poway, California*
Provided landscape, hardscape and irrigation design.

Additional Project Experience

- **Alga Norte Community Park,** *Carlsbad, California*
- **The Headquarters at Seaport Village,** *San Diego, California*
- **CSUSM Student Health Center,** *San Marcos, California*
- **San Diego Miramar College Student Union,** *San Diego, California*

MICHAEL AKAVAN, PE, LEED AP | Principal In Charge, MA Engineers

Years in the Industry
31

Education
Bachelor of Science,
Mechanical Engineering,
San Diego State University

Master of Science,
Mechanical Engineering,
CSU Northridge

Affiliations
American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

United States Green Building Council (USGBC)

American Society of Plumbing Engineers (ASPE)

Design-Build Institute of America (DBIA)

Project Role/Responsibilities
Michael will be involved in the overall basic system layout, project approach and major design review meetings for the San Ysidro Branch Library.

Relevant Project Experience
City of San Diego, Mission Valley Library,
San Diego, California
Mechanical and plumbing design for a public library. The facility includes 19,000 square feet of study rooms, technology center, community multi-purpose area, meeting areas, and administrative offices. The mechanical system is designed for low-velocity ductwork to accommodate the acoustical requirements of the project.

City of San Diego, Point Loma Library,
San Diego, California
Design services for mechanical and plumbing systems for a public library. The library includes 15,000 square feet of study rooms, meeting areas and administrative offices.

National City Public Library,
National City, California
Mechanical and plumbing design for a public library for the City of National City. The facility includes 49,000 square feet of study rooms, technology center, community multi-purpose area, meeting areas, and administrative offices.

Additional Project Experience
- **City of San Diego, Carmel Valley Library,** *San Diego, California*
- **City of San Diego, College Rolando Library,** *San Diego, California*
- **County of San Diego, El Cajon Library,** *El Cajon, California*
- **County of San Diego, Rancho San Diego Public Library,** *El Cajon, California*
- **Murrieta Library,** *Murrieta, California*
- **Chula Vista Public Library,** *Chula Vista, California*
- **Coronado Public Library,** *Coronado, California*

MICHAEL LEVITT | Principal Engineer, LPG Engineering, Inc.

Years in the Industry
27

Education
Master of Science in Electrical Engineering, Belorussian Politechnical Institute

Professional Affiliations
NFPA, IEEE, BICSI, IESNA

Senior Member IEEE, Certified Energy Manager (CEM)

Certified Demand-Side Manager

Senior Member, Association of Energy Engineers

Senior Member, Co-Generation/Competitive Power Association

Member, Association of Energy Engineers

Project Role/Responsibilities
Michael will serve as the electrical engineer of record for the San Ysidro Library project.

Relevant Project Experience
California State University Library and Technology Center, *San Francisco, California*
Designed power, lighting, and infrastructure for telecommunication, security, fire alarm, and audio-visual systems for a seven-story, design-build, 360,000 square foot educational facility with an emphasis on technology. Project was awarded LEED Silver certification. Project also earned "Project of the Year" Award by the DBIA.

Additional Project Experience

- **Caltrans DOT3 Regional Headquarters,** *Marysville, California*
- **Superior Court State of California, County of Los Angeles,** *Long Beach, California*
- **BEQ facilities,** *Camp Pendleton, California*
- **Building 14 Dental School,** *San Diego, California*
- **Advanced Light Source,** *Berkley, California*

SHAWN WEEDON, GE | Associate / Senior Engineer, Geocon

Years in the Industry
18

Education
Bachelor of Science,
Civil Engineering,
Arizona State University

Affiliations and Professional Training
Geotechnical Engineer, CA 2714

Professional Engineer, CA 61803

Professional Engineer, AZ 50604

AEG – Committee Member

ASCE – Geotechnical Division

Project Role/Responsibilities
Shawn will provide goetechnical and environmental consulting services for the San Ysidro Branch Library project. Shawn has nearly 20 years of experience providing geotechnical engineering, analyses in slope stability, liquefaction, shallow and deep foundation design, lateral pile design, and pavement design, as well as managing testing and observation services for drilled and driven piles, soil nails, soldier pile/tieback wall systems, and grading operations.

Relevant Project Experience
Lemon Grove School District, Lemon Grove Middle School Library, *Lemon Grove, California*
A new library was constructed in a previous parking lot area. The parking area had several utilities and undocumented fill containing debris that required locating, quantifying, and removal prior to construction. Trenching methods and a geophysical survey were used to help provide recommendations for the planned library and locate the existing utilities and debris.

El Apajo Fire Station, *Rancho Santa Fe, California*
Geotechnical recommendations were provided for the design and construction of the planned fire station located west of the intersection of El Apajo and San Dieguito Road in Rancho Santa Fe, California. Project challenges include constructing the fire station on liquefiable alluvium and creating large cuts for the installation of a retaining wall. Stone columns were used to support the fire station so it could remain operable during and after a liquefaction event, as well as the use of a soil nail wall to reduce grading and construction costs of the approximately 17-foot high planned retaining wall.

San Diego Unified School District, Harley Knox Elementary School, *San Diego, California*
Geocon provided recommendations for the design and construction of improvements to Harley Knox Elementary School located in the Mountain View area of San Diego. The improvements consist of new classroom structures, playgrounds, utilities, and a pedestrian bridge.

KRISTEN SALINAS, P.E., LEED AP BD+C, MBA | Senior Sustainability Consultant, NORESCO

Years in the Industry
10

Education
Master of Business Administration, Santa Clara University

Bachelor of Science, Civil Engineering, California Polytechnic State University

Certificate, Green Building and Sustainable Design, University of California

Affiliations and Professional Training
LEED Accredited Professional

Project Role/Responsibilities
Kristen will provide guidance and recommendations on how to integrate sustainable design into new and existing buildings. Her background in civil engineering provides a comprehensive understanding of the design process and how to best integrate sustainable practices, and her certificate in Green Building and Sustainable Design has provided her a broad background in eco-friendly materials, site planning, water/wastewater innovations, and habitat conservation.

Relevant Project Experience
City of San Francisco Golden Gate Valley Library, *San Francisco, California*
The Golden Gate Valley Library 8,000 square foot renovation achieved LEED Gold under LEED for Commercial Interiors (v2) in 2012. The historic neighborhood library was a challenge to certify because of its historic façade. The project achieved significant energy savings from updated lighting, heating, and a solar array on the backside of the roof (outside of view range).

SAN Terminal 2 West Expansion, *San Diego, California*
A design-build expansion of Terminal 2 at San Diego International Airport. The three-story expansion consists of approximately 494,205 square feet of new public and nonpublic areas, providing ten additional contact aircraft gate, a 15,000 square foot atrium food court area, large security screening check point capable of accommodating new developments in security technology, and an inline baggage screening matrix that accommodates both the new and existing terminal baggage system. The new terminal also includes passenger circulation, airline check-in/ticket lobby, waiting areas, seating areas, public art, restrooms, office space, special technology systems, and other related service/support areas.

California State Teachers' Retirement System (CALSTRS) Headquarters, *West Sacramento, California*
400,000 square foot story office tower initially achieved LEED Gold under LEED for New Construction (v2.1) in 2005. A little over a year later, the project achieved LEED Platinum under LEED for Existing Buildings, Operations and Maintenance (v2009).

4 | Technical Approach & Design Concept

TECHNICAL APPROACH AND DESIGN CONCEPT

4.5.1 / 4.1 / 4.2.1 - Proposed Design and Description

When our team began the design of this project, we listened intently to the community and closely studied the community plan and the RFP to craft a civic structure for the public to enjoy. Our goal was to create a library for San Ysidro and the surrounding community that is both welcoming and culturally relevant. Please find included in this section drawings, our concept narrative, and other pertinent information about our proposed design. We have included the information requested in 4.5.1 as well as the following graphics in this section of our proposal:

- *4.6.2.1.1 - Site Plans*
- *4.6.2.1.2 - Floor/ Space Plans*
- *4.6.2.1.3 - Elevations*
- *4.6.2.1.4 - Building Cross Sections*
- *4.6.2.1.5 - Interior Perspective*

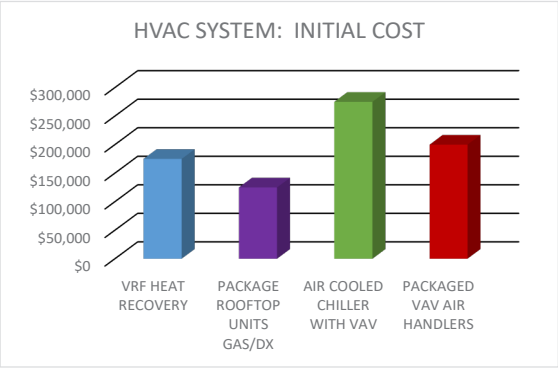
4.2.2 - Durability and Ease of Maintenance

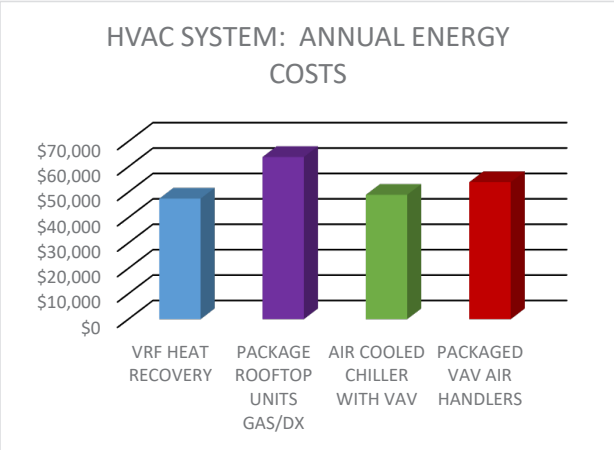
Material and equipment selection is an important component to any successful project. The structural framework was selected for its durable and long-lasting qualities. Concrete will be utilized in the lobby flooring, allowing for continuity from outdoors to indoors while providing a durable and easily maintained surface in this high traffic area. An analysis on the various types of mechanical systems was conducted by our team with the goal of selecting the most appropriate and resilient system for this project.

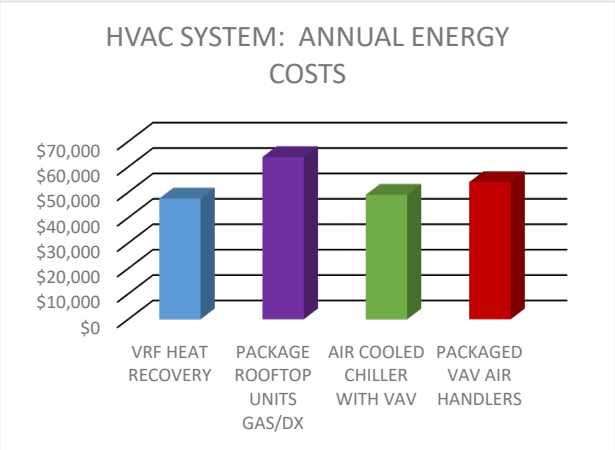
SAN YSIDRO LIBRARY LIFE CYCLE COST ANALYSIS

20 YEAR LIFE CYCLE (PRESENT VALUE)

OPTION	INITIAL COST	ANNUAL ENERGY COSTS	ANNUAL MAINTENANCE COSTS	TOTAL LCC (20 YR)	SAVINGS FROM BASELINE
VRF HEAT RECOVERY	$175,000	$47,500	$8,000	$1,285,000	$0
PACKAGE ROOFTOP UNITS GAS/D	$125,000	$63,900	$5,000	$1,503,000	-$218,000
AIR COOLED CHILLER WITH VAV	$275,000	$49,000	$12,000	$1,495,000	-$210,000
PACKAGED VAV AIR HANDLERS	$200,000	$54,000	$10,000	$1,480,000	-$195,000







All electrical systems will be as specified within the RFP criteria and will have a life expectancy as follows: transformers and electrical distribution equipment have a 20-year life expectancy, while LED lighting specified will have 50,000 hours. Emergency light fixtures and emergency battery pack life expectancies are seven to 10 years. Conduit and writing shall last over the lifetime of the building. Historically, fire alarm, security, telecommunications, and lighting controls life expectancies are between 15 and 20 years, while solar PV system components shall have a life expectancy of 20 years.

Our approach to designing the mechanical system for this project began with analyzing various mechanical system alternatives, as shown in the chart below:

System Description	Pros	Cons	Initial Cost	Maintenance	Efficiency	Flexibility
VRF	1. High efficiency 2. Relevant (new technology) 3. No indoor mech room 4. No mech yard 5. Simultaneous heating & cooling	1. No air side economy cycle 2. High maintenance cost 3. FC-units above ceiling	High	Medium	High	High
Rooftop Package Gas Heating Electric Cooling	1. Lowest cost 2. Economizer cycle 3. Low maintenance 4. Off the shelf item 5. No indoor mech room 6. No mech yard	1. Lowest efficiency 2. High roof top area required. 3. Low flexibility.	Lowest	Low	Lowest	Low
Air Cooled Chiller, Boiler, VAV Air Handling Units	1. Economizer 2. Medium maintenance 3. Medium cost	1. Need chiller yard 2. Need indoor mech room 3. Medium efficiency	Medium	Medium	Medium	Medium
VAV Rooftop Package Boilers	1. Economy cycle 2. Medium maintenance 3. Medium cost 4. No indoor mech room 5. No mech yard	1. Medium flexibility 2. Medium efficiency	Medium	Medium	Medium	High
Water Source Heat Pump Units	7. Lowest cost 8. No indoor mech room	4. Lowest efficiency 5. High maintenance 6. FC-units with compressor above ceiling 7. No economizer cycle	Lowest	High	Lowest	Medium

4.2.3 - Aesthetics and Functionality

The library's design incorporates the programmatic goals outlined in the RFP, while creatively utilizing the building itself as a backdrop to integrate art into architecture. In this way, the space for showcasing community artwork is increased and made into a focal point, enhancing the experience of entering the library on an individual level and for group enjoyment and commentary. The use of exterior cement plaster provides a timeless look to the building that fits in with the surrounding environment while also providing the perfect canvas for accent colors and artwork. The design utilizes simple block and geometric shapes – with this, along with accent colors and artwork, the library itself becomes an art piece for the community. Entering the lobby, visitors will be within the great room, an area that will serve as the central area that links the individual spaces together. The volume space with clerestory windows provides an elegant yet dramatic first impression for the visitors to the library.

NORTH ELEVATION

(BUILDING MURALS BY OTHERS)

SOUTH ELEVATION

WEST ELEVATION

PROJECT MATERIALS LIST:

01 EXTERIOR CEMENT PLASTER FINISH
02 ART MURALS (BY OTHERS - N.A.P.)
03 METAL STOREFRONT DOOR & WINDOW SYSTEM
04 METAL FRAME
05 COMMUNITY COURTYARD
06 METAL FENCING
07 PHOTO-VOLTAIC SOLAR PANELS
08 EXTERIOR BOLD PAINT COLORS
09 BUILDING SIGN
10 MOVIE WALL
11 STREET LIGHTING
12 BIKE RACKS
13 GARDEN PLAZA
14 ENTRY PLAZA
15 STATE & NATIONAL FLAGS
16 OVERHEAD CANOPY
17 ELECTRIC CAR CHARGING
18 EXISTING HISTORICAL BUILDIN

EAST ELEVATION

SECTION 1

SECTION 2

Although this Type VB building can be built of any material, the team has designed the facility to be constructed of non-combustible materials for durability and longevity benefits. The roof structure will consist of light gauge metal deck, spanning between steel bar joists approximately eight feet on center. Meanwhile, steel joists will be supported by structural steel beams and girders supported by steel columns, and the lateral force resisting system will consist of light gauge shear walls sheathed with Sureboard.

Space heating and cooling will be provided via VRF system. The fan coil units will be located above the ceiling: the units will be DX, constant volume units with ducted supply and return. The heat pump units will be located on the roof and will be capable of heat recovery. The indoor fan coils will have ducted supply, as well as a 1" lined return air plenum. All fan coils, heat pumps, split-systems, and fans shall have direct digital controls (DDC) connected to the EMS. All the typical control and monitoring points for each piece of equipment shall be provided. The DDC control will be capable of expanding to monitor and control domestic hot water, outdoor lighting, and similar functions. Finally, the plumbing design shall meet the requirements of the California Plumbing Code as a minimum and California Green Initiatives.

4.2.4. - Delivery Method

By its very nature, the design-build delivery method fosters the team approach to building a project by having its members work as a single entity to reach a common goal. This approach tends to open the lines of communication between designers and contractors who ultimately become part of the solution, rather than advisories as can sometimes happen in traditional delivery methods. Design-build is a proven delivery method for the Turner-SVA Team: together, we have successfully completed a number of construction projects totaling nearly a half billion dollars in the past several years.

Our team has learned how to work together and use each other's expertise to help solve project challenges, deal with budgetary issues and successfully meet any and all goals. Other advantages that our team brings are both a familiarity in consulting with a group of design consultants and subcontractors that we have worked with before and an understanding and commitment to collaborating early in the process so constructability of details along with sequence of construction have been vetted. This process allows our experienced leaders to work efficiently with Owners and other stakeholders to understand expectations and to ensure that the final project is one that we can all be proud of.

4.2.5. - Security

Providing a positive and safe experience during a visit to the library is an important aspect that we prioritized as a design criterion. Reviewing the San Diego Police Department's Crime Prevention Through Environmental Design (CPTED) guidelines, security of both the facility and its users was at the forefront of decisions made throughout the design process. The site itself will be enclosed by fencing as required by the RFP. This will deter trespassing while providing a barrier that still allows for visibility throughout the surrounding area. Exterior lighting will be used to eliminate dark spots within parking and other exterior areas, while landscaping height will be kept to a minimum to avoid creating hiding places. Electrified locks, another item in the CPTED guidelines, will be used on the entry doors. Within the library itself, strategically-placed glazing is proposed: the glazing will provide privacy and sound attenuation for specified rooms as well as allow sight lines through them for better monitoring of each space by library staff. In order to provide a fully functional multipurpose room that can be used after library hours, a roll-down gate will be utilized to secure the main library floor. The lobby and restrooms are outside of the gated area; as such, these spaces, along with the multipurpose storage, serving room and patio, can all be utilized without entering the secured area of the library.

4.2.6. - LEED

Turner has been an industry leader in sustainable construction projects. Engineering News-Record has ranked Turner number one among the country's green contractors consistently since 2008. More than $5.7 billion of sustainable construction was completed in 2015 companywide. Turner's sustainability program also emphasizes education and training, which has resulted in an impressive 1,400 staff achieving LEED accreditation. Locally, Turner has completed quite a few LEED projects, including the San Diego Airport Terminal 2 Expansion (LEED Platinum), Chula Vista High School Library and Multipurpose Building (LEED Platinum), Sempra World Headquarters (LEED Gold) and others.

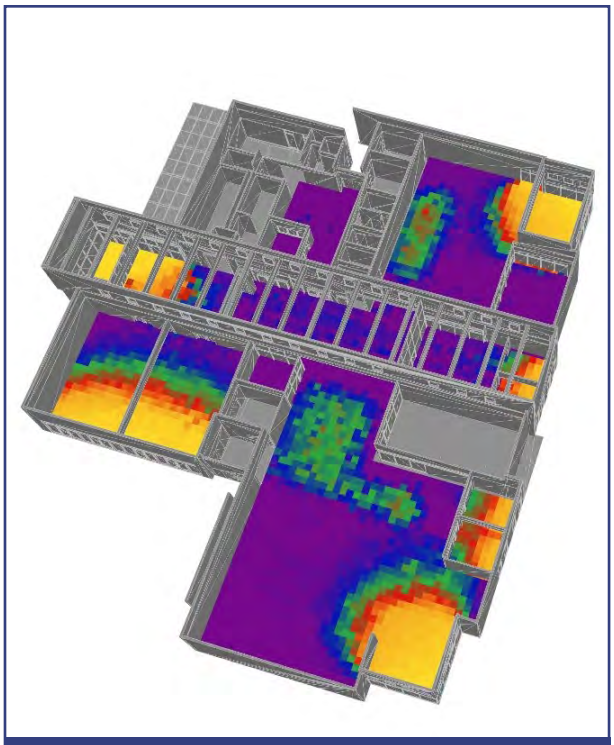
LEED certification has become the new standard to visibly indicate that a building is energy efficient and has made the conscious decision to minimize its effect on the environment. With the HVAC strategies explained in the sections above, it is our intention to help the City achieve this project's energy goals. Our team's deep experience with energy modeling will be invaluable to completing a signature library facility that is beautiful, sustainable, cost-effective, and state-of-the-art. Our energy consultant has worked on several Net Zero Energy (NZE) libraries and more than 150 LEED-certified projects, most of which are rated Gold or Platinum. Our team proposes this building with photovoltaic (PV) system to aid achieving the energy goals.

Along with the energy efficient HVAC strategies, our design will also provide a very high level of thermal comfort. Further energy conservation and sustainable design measures shall include ultra-low-flow plumbing fixtures including water closets with a maximum 1.0 gpf, urinals with a maximum 0.125 gpf, and lavatory faucets with maximum 0.4 gpm (0.25 gal/metering cycle).

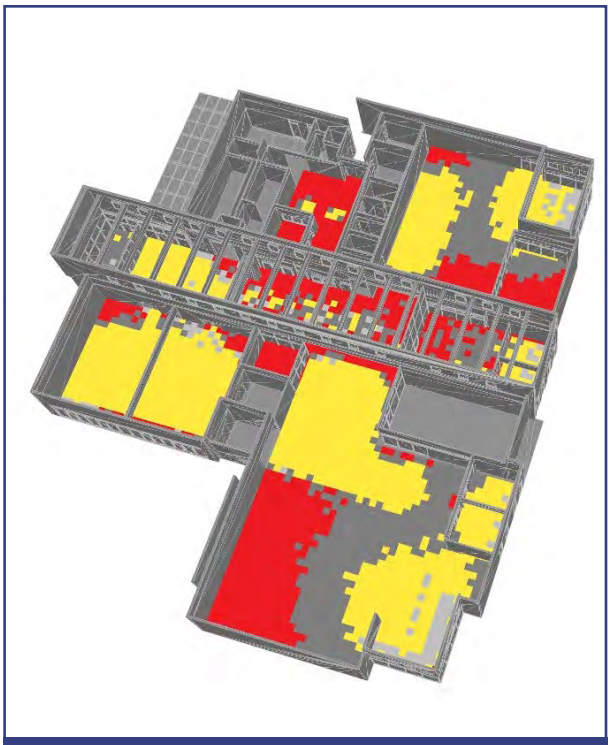
The design team is committed to optimizing daylight and views to the exterior environment for library occupants: spaces that will be regularly occupied have been coordinated in various locations to provide maximum access to both light and exterior perspective. The design strategically incorporates a combination of view glazing, clerestory windows, and toplighting to craft a building that is beautiful and comfortable for occupants while simultaneously supporting energy goals through increased daylight harvesting potential.

Preliminary daylight simulations were performed on the proposed design. These results can be used to inform the location of regularly occupied spaces, vertical glazing, and toplighting features, such as Solatubes. Example results of early daylight analyses are shown below, with emphasis on regularly occupied areas where daylight is desired. These types of analyses will be repeated throughout the design process to monitor daylight performance. The daylight analysis will continue throughout the design process to ensure that careful attention is placed on daylight performance, monitoring daylight performance and ensuring that this aspect becomes a prominent design feature.

Utilizing daylight analyses aids the team to design the library to minimize the use of electricity for lighting. Additionally, all lighting will comply with California Title 24 Energy Code requirements and will be designed to work with and enhance the daylighting provided within the space. This, along with the use of strategically placed PV panels, will help us meet its goal of a successful and energy efficient facility.



Example of Annual Daylight Analysis



Example of LEED Daylight Credit Analysis

Highly sustainable and designed with both site and community context in mind, the San Ysidro Library is planned to be a visible and inviting space that will energize and engage its community. The energy requirements and goals of this project can be summarized in four parts:

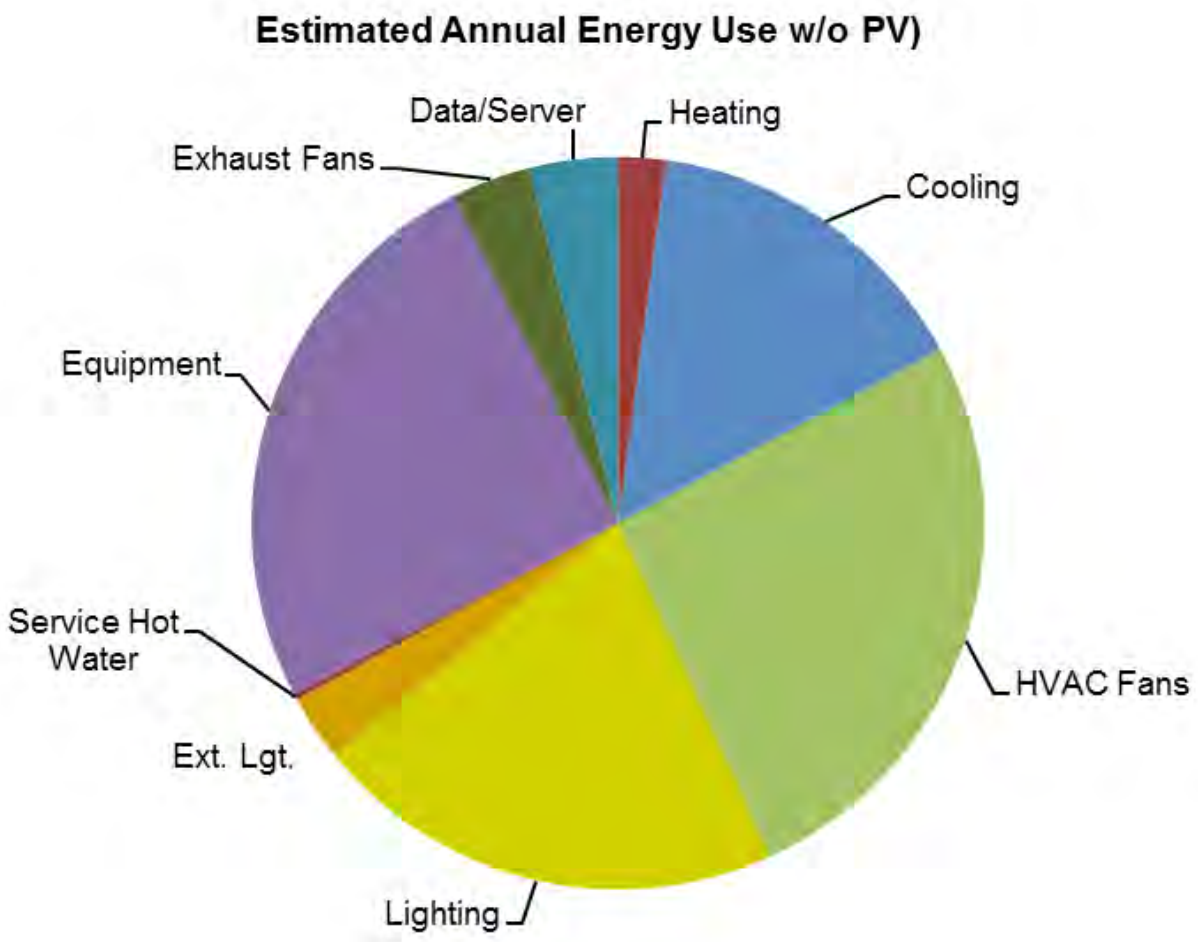
1. Achieve energy goals on an annual basis

2. Comply with Title 24-2013 (2013 Building Energy Efficiency Standards)

3. Earn incentives from the Savings by Design program (achieve at least 10% better than Title 24)

4. Support a LEED Silver rating or higher with strong energy performance.

Our proposed design will meet these requirements. We are aware of the City's special emphasis on sustainability and energy efficiency; as a result, we will work towards achieving a LEED Silver project. LEED Gold Certification appears to be possible, pending review during design. The energy performance of our proposed design will be a key contribution to this goal.



Whole building predictive energy modeling is a central component of our design strategy to achieve this goal; it allows us to test literally hundreds of iterations of design features. This deep analysis identifies optimum design decisions in terms of life-cycle cost and overall sustainability. We understand integrated design and we have the tools and experience to analyze all applicable strategies.

During the proposal stage, our team created and maintained a comprehensive whole-building energy model and investigated the holistic life-cycle costs for dozens of design options. Various end-uses were analyzed to determine where to focus for cost-effective energy efficiency options. This top-level analysis helped determine where cost savings are likely to occur.

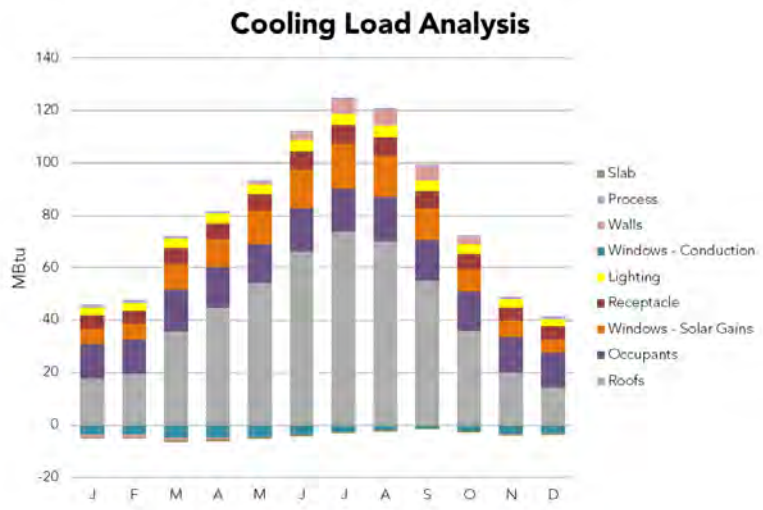
With a high-performance design, the library's regulated energy end-uses are minimized and the unregulated end-uses (i.e. equipment and data) become a larger percentage of the total energy use than would be expected of a typical, minimum efficiency building. The most cost-effective options were selected after a truly integrated design process. Specific options were selected to meet the high-level targets previously set. Other options were determined to not be life-cycle-cost effective or not feasible for various reasons. Each major design decision was discussed among the team and the interdependence of options was considered in the context of how it will affect overall energy performance and targets.

The general approach was to understand the fundamentals of the building site and usage, and then use the energy model to dive deep into the details. This strategy helps use to prioritize the most cost-effective solutions for achieving the energy goals.

Our team approach to designing a high-efficiency library is:

1. Identify Climate-Specific Opportunities

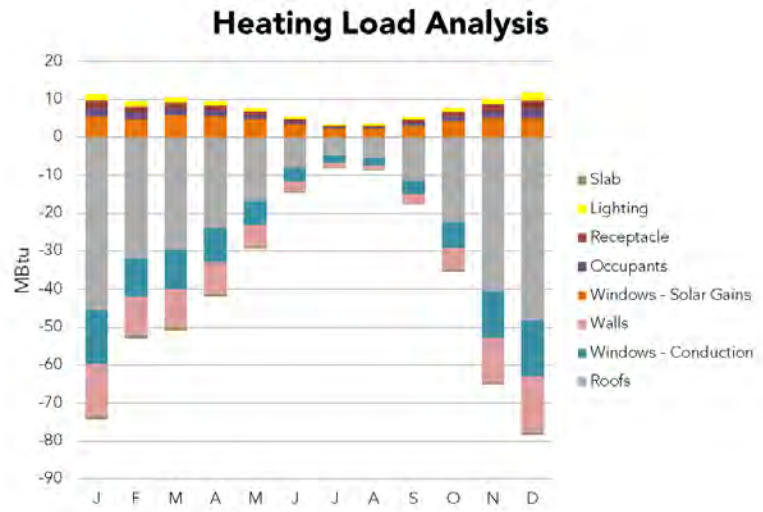
Because this project is located in San Diego, California, the mild climate means that envelope loads are relatively lower than for similar projects in more seasonally variable climates. Because of this favorable location, there is substantial opportunity to optimize envelope specifications and reduce first costs while still maintaining overall energy performance.



2. Reduce Loads

With a full understanding of the potential challenges and opportunities that are unique to this project, we proceed with analysis to optimize energy efficiency:

a. Envelope: The whole-building energy analysis results were used to investigate cost-effective options for envelope performance, including varying wall and roof insulation levels and construction types, as well as glazing specifications, and their coincident impact on HVAC sizing requirements.



b. Internal Loads: We considered all relevant internal loads, including expected occupants, data equipment, lighting, and plug loads. Lighting energy efficiency easily demonstrates life cycle cost savings, since energy can often be saved with no additional first cost or even a reduced first cost. Controls, such as occupancy sensors, vacancy sensors, and automatic daylight controls, were included in the design where life cycle cost effective and in compliance with code.

To truly understand the end-uses that will have the biggest impact on overall building energy use, we dive deeper into the energy model analysis and extract information about the source of the heating and cooling loads. This targeted analysis helps us to focus on the largest sources to optimize their loads contribution. The charts above show the cooling and heating loads for the proposed building.

We can see from the graphs on the previous page that the cooling loads are far greater than the heating loads, so measures that reduce cooling loads were prioritized. This type of analysis will ensure that envelope is life-cycle cost effective.

3. Meet Reduced Loads with High Efficiency HVAC Systems

Once loads were optimized as described above, we considered alternates to ensure life-cycle-cost-effective HVAC. Reduced loads are served by high-efficiency HVAC Variable Refrigerant Flow (VRF) systems.

The VRF units serving the building provide an optimum balance of efficiency, reliability, and occupant comfort without unnecessary complexity. This ensures an all-electric, cost-effective solution for the life of the project.

4. Supplement with Renewable Energy

This highly-efficient building is then supplemented with renewable energy to further reduce life-cycle-costs of building operation. By first optimizing the design to dramatically reduce the building's energy consumption, as described, the 50 kW PV system will offset a much larger percentage of the overall energy use, making the project much more cost effective overall.

This process – a truly integrated team making decisions informed by comprehensive life cycle cost analysis – will not stop with the completion of our proposal but will continue throughout design and construction. Furthermore, this process is used to pursue each of the project goals in parallel and, when necessary, separate whole building energy models are maintained for Title 24 compliance, LEED, and Savings By Design incentives to ensure that performance on each metric is maximized.

4.2.7 - Site Layout / 4.2.7.1 Identification and Access to Main Public Entrance

The main entrance to the library is clearly identified by both the signage and the design elements that form the unmistakable path to the entry lobby. Signage is placed in strategic locations at the site entryways to assist not only visitors, but more importantly, first responders and other service providers in quick orientation during an emergency.

4.2.7 - Site Layout / 4.2.7.2 Integration into Existing Circulation

The project site is accessible from both Beyer Blvd and Seaward Ave for pedestrians, bicycles and vehicular traffic. These arteries additionally connect the library to the surrounding neighborhood as recommended in the CPTED guidelines. The outdoor patio is another project element that has been designed to help integrate the facility into the community: the patio is situated so as to foster greater community intermingling as well as minimize noise from the adjacent freeway and streets. Further, to deter trespassing, the patio is enclosed by open fencing less susceptible to graffiti. This creates a secure boundary while not blocking visibility into or out of the space, another strategy outlined in the CPTED guidelines.

4.2.7 - Site Layout / 4.2.7.3 Landscape Integration with Building Design

The landscape elements of this project are a critical element in establishing a sense of place for the new library, and will foster neighborhood pride upon completion. The main entry plaza will consist of decorative hardscape elements that will tie-in the outside space to the interior of the building. Seating areas, signage, flag poles, bike racks, and potted plants will create a strong entry statement for the library. An open, fenced-in community patio will flow out to exterior break-out spaces suitable for small group meetings, lectures, and quiet reading opportunities. These areas will also consist of decorative hardscape elements that will unite the entire site.

Seating options will include built-in-place seat walls to further complement the architecture. Other exterior site amenities will include litter receptacles, bike racks, and way-finding signage with complimentary features that will unify all site amenities.

PROJECT MATERIALS LIST:

01 EXTERIOR CEMENT PLASTER FINISH
02 ART MURALS (BY OTHERS - N.A.P.)
03 METAL STOREFRONT DOOR & WINDOW SYSTEM
04 METAL FRAME
05 COMMUNITY COURTYARD
06 METAL FENCING
07 PHOTO-VOLTAIC SOLAR PANELS
08 EXTERIOR BOLD PAINT COLORS
09 BUILDING SIGN
10 MOVIE WALL
11 STREET LIGHTING
12 BIKE RACKS
13 GARDEN PLAZA
14 ENTRY PLAZA
15 STATE & NATIONAL FLAGS
16 OVERHEAD CANOPY
17 ELECTRIC CAR CHARGING
18 EXISTING HISTORICAL BUILDING

PROJECT MATERIALS LIST:

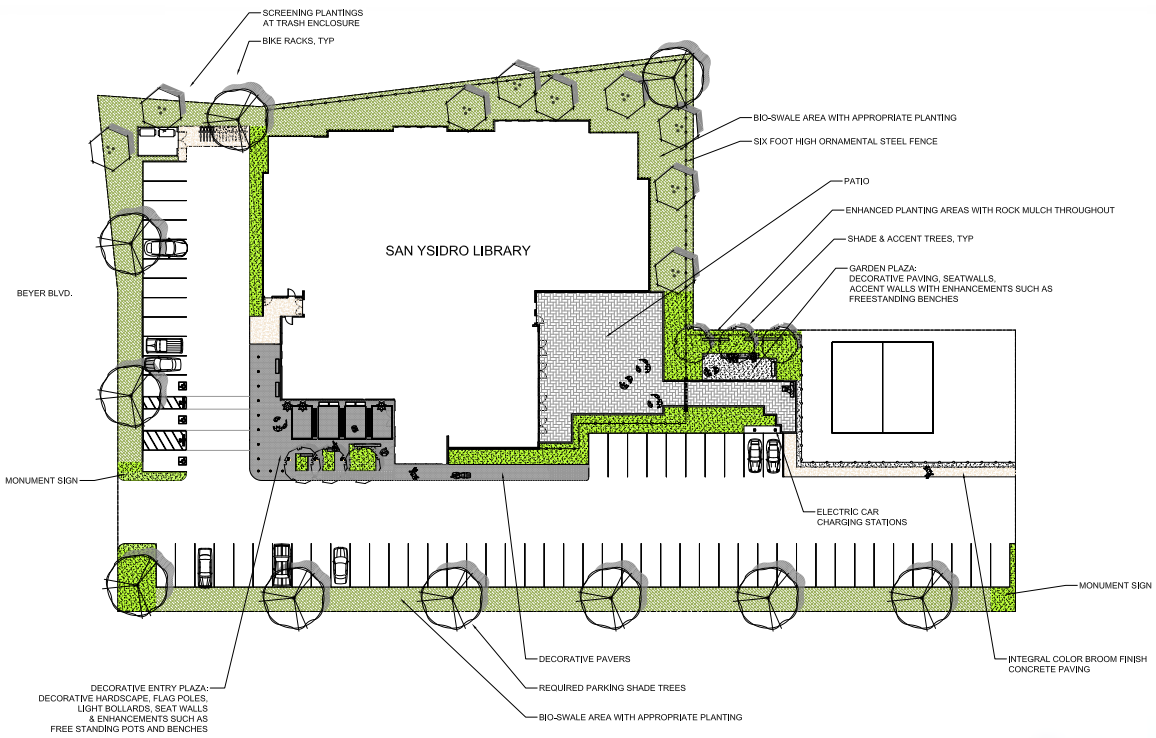
01 EXTERIOR CEMENT PLASTER FINISH
02 ART MURALS (BY OTHERS - N.A.P.)
03 METAL STOREFRONT DOOR & WINDOW SYSTEM
04 METAL FRAME
05 COMMUNITY COURTYARD
06 METAL FENCING
07 PHOTO-VOLTAIC SOLAR PANELS
08 EXTERIOR BOLD PAINT COLORS
09 BUILDING SIGN
10 MOVIE WALL
11 STREET LIGHTING
12 BIKE RACKS
13 GARDEN PLAZA
14 ENTRY PLAZA
15 STATE & NATIONAL FLAGS
16 OVERHEAD CANOPY
17 ELECTRIC CAR CHARGING
18 EXISTING HISTORICAL BUILDING

PROJECT MATERIALS LIST:

01 EXTERIOR CEMENT PLASTER FINISH
02 ART MURALS (BY OTHERS - N.A.P.)
03 METAL STOREFRONT DOOR & WINDOW SYSTEM
04 METAL FRAME
05 COMMUNITY COURTYARD
06 METAL FENCING
07 PHOTO-VOLTAIC SOLAR PANELS
08 EXTERIOR BOLD PAINT COLORS
09 BUILDING SIGN
10 MOVIE WALL
11 STREET LIGHTING
12 BIKE RACKS
13 GARDEN PLAZA
14 ENTRY PLAZA
15 STATE & NATIONAL FLAGS
16 OVERHEAD CANOPY
17 ELECTRIC CAR CHARGING
18 EXISTING HISTORICAL BUILDING

The landscape palette will adhere to the City of San Diego requirements while additionally enhancing the architectural style of the building. Drought tolerant plant material that requires minimal maintenance will be integrated into the site. Careful consideration of plant types and layout will be given to foster safety and security. Moreover, continued learning opportunities will be provided by the use of informational signage indicating common and Latin names on all major plant species throughout the site.

A state-of-the-art, automatically controlled irrigation system that meets all State water conservation measures will be installed, and will ensure ease of maintenance. A weather-based, soil moisture sensing controller will monitor conditions on site and will automatically adjust proper watering levels as necessary to each hydrozone throughout the project. Working in conjunction with this, a master control valve and flow sensor will monitor water pressure throughout the system, and will shut off should a mainline, lateral line, or individual head breakage occur. This system equipment will ensure that no run-off will occur on-site. Low flow irrigation heads and an in-line sub surface drip system will add to the water conservation measures for this project.



4.2.8. - Cost Savings Potential

The project and all of its proposed systems have been selected based on their ability to meet budget and energy requirements. Value engineering items that do not reduce the total net area of the facility and do not reduce the energy goals status or LEED silver certification are as follows:

1. Phased construction of the project by renovating the historic building at a later date.

2. Chain link site fencing in lieu of ornamental iron fencing along the perimeter of the site.

3. Chain link fencing just along east edge of site.

4. In order to provide an initial cost savings for the mechanical HVAC systems while still maintaining the expected energy efficiency and LEED performance of the building, we propose the following altered HVAC system as a value engineering item. The base system would be altered such that the VRF condensing unit that serves the multipurpose area, entrance lobby, and main restrooms would become a VRF (heat pump only) unit in lieu of a VRF (heat recovery type) unit. This would reduce initial costs for the condenser, eliminate the need for a heat recovery box, and eliminate some associated piping. Meanwhile, this scheme still maintains the energy efficiency of a VRF system. The potential restrictions with this VE item is that the condensing unit will no longer have simultaneous heating and cooling capabilities.

4.4.2 - Utilization Between FF&E, Material / Finish Upgrades and Thematic Elements

Our team realizes the importance of this new library for the community of San Ysidro. It is a new civic structure that serves as not only an educational resource for community, but also a social gathering space for all ages. Listening to the public comments regarding color and incorporating them into the project was a high priority. Through the use of finish materials, colors and proposed artwork we created a symbol of community unity depicting citizen's triumphs over their struggles. The great room with the high ceilings and exposed beams allows us to use these thematic elements to provide the community with their requested 'open and airy' space that is also traditional yet modern – a tip of the hat to the hacienda/rancho architecture that was also a community request. Rather than using walls to create reading nooks, the furnishings themselves are proposed to create these individual areas while keeping the space open and maintaining clear site lines. The south east corner of the library includes large glazing in an effort to maintain views to Mexico. Furniture is used to create a special corner that maximizes views that enhances the visitor's library experience.

4.5.2 - Project Schedule

Please refer to *Tab 5 - Construction Plan.*

4.5.3 - Project Budget

Please refer to Turner-SVA's Price Proposal.

4.5.4 - Compliance with all Mandatory Program/Performance Requirements

All of the mandatory programmed spaces have been incorporated into the project. Performance requirements have been reviewed and studied by our team and preliminary selections of the building's systems have been included in order to meet the performance requirements set forth in the RFP.

4.5.5 - LEED New Construction Project Checklist

Based on our initial review, the project will obtain LEED silver rating and may qualify for LEED Gold as well within our project budget. A preliminary score card is attached on the following page, which identify the credits that the project is targeted to earn. The credits that are marked as "maybe" on the score card will be evaluated during design development by the project team.

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: San Ysidro Branch Library
Date: 10/26/2016

Y	?	N			
1			Credit	Integrative Process	1

4	3	0		Location and Transportation	16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
			Credit	High Priority Site	2
	1		Credit	Surrounding Density and Diverse Uses	5
1	2		Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

3	2	0		Sustainable Sites	10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
			Credit	Site Development - Protect or Restore Habitat	2
			Credit	Open Space	1
1	1		Credit	Rainwater Management	3
	1		Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1

5	2	0		Water Efficiency	11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
4			Credit	Indoor Water Use Reduction	6
			Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1

24	3	0		Energy and Atmosphere	33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3			Credit	Enhanced Commissioning	6
15	3		Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
1			Credit	Demand Response	2
3			Credit	Renewable Energy Production	3
			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

2	1	0		Materials and Resources	13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
			Credit	Building Life-Cycle Impact Reduction	5
1			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1	1		Credit	Construction and Demolition Waste Management	2

10	3	0		Indoor Environmental Quality	16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
			Credit	Thermal Comfort	1
1	1		Credit	Interior Lighting	2
	1		Credit	Daylight	3
	1		Credit	Quality Views	1
1			Credit	Acoustic Performance	1

2	1	0		Innovation	6
1	1		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

2	0	0		Regional Priority	4
1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

53	15	0	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

4.5.6 - Summary of Value Add Enhancements

Several value-added enhancements the Turner-SVA team may be able to provide are below:

1. We have identified several LEED credits in the "Maybe" column that may allow us to reach LEED Gold certification within our budget, once we in are design development.

2. Large landscape pots and stands.

3. Light bollards identifying entry walkway.

4. Lit signs / monument signs.

5. Exterior patio is larger than required.

6. "Pocket Park" is situated to provide an overflow area for the patio to increase usable space.

7. Providing a building that itself can be viewed as a community art piece.

8. Providing the most efficient mechanical system out of the options allowed.

9. Providing a durable, long lasting, non-combustible structural system.

10. Staff lounge provided with windows to the exteriors as listed as desirable in the RFP.

11. Solatubes have been proposed to provide indirect daylighting.

12. While the current proposal meets the amended requirements of a 50 KW, our team believes that achieving a ZNE building could be possible through a collaborative, creative and strategic effort among the project team and City stakeholders. At the time of our submittal, we believe that achieving ZNE equates to an additional $160,000 in costs. We would like the opportunity to explore this in more detail as the process moves forward.

5 | Construction Plan

CONSTRUCTION PLAN

5.1.1 - Construction Approach and Methods

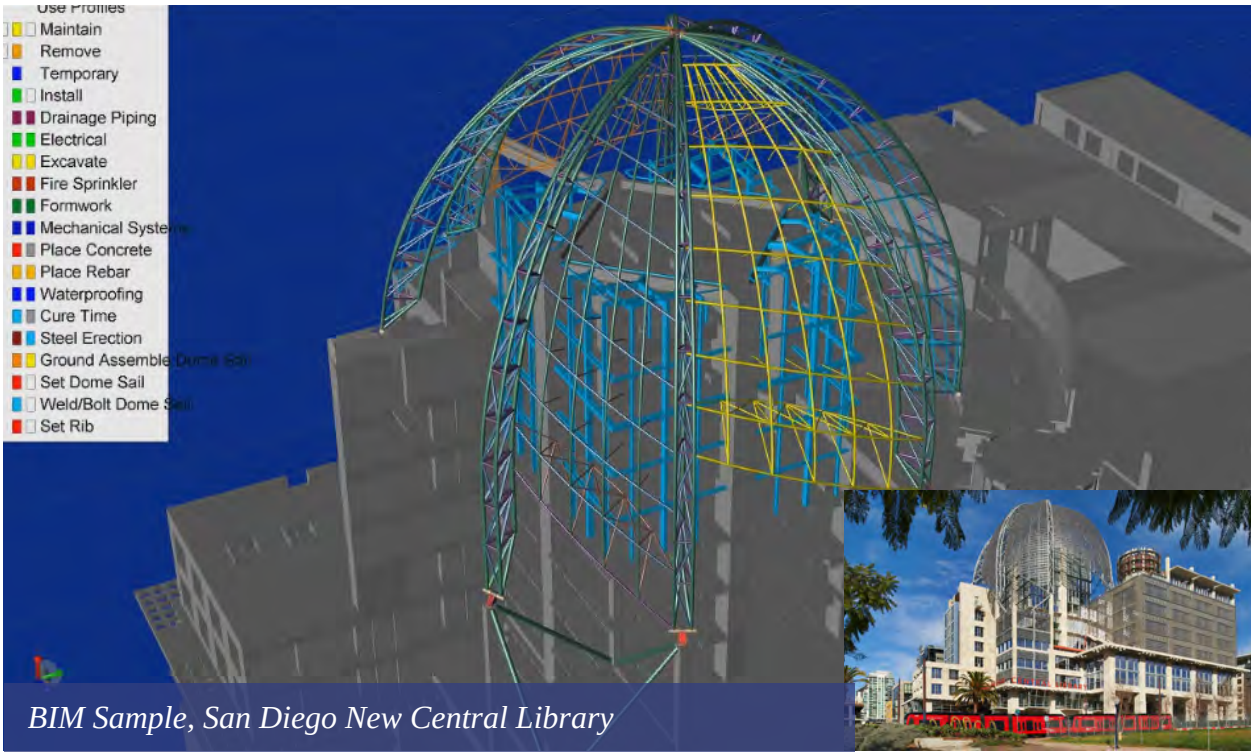
Schedule

As a design-build team, Turner-SVA will look to establish a partnership with the City of San Diego, focusing on shared goals and objectives. We will transparently discuss our plan to achieve shared goals emphasizing our planned schedule, our plan to maintain quality throughout the project, and the project communication methods. All of these items are approached with the priority of safety for the jobsite as well as the surrounding community.

In creating and maintaining our project schedules, it is our standard project approach to implement elements from the Last Planner System, such as phase pull planning, weekly production planning, and regular huddles to verify progress. We have successfully implemented these methods that reduces waste from processes, improves efficient trade handoffs, and increases productivity. Our subcontractor community also embraces this approach. The planning process also allows us to take advantage of improvements in sequencing of activities.

Our scheduling programs allow a variety of reports may be generated, including; milestone reports, subcontractor detail, critical path analysis, cost loaded schedules, and cash flow projections. The schedule is monitored on a regular basis to measure progress and ensure proper planning, preventing potential problems and conflicts.

As our staff performs daily inspections of the work during construction, they will continually monitor crew productivity to ensure work-in-place meets schedule requirements. This information will enable the team to verify plans for performing the work and crews necessary to meet the schedule, as well as provide a forecast for the balance of the project. The project team uses the schedule in regular planning sessions to actively manage the workflow and critical path activities to assure the completion milestones are not jeopardized. In weekly updates and monthly schedule analysis, task durations and resources are addressed for any inconsistencies noted, so immediate corrective action plans can be implemented.



BIM Sample, San Diego New Central Library

BIM

Another primary proactive approach we use on projects is Building Information Modeling (BIM) during preconstruction or early coordination in construction processes. This active approach of building and coordinating the project in the model has improved our ability to deliver high-quality projects on time and on budget. We use BIM to help visualize a sequence of construction activities.

We start every project with a BIM execution plan, which provides a structured approach for creating and implementing BIM on the project according to the selected uses. The four steps within this procedure include:

- Identify high value BIM goals and uses.
- Define BIM roles and responsibilities.
- Develop information exchange.
- Define supporting infrastructure in the form of contracts, communication procedures, technology, and quality control to support the implementation.

The goal for implementing this structured approach is to facilitate planning and direct communication by the project team. The planning process will be led by a Turner BIM Engineer and will include members from all organizations with a significant role on the project. The San Ysidro Library project team will effectively define a tailored BIM execution strategy by understanding the project goals, characteristics, and the capabilities of the team members.

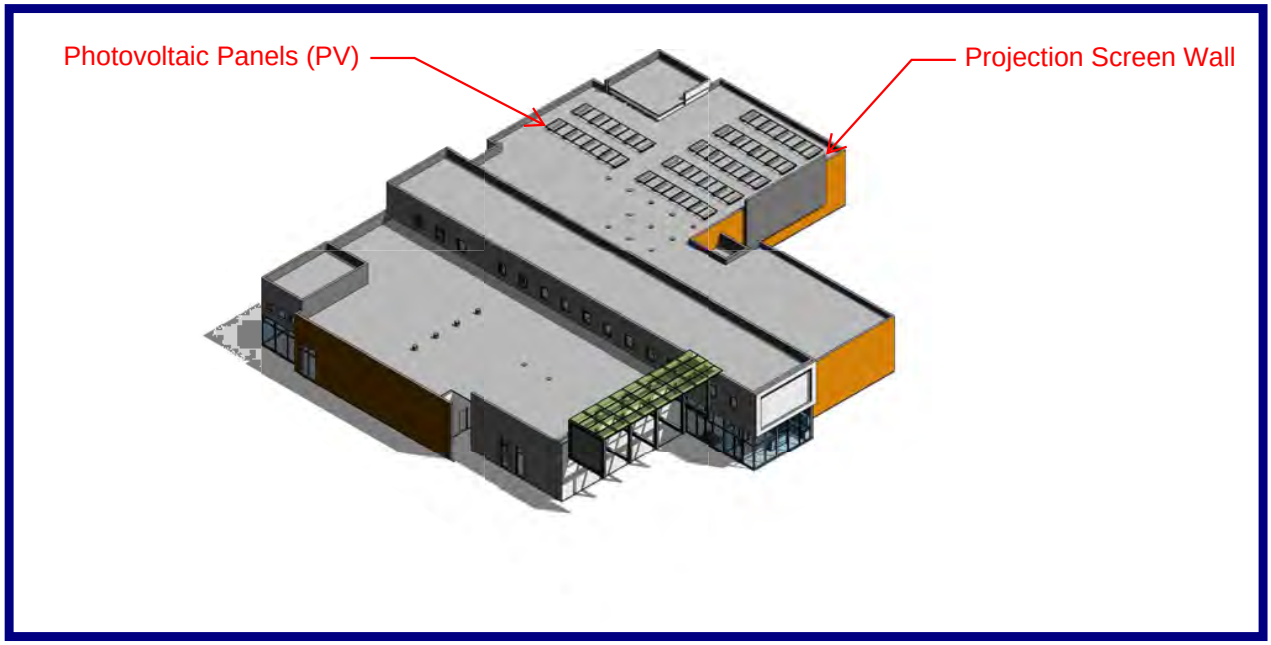
Communication and Technology

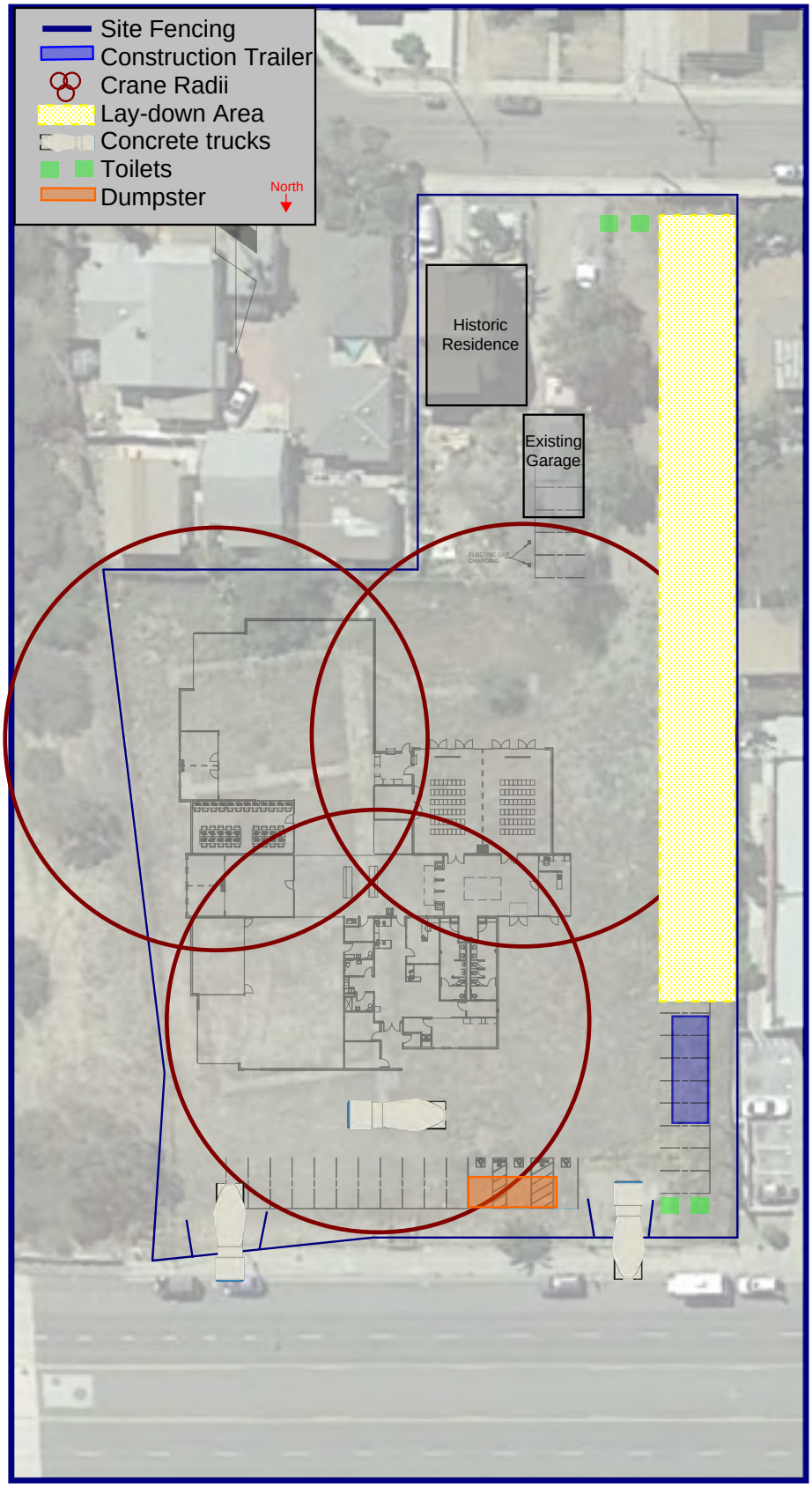
As on most projects, the environment in which communication occurs is critical to the project's success. At Turner, we recognize the importance of a face-to-face conversation and the value of the simple aspects of communication, but we also realize the importance of transmitting and tracking valuable information in a manner that is current, accurate and readily accessible. We utilize cloud-based software that serves as the hub for all contractual communication. Within this software, designated users can have immediate access to document files, drawings and drawing updates, meeting minutes, photos, as well as the project webcam. We also use this programs as the platform to process and track all submittals and RFI's. As technology continues to change in the way of document management, we have found that our cloud-based software is among the strongest. Our program allows us to increase project efficiency and accountability by streamlining and mobilizing project communication and documentation. The use of this real time data, especially in the field, minimizes risk and maximizes productivity. Please refer to *Tab 3, Project Team* for more information on Turner-SVA's communication protocols and project management software.

Traffic Control Management

Turner-SVA manages many urban projects and we understand how to operate on tight curb to curb sites with little to no lay down area. With this constraint we focus on "just in time" deliveries, minimizing the amount of material that needs to be stored on site at any given time. For the San Ysidro Library project, it is our intention to utilize Beyer Boulevard for site access and construction traffic. Traffic and activities on Seaward Avenue will be limited in consideration of the residences in the area. Please see the site logistics plan on the following pages that illustrates the site utilization plan, including traffic flow, temporary offices, crane pick radius, laydown area and other temporary facilities.

Pepper Dr
E Seaward Ave
E Park Ave
Beyer Blvd
Beyer Blvd
W Park Ave


Photovoltaic Panels (PV)
Projection Screen Wall


Site Fencing
Construction Trailer
Crane Radii
Lay-down Area
Concrete trucks
Toilets
Dumpster
North
Historic Residence
Existing Garage

5.1.2 - Plan for Phasing of Construction Activities

Please see below a description of the various phases for construction activities

Phase 1 **Site Demo and Utilities**	During this phase our team will take occupancy of the site, starting with site perimeter fencing, mobilizing the construction offices, city's field office, along with dumpsters and temp toilets. We will also establish BMPs per our SWPPP developed specifically for our site. We will develop a detailed traffic and pedestrian control plans in place after review with the City. At this time we will clear and grub the site, begin the demolition of the existing storage building, and install the protective fencing around the historic structure.
Phase 2 **Sitework**	This phase will consist of site grading and installation of site utilities. Water mains will be installed from the street POCs and sewer mains will be extended out. Site electrical and phone/internet service conduits will also be installed at this time. Paved areas are prepared to subgrade level.
Phase 3 **Foundation & Slab on Grade**	In this phase we will see the building pad readied, foundations poured, followed by shallow utilities and slab on grade activities.
Phase 4 **Structure**	After the slab on grade is poured, we will begin the building structure that consists of the exterior framing, steel supports and the roof structure. During this phase, we will also complete the remediation/ restoration of the historic building.
Phase 5 **Exterior Dry In and MEP Rough-In**	Once the structure is in place, we will complete the exterior envelope that includes the roof, glazing and exterior wall finishes. At the same time, we will also be installing interior framing along with mechanical, electrical and plumbing installations. During the phase we will coordinate and facilitate the artwork installations as well, planned at the entrance to the building.
Phase 6 **Interior Finishes**	After the building is substantially dried-in, we will start the installation of finishes – drywall, painting, ceilings, flooring, casework, etc., along with lighting and fixtures. We also plan to energize the building and startup the mechanical equipment to provide a stable interior environment for any specialty finishes that require such conditions.

5.1.3 - General Plan for Functional Testing and Start-Up

As mentioned previously, we will ensure stable indoor conditions by starting up and running HVAC equipment prior to installation of specialty finishes. We will also conduct fire life safety tests so that the building may be fire loaded with library furnishings. After construction activities have subsided we will go through functional testing which includes air balance, water pressure adjustments and controls verification. The commissioning agent, who has previously reviewed the design and construction of MEP systems, will oversee the commissioning phase and also ensure that the training is completed for maintenance staff.

We intend to energize equipment and startup mechanical equipment sufficiently early to provide a stable indoor environment for finishes. We plan to obtain temporary certificate of occupancy (TCO) by September 2018 to allow fire-loading the building, so that furnishings may be installed. After TCO, we will perform functional testing with our commissioning agent during the final quarter of 2018. This will allow the building operation to be optimized and maintenance staff to be trained on equipment use well in time for the grand opening.

5.1.4 - Proposed Safety Program

Turner is dedicated to elevating standards for safety in the construction industry, reducing risk, and improving loss control on every project we manage in order to send every worker home safely each day. Turner has earned Occupational Health and Safety Advisory Services (OHSAS) 18001 registration, which recognizes the development and implementation of a comprehensive safety program that strives to provide and maintain the safest possible work conditions. Examples of Turner's innovative safety and security practices include:

- Strategic partnerships with OSHA and other regulatory and industry agencies. Turner's San Diego office has earned both Golden Gate and SHARP levels of recognition from Cal OSHA on the San Diego New Central Library Project.
- Where necessary, supplementing safety and field teams with STSC, CHST, ASP or CSP's and Spanish (or other native) speaking safety professionals. Jobsite orientations are conducted in both English and Spanish.
- No subcontractors with an EMR greater than 1.0 allowed to work for Turner unless they provide us with a risk mitigation plan.
- Development and implementation of web-based OSHA approved OSHA 10 and 30 training. All trades are required to have a Competent Person Trained in CPR First Aid as well as OSHA 30 on the project.
- Turner requires 100% fall protection beyond six feet height as a contractual requirement and we are in the process of requiring retractable harness lanyards.

- Building L.I.F.E Program (Live Injury Free Everyday) empowers workers to stop an unsafe act, conduct inspections, suggest improvements and recognize others.
- Ladders Last Program help workers make the right choice when working at elevated positions, reduce or eliminate ladders by using lifts in every instance where one can be used, use platform or tripod ladders, and use prefabricated ladders or stair towers in lieu of job built.
- Nothing Hits the Ground gets the work to a height off the ground to address ergonomic issues and awareness of Lean principles in field operations.

- Jobsite Safety Boards: Jobsite safety boards make safety personal to each member of the onsite project team. Each trade and management employee is asked to provide a photograph of a person or item that gives them added incentive to arrive home safely. From these, a collage of photographs on a 4'x16' safety board is created adjacent to the main entrance/exit to the project.

- Safely Work At Turner (S.W.A.T) CARD: An observation/audit card must be completed by each worker on the project at a minimum of once a week. Recommendations from the cards are compiled in an active tracking log that is posted on the Jobsite Safety Board. As items are addressed, the jobsite team is notified of the changes at our weekly safety meeting and stand-downs.

- Pre-Planning Meetings (JHA and PTP): Pre-planning meetings or Job Hazard Analysis (JHA) will be completed prior to every major or high-risk activity on site, the focus is on big picture scope of work. Pre-Task Plan (PTP) meeting are conducted daily out in the field and focus on today's activity and situation. These meetings include a detailed review of potential risks, completion of a task hazard analysis, and development of a plan to complete tasks safely.

The site-specific safety plan generated during preconstruction will identify early any project specific safety risks to be incorporated into the construction safety plan. Safety rules and regulations will be devised to address the unique challenges of the project, including those related to the surrounding community, City employee safety, security, traffic mitigation, communication, personal protective requirements, and environmental concerns. Turner's Safety Manager, Kristine Wunder, will prepare this site specific plan for review by the San Ysidro Library project team.

5.1.5 - Proposed Emergency Response Plan

Turner will create a site-specific, emergency response plan for the San Ysidro Library upon award. The Emergency Response Plan will provide an outline of actions that must be taken to prepare for a crisis and response plan in the event of a crisis, as well as the action steps necessary and the responsibility assigned for such actions. A sample Emergency Response Plan will be provided upon request.

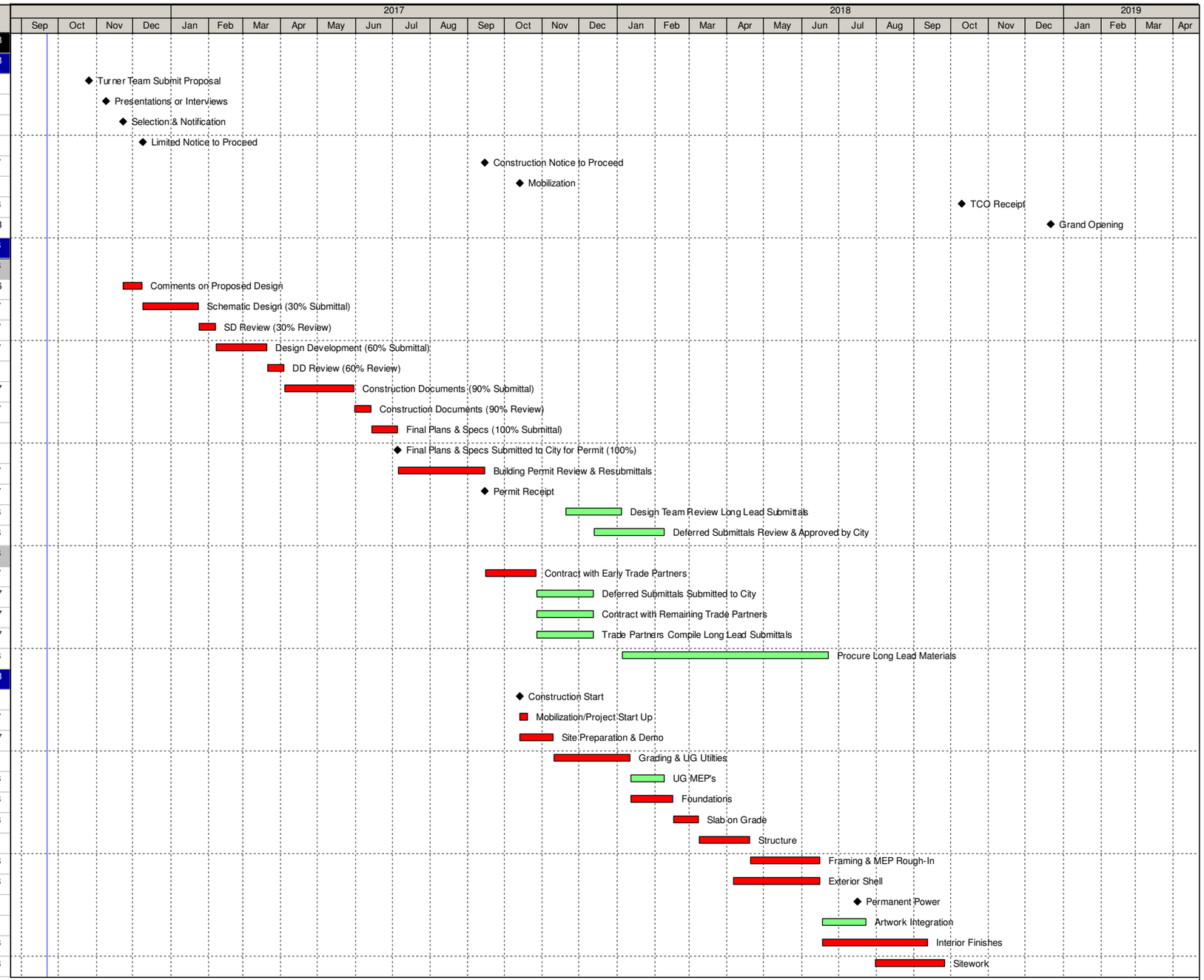
5.1.6 - Proposed Construction Schedule

Please find Turner-SVA's proposed construction schedule attached. In order to remove all pricing information from our technical proposal, we have included the cost-loaded version of the schedule with our price proposal.

5.1.7 - Community Impact

It is our intent to develop and foster positive relationships with the community during our presence in the area. In partnership with the City, and the local law enforcement agencies we intend to hold regular meetings with neighbors and community leaders regarding the progress of the project. The Turner-SVA team will take all necessary measures to mitigate any noise or pollution related issues. We will limit noise producing activities on site per local regulations and be mindful of the residential aspect of the site environment. Efforts will be made at all times to keep the streets surrounding the site clean.

Activity ID	Activity Name	Original Duration	Start	Finish
San Ysidro Library Proposal Schedule		544	26-Oct-16	21-Dec-18
Milestones		544	26-Oct-16	21-Dec-18
A1000	Turner Team Submit Proposal	0	26-Oct-16*	
A1010	Presentations or Interviews	0	09-Nov-16	
A1020	Selection & Notification	0	23-Nov-16	
A1030	Limited Notice to Proceed	0	09-Dec-16	
A1050	Construction Notice to Proceed	0		14-Sep-17
A1380	Mobilization	0	13-Oct-17	
A1080	TCO Receipt	0		09-Oct-18
A1090	Grand Opening	0		21-Dec-18
Preconstruction		400	23-Nov-16	22-Jun-18
Design & Permitting		305	23-Nov-16	08-Feb-18
A1210	Comments on Proposed Design	10	23-Nov-16	08-Dec-16
A1120	Schematic Design (30% Submittal)	30	09-Dec-16	23-Jan-17
A1130	SD Review (30% Review)	10	24-Jan-17	06-Feb-17
A1140	Design Development (60% Submittal)	30	07-Feb-17	20-Mar-17
A1150	DD Review (60% Review)	10	21-Mar-17	03-Apr-17
A1160	Construction Documents (90% Submittal)	40	04-Apr-17	30-May-17
A1170	Construction Documents (90% Review)	10	31-May-17	13-Jun-17
A1180	Final Plans & Specs (100% Submittal)	15	14-Jun-17	05-Jul-17
A1190	Final Plans & Specs Submitted to City for Permit (100%)	0		05-Jul-17
A1200	Building Permit Review & Resubmittals	50	06-Jul-17	14-Sep-17
A1220	Permit Receipt	0		14-Sep-17
A1280	Design Team Review Long Lead Submittals	30	20-Nov-17	04-Jan-18
A1250	Deferred Submittals Review & Approved by City	40	13-Dec-17	08-Feb-18
Trade Partnering		195	15-Sep-17	22-Jun-18
A1230	Contract with Early Trade Partners	30	15-Sep-17	26-Oct-17
A1240	Deferred Submittals Submitted to City	30	27-Oct-17	12-Dec-17
A1260	Contract with Remaining Trade Partners	30	27-Oct-17	12-Dec-17
A1270	Trade Partners Compile Long Lead Submittals	30	27-Oct-17	12-Dec-17
A1290	Procure Long Lead Materials	120	05-Jan-18	22-Jun-18
Construction		300	13-Oct-17	21-Dec-18
A1300	Construction Start	0	13-Oct-17	
A1305	Mobilization/Project Start Up	5	13-Oct-17	19-Oct-17
A1320	Site Preparation & Demo	20	13-Oct-17	09-Nov-17
A1310	Grading & UG Utilties	40	10-Nov-17	11-Jan-18
A1340	UG MEP's	20	12-Jan-18	08-Feb-18
A1330	Foundations	25	12-Jan-18	15-Feb-18
A1350	Slab on Grade	15	16-Feb-18	08-Mar-18
A1360	Structure	30	09-Mar-18	19-Apr-18
A1370	Framing & MEP Rough-In	40	20-Apr-18	15-Jun-18
A1400	Exterior Shell	50	06-Apr-18	15-Jun-18
A1430	Permanent Power	0		16-Jul-18
A1510	Artwork Integration	25	18-Jun-18	23-Jul-18
A1390	Interior Finishes	60	18-Jun-18	11-Sep-18
A1410	Sitework	40	31-Jul-18	25-Sep-18



Remaining Level of Effort
Actual Level of Effort
Actual Work

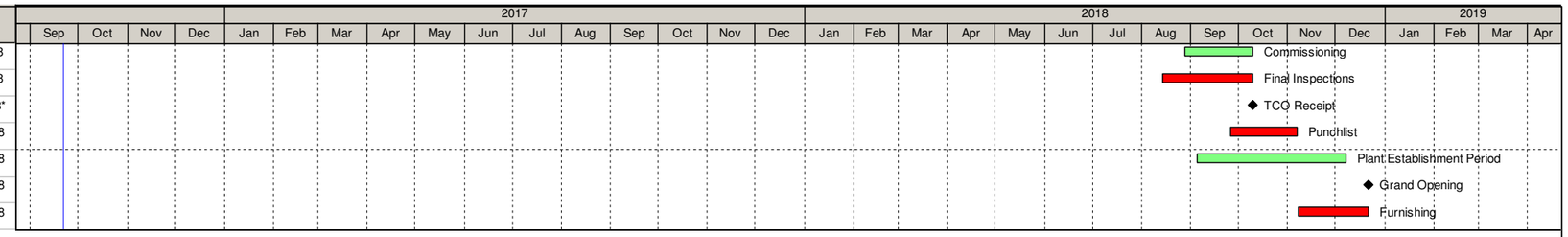
Data Date:22-Sep-16
Run Date:25-Oct-16
Page 1 of 2

San Ysidro Library Proposal Schedule
Overall Schedule Summary

Turner

Turner Construction Company			
Date	Revision	Checked	Approved
26-Oct-16			

Activity ID	Activity Name	Original Duration	Start	Finish
A1450	Commissioning	30	28-Aug-18	09-Oct-18
A1490	Final Inspections	40	14-Aug-18	09-Oct-18
A1500	TCO Receipt	0		09-Oct-18*
A1420	Punchlist	30	26-Sep-18	06-Nov-18
A1460	Plant Establishment Period	65	05-Sep-18	07-Dec-18
A1470	Grand Opening	0		21-Dec-18
A1480	Furnishing	30	07-Nov-18	21-Dec-18



Remaining Level of Effort
Actual Level of Effort
Actual Work

Data Date:22-Sep-16
Run Date:25-Oct-16
Page 2 of 2

San Ysidro Library Proposal Schedule
Overall Schedule Summary

Turner

Turner Construction Company			
Date	Revision	Checked	Approved
26-Oct-16			

6 | Equal Employment & Contracting Opportunity

Equal Employment and Contracting Opportunity

Turner-SVA is committed to procuring the best local talent and ensuring that this project will receive the attention and commitment of the local contracting community. We have used our resources to actively market the project to available subcontractors in the region and ensure that all qualified subcontractors who have shown interest in the project have had the opportunity to bid. We know the Southern California subcontractors who can most efficiently and cost effectively service this type of project.

After reviewing and preparing our estimate for the San Ysidro Branch Library project, Turner-SVA certifies that we will **meet or exceed 25%** SLBE, ELBE, or DVBE subcontractor participation. ***Please refer to Turner-SVA's sealed price proposal for a full listing and documentation of subcontractors.***

It is the policy of the Turner-SVA team to promote economic advancement of small, minority, women, disadvantaged, disabled veteran, and the physically challenged both as individuals and as business owners through employment and award of contracts and subcontracts. We have a strong commitment to achieve or exceed small business goals on all of our projects. It is also our policy to aid and assist small businesses in order to develop and maintain a strong vendor base from which to select our subcontractors, and to file reports timely and accurately in order to show compliance with the critical small business subcontracting requirements.

On Turner's SAN Terminal 2 West Building and Airside project, over 80% of subcontracts went to local businesses. Turner also developed an award-winning local small business program for the design-build San Diego Convention Center Expansion project that we have continually enhanced over the years to become a model for projects in San Diego. During this project, Turner created a bid packaging plan that broke down or split scopes of work into smaller bid packages to allow smaller contractors the opportunity to participate. Normally, a project of this size would have 40 to 60 subcontractors. Turner created 145 bid packages that resulted in 77% of the work going to the local community. The City of San Diego gave Turner the Recognition of Excellence Award to honor the team's dedication to diversity for construction and employment in the construction of the expansion.

Turner-SVA verifies that all documentation required under the Work Force Report and Equal Employment Opportunity (EEO) Plan as well as the subcontractor documentation section of the RFQ remains correct and accurate, with several updates to Turner and SVA's Work Force Reports.

Please find attached the following documentation:

- Updated Workforce report for Turner
- Updated Workforce report for SVA
- Turner's Affirmative Action Plan and Program

Updated Workforce Reports

City of San Diego
EQUAL OPPORTUNITY CONTRACTING (EOC)
1200 Third Avenue • Suite 200 • San Diego, CA 92101
Phone: (619) 236-6000 • Fax: (619) 236-5904

WORK FORCE REPORT

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

NO OTHER FORMS WILL BE ACCEPTED

CONTRACTOR IDENTIFICATION

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

Name of Company: Turner Construction

ADA/DBA:

Address (Corporate Headquarters, where applicable): 375 Hudson Street

City: New York County: New York State: NY Zip: 10014

Telephone Number: ( ) 212-229-6000 Fax Number: ( ) n/a

Name of Company CEO: Peter Davoren

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

Address: 15378 Avenue of Science, Suite 100

City: San Diego County: San Diego State: CA Zip: 92128

Telephone Number: ( ) 858-217-0700 Fax Number: ( ) n/a Email:

Type of Business: General Contractor Type of License: B, 210639

The Company has appointed: Karen Sweeney

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

Address: 250 West Pratt Street, Baltimore, MD 21201

Telephone Number: ( ) 410-715-7240 Fax Number: ( ) n/a Email:

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

Check the box above that applies to this WFR.
**Submit a separate Work Force Report for all participating branches. Combine WFRs if more than one branch per county.*

I, the undersigned representative of Turner Construction
(Firm Name)

San Diego, California hereby certify that information provided
(County) *(State)*

herein is true and correct. This document was executed on this 1st day of September, 20 16

Monica Adams Digitally signed by Monica Adams DN: C=US, E=madams@tcco.com, O=Turner Construction, OU=Human Resources, CN=Monica Adams Date: 2016.09.01 14:56:04 -07'00'

(Authorized Signature)

Monica Adams
(Print Authorized Signature Name)

WORK FORCE REPORT – Page 2

NAME OF FIRM: Turner Construction DATE: 9/1/16

OFFICE(S) or BRANCH(ES): San Diego COUNTY: San Diego

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

(1) Black, African-American
(2) Hispanic, Latino, Mexican-American, Puerto Rican
(3) Asian
(4) American Indian, Eskimo
(5) Filipino, Asian Pacific Islander
(6) White, Caucasian
(7) Other ethnicity; not falling into other groups

ADMINISTRATION OCCUPATIONAL CATEGORY	(1) African American		(2) Hispanic or Latino		(3) Asian		(4) American Indian		(5) Asian Pacific Islander		(6) Caucasian		(7) Other Ethnicity	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Management & Financial		1	3	2							23	5		
Professional														
A&E, Science, Computer	1	1	7	3	3	1					14	4		2
Technical														
Sales														
Administrative Support		1		2								4		
Services														
Crafts														
Operative Workers														
Transportation														
Laborers*														

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

Totals Each Column	1	3	10	7	3	1	0	0	0	0	37	13	0	2

Grand Total All Employees	77

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

Disabled	0	1	0	1	0	0	0	0	0	0	1	1	0	0

Non-Profit Organizations Only:

Board of Directors														
Volunteers														
Artists														

WORK FORCE REPORT – Page 3

NAME OF FIRM: Turner Construction DATE: 9/1/16

OFFICE(S) or BRANCH(ES): San Diego COUNTY: San Diego

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

(1) Black, African-American
(2) Hispanic, Latino, Mexican-American, Puerto Rican
(3) Asian
(4) American Indian, Eskimo
(5) Filipino, Asian Pacific Islander
(6) White, Caucasian
(7) Other ethnicity; not falling into other groups

TRADE OCCUPATIONAL CATEGORY	(1) African American		(2) Hispanic or Latino		(3) Asian		(4) American Indian		(5) Asian Pacific Islander		(6) Caucasian		(7) Other Ethnicity	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Brick, Block or Stone Masons	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carpenters	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carpet, Floor & Tile Installers Finishers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cement Masons, Concrete Finishers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Laborers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drywall Installers, Ceiling Tile Inst	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electricians	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator Installers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First-Line Supervisors/Managers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glaziers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Helpers; Construction Trade	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Millwrights	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. Const. Equipment Operators	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painters, Const. & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pipelayers, Plumbers, Pipe & Steam Fitters	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Plasterers & Stucco Masons	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roofers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security Guards & Surveillance Officers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sheet Metal Workers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Structural Metal Fabricators & Fitters	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Welding, Soldering & Brazing Workers	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Workers, Extractive Crafts, Miners	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals Each Column	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Grand Total All Employees

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

Disabled	0	1	0	1	0	0	0	0	0	0	1	1	0	0

City of San Diego
EQUAL OPPORTUNITY CONTRACTING PROGRAM
1200 Third Avenue, Suite 200, San Diego, CA 92101
(619) 236-6000 FAX: (619) 235-5209

WORK FORCE REPORT

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

CONTRACTOR IDENTIFICATION

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

Name of Company: SVA Architects, Inc.

AKA/DBA: _____

Address (Corporate Headquarters, where applicable): 3 MacArthur Place, Suite 850

City Santa Ana County Orange State CA Zip 92707

Telephone Number: (949) 809-3380 FAX Number: (949) 809-3381

Name of Company CEO: Ernesto Vasquez, FAIA, NCARB

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

Address: 5160 Carroll Canyon Road, Suite 200

City San Diego County San Diego State CA Zip 92121

Telephone Number: (858) 573-2123 FAX Number: (949) 809-3381

Type of Business: California Corporation Type of License: Architecture

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

Address: 3 MacArthur Place, Suite 850, Santa Ana, CA 92707

Telephone Number: (949) 809-33880 FAX Number: (949) 809-3381

For Firms: ☒ San Diego Work Force and/or ☒ Managing Office Work Force

I, the undersigned representative of

SVA Architects, Inc.
(Firm Name)

Orange, CA hereby certify that information provided
(County) *(State)*

herein is true and correct. This document was executed on this day of February 03, 2016.

Robert M. Simons
(Authorized Signature)

Robert M. Simons, AIA
(Print Authorized Signature Name)

WORK FORCE REPORT - Page 2

NAME OF FIRM: SVA Architects, Inc. DATE: February 03, 2016

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

(1) African-American, Black
(2) Latino, Hispanic, Mexican-American, Puerto Rican
(3) Asian, Pacific Islander
(4) American Indian, Eskimo
(5) Filipino
(6) Caucasian
(7) Other ethnicity; not falling into other groups

OCCUPATIONAL CATEGORY	(1) African-American		(2) Latino		(3) Asian		(4) American Indian		(5) Filipino		(6) Caucasian		(7) Other Ethnicities	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Executive, Administrative, Managerial			1	1		1					2			
Professional Specialty	1			1							1			
Engineers/Architects			3	2	4	3					6		2	2
Technicians and Related Support														
Sales														
Administrative Support/Clerical				1		3					1	1		
Services														
Precision Production, Craft and Repair														
Machine Operators, Assemblers, Inspectors														
Transportation and Material Moving														
Handlers, Equipment Cleaners, Helpers and Non-construction Laborers*														

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

TOTALS EACH COLUMN	1	0	4	5	4	7	0	0	0	0	10	1	2	2

GRAND TOTAL ALL EMPLOYEES		36	

INDICATE BY GENDER AND ETHNICITY THE NUMBER OF ABOVE EMPLOYEES WHO ARE DISABLED:

DISABLED	None						

NON-PROFIT ORGANIZATIONS ONLY:

BOARD OF DIRECTORS														
VOLUNTEERS														
ARTISTS														

WORK FORCE REPORT - Page 3

NAME OF FIRM: SVA Architects, Inc. DATE: February 03, 2016

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

(1) African-American, Black
(2) Latino, Hispanic, Mexican-American, Puerto Rican
(3) Asian, Pacific Islander groups
(4) American Indian, Eskimo
(5) Filipino
(6) Caucasian
(7) Other ethnicity; not falling into other

OCCUPATIONAL CATEGORY	(1) African-American		(2) Latino		(3) Asian		(4) American Indian		(5) Filipino		(6) Caucasian		(7) Other Ethnicities	
	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)	(M)	(F)
Carpenter														
Drywall Installer														
Electrician														
Elevator Installers														
Finishers, Concrete or Terrazzo														
Glaziers														
Helpers, Construction Trade														
Ironworkers, Structural Metal Workers														
Laborers														
Millwrights														
Masons, Bricklayers														
Tilesetters														
Operators														
Painters														
Pipefitter, Plumbers														
Plasterers														
Roofers														
Security, Protective Services														
Sheet Metal, Duct Installers														
Welders, Cutters														
TOTALS EACH COLUMN														
GRAND TOTAL ALL EMPLOYEES														

Not Applicable to Architectural Firm

INDICATE BY GENDER AND ETHNICITY THE NUMBER OF ABOVE EMPLOYEES WHO ARE DISABLED:

DISABLED							

Affirmative Action Plan & Program

AFFIRMATIVE ACTION PROGRAM
TURNER CONSTRUCTION COMPANY
SOUTHWEST BUSINESS UNIT

FOR CALENDAR YEAR 2016

EEO Officer: Hilton O. Smith, Senior Vice President
National Community Affairs
Turner Construction Company
Hanna Building
1422 Euclid Avenue, Suite 1400
Cleveland, Ohio 44115

APPROVED BY:

Richard C. Bach
Senior Vice President
Southwest Business Unit
San Diego Office

TABLE OF CONTENTS

Page

I.TURNER'S CONFIDENTIAL TRADE SECRET MATERIALS 1

II.INTRODUCTION TO TURNER's AFFIRMATIVE ACTION PROGRAM 2

III.TURNER'S EQUAL EMPLOYMENT OPPORTUNITY POLICY ("EEO POLICY") 3

IV.COMMUNITY AND CITIZENSHIP 4

V.MINORITY/WOMEN BUSINESS ENTERPRISE UTILIZATION 6

VI.ASSIGNMENT OF RESPONSIBILITY 7

VII.INTERNAL AUDIT AND REPORTING SYSTEMS 9

VIII.IDENTIFICATION OF PROBLEM AREAS 10

IX.DEVELOPMENT AND EXECUTION OF ACTION-ORIENTED PROGRAMS 111

X.DISSEMINATION OF THE AFFIRMATIVE ACTION POLICY 16

XI.TURNER'S POLICY STATEMENT ON HARASSMENT 17

XII.STATISTICAL ANALYSES 22

I. TURNER'S CONFIDENTIAL TRADE SECRET MATERIALS

This Affirmative Action Program ("AAP") contains confidential, trade secret and commercial information. 18 U.S.C. §1905 prohibits the Office of Federal Contract Compliance Programs from voluntarily releasing this information pursuant to the Freedom of Information Act ("FOIA"). In addition, exemptions 3 and 4 of the FOIA protect information in this document and attachments from *mandatory* disclosure to FOIA requests because it would necessarily cause substantial harm to Turner's competitive position. *See, e.g., Chrysler v. Brown*, 441 U.S. 281 (1979), *CNA Financial Corp. v. Donovan*, 830 F.2d 1132, 1151-52 (D.C. Cir. 1987), *cert. denied*, 485 U.S. 977 (1988). Furthermore, release of any of Turner's confidential, trade secret or commercial information would be arbitrary and capricious in violation of the Administrative Procedure Act. *See CNA Financial Corp.*, 830 F.2d at 1154 and n. 149.

II. INTRODUCTION TO TURNER'S AFFIRMATIVE ACTION PROGRAM

The Turner Corporation ("Turner" or the "Company") declares and reaffirms to its employees, its subsidiaries' employees and to the public that it is firmly committed to a policy of affirmative action, which assures that it will not discriminate against any applicant or employee in any employment practice because of race, sex, gender identity, sexual orientation, pregnancy, childbirth and other pregnancy-related conditions, color, national origin, ancestry, age, creed, religion, citizenship, marital status (including registered domestic partners), parental status, disabilities, genetic information, status as a protected veteran, or any other characteristic or status protected by law. Turner further declares and affirms that it will take necessary action to correct under-representation and under-utilization of minority groups, women, protected veterans, and the disabled at all levels of responsibility within the company. To that end, Turner's management has adopted programs to augment its past efforts in this area. Turner intends, by its actions, to set an example for treatin

VI. ASSIGNMENT OF RESPONSIBILITY

Hilton O. Smith, Senior Vice President, National Community and Citizenship, serves as the Equal Employment Opportunity Officer ("EEO Officer") for the Company. Mr. Smith can be contacted at hsmith@tcco.com. The EEO Officer has the full support of and access to senior management officials. The EEO Officer reports to the Company's Chairman and President and makes recommendations for policy changes when appropriate. The EEO Officer is assisted by Community and Citizenship and Human Resources professionals and the Senior Vice President of Diversity, Inclusion and Community in implementing the terms and development of Turner's AAP.

Each business unit and its management are expected and required to carry out the letter and spirit of the law as described in the AAP. A Community and Citizenship professional is assigned in each business unit or region with responsibility for implementing the AAP elements in the assigned business unit(s). The EEO Officer, with the assistance of Turner's Community and Citizenship and Human Resources professionals, has responsibilities that include:

1. Developing policy statements, affirmative action programs, and internal and external communication techniques.

2. Periodically reviewing employment practices, including personnel policies and procedures, to ensure Turner continues to practice its policy of equal employment opportunity.

3. Identifying problem areas, if any.

4. Assisting management in arriving at solutions to problems.

5. Designing and implementing audit and reporting systems that will:

    a. Measure effectiveness of the company's EEO Policy and AAP.

    b. Indicate needs for remedial action.

    c. Determine the degree to which the company's placement goals and other affirmative action objectives have been attained.

6. Serving as liaison between the company and compliance enforcement agencies.

7. Serving as liaison between the company and minorities' and women's organizations, as well as community action groups concerned with employment opportunities for minorities and women.

8. Keeping management informed of the latest developments in the entire equal opportunity area.

9. Ensuring that supervisors are following and implementing the company's EEO Policy and AAP and informing them that their individual success in following and implementing the company's EEO Policy and AAP is being evaluated.

The Community and Citizenship and Human Resources professionals, under the direction of the EEO Officer, have responsibilities that include:

1. Assisting in the identification of problem areas and establishment of local and unit goals and objectives.

2. Initiating active involvement with local minority organizations, women's organizations, community action groups and community service programs, to include suppliers, vendors and businesses as identified by OFCCP Executive Order 11246 when and where possible, including:

    a. working with community, city, and state organizations to implement and stimulate efforts needed to increase the use of such suppliers;

    b. identifying and obtaining certification of all such business enterprises;

    c. compiling, distributing and updating a directory of such businesses that can be utilized by the Company and its subcontractors;

    d. providing ongoing assistance to purchasing personnel and resolving problems incurred in obtaining vendor source data and qualifying new vendors and businesses;

    e. arranging for in-house publicity of the Company's M/W/D/VBE Program to maintain and improve employee awareness and interest and to encourage identification and referral of potential such vendors to assist the Company in meeting its commitment and goals.

3. Auditing training programs and hiring and promotion patterns to ensure there are no impediments to the attainment of goals and objectives.

4. Holding regular discussions with managers, supervisors and employees to be certain the firm's policies are being followed.

5. Reviewing the qualifications of all employees to ensure that minorities and women are given full opportunities for transfers and promotions.

6. Providing career counseling for all employees.

7. Auditing to ensure that each location is in compliance in areas such as:

    a. Posters are properly displayed.

    b. All facilities that the Company maintains for the use and benefit of its employees are in fact desegregated, both in policy and use.

    c. Minority, female, disabled and protected veteran employees are afforded a full opportunity and are encouraged to participate in all Company-sponsored educational, training, recreational and social activities.

VII. INTERNAL AUDIT AND REPORTING SYSTEMS

A report is submitted at regular intervals to the Chairman and President informing him of the diversity of employment within the Company. The EEO Officer informs upper management of the report's results and effectiveness and submits recommendations to ensure prompt remedial action, if necessary, to achieve positive results. The EEO Officer also shares results of the report with other levels of management to assist them, if necessary, in improving performance.

Turner recognizes its responsibility to affirmative action and equal employment opportunities and is committed to complying with all government regulations. The Company will initiate corrective remedial action, including adjustments in programs, when needed to meet the goals of the Company's affirmative action program.

The audit and reporting systems provide for:

1. Maintaining and monitoring accurate and up-to-date records on all applicants, hires, promotions, transfers and terminations by race, ethnicity, sex, disability and protected veteran status;

2. Requiring reports from Business Unit managers on a scheduled basis that indicate the degree to which corporate and/or unit goals are timely attained; and

3. Reviewing all selection, promotion and training procedures to ensure nondiscrimination.

VIII. IDENTIFICATION OF PROBLEM AREAS

As part of Turner's ongoing audit and reporting processes, it has conducted a thorough analysis of the following employment and personnel matters for the 12-month period January 1, 2015 through December 31, 2015 to determine whether impediments, if any, to equal employment opportunity exist. Turner's analysis included the following factors:

1. Composition of the workforce, by Business Unit and job group, as regards minority and female distribution and utilization.

2. Personnel activity, including applicant flow, hires, promotions, terminations and other personnel actions, to determine whether there are selection disparities.

3. The total selection process, including recruitment, referral, position descriptions, position titles, worker specifications, application forms, interview procedures, referral procedures, recruitment final selection process and similar procedures, to determine if any disparities exist in the employment or advancement of minorities or women.

4. Transfer, promotion and compensation system procedures and practices to insure that there are no gender-, race- or ethnicity-based disparities.

5. Company-sponsored recreational and social events, as well as other special programs such as educational assistance.

6. All company training programs, formal and informal.

7. Technical phases of compliance such as posters, retention of applications, notification to subcontractors, etc.

This Business Unit has identified no problem areas that may impede the equal employment opportunities for minorities or women.

IX. DEVELOPMENT AND EXECUTION OF ACTION-ORIENTED PROGRAMS

To attain its affirmative action and equal employment goals and objectives, Turner has developed and executes numerous general, company-wide programs, as well as specific Business Unit initiatives and procedures, including the following:

A. Training of Employees Involved in Employment Decisions

Turner trains all personnel involved in the recruitment, screening, selection, promotion, disciplinary, and related processes to ensure that the commitments in the Company's AAP and EEO Policy are implemented. Special attention is paid to considerations of equality in programming both on-the-job training programs and outside training opportunities. A written record is made and maintained of each formal training session, identifying the time, place and participants.

B. Notice of AAP and EEO Policy to Subcontractors

Turner incorporates, by reference, the standard equal opportunity clauses concerning (i) race, color, religion, sex, and national origin (41 CFR 60-1.4), (ii) disabled individuals (41 CFR 60-741.5(a), and (iii) protected veterans and (41 CFR 60-300.5), in all covered federal subcontracts.

C. Publication of Posters

Turner posts in a conspicuous location available to all employees and applicants, notice posters explaining that Turner is obligated by law to act in a non-discriminatory manner and take affirmative action to employ and advance in employment qualified women, minorities, individuals with disabilities and protected veterans. Further, the Company informs all employees and applicants of these obligations.

D. Union Notification

Unions representing members of Turner's workforce throughout the country are made aware of the Company's AAP and EEO Policy, and the Company seeks support for such programs and policies. Turner also maintains non-discrimination clauses in all of its collective bargaining agreements. Further, the Company periodically informs such unions of Turner's non-discrimination policies and commitment to take affirmative action to employ and advance in employment qualified women, minorities, individuals with disabilities and protected veterans. Turner complies with all notice requirements regarding union participation and rights.

Turner provides immediate written notification to the regional OFCCP director when one of its unions fails to refer to Turner a minority, female, disabled or veteran applicant sent by Turner, or when Turner has other information that one of its unions' referral processes or procedures has impeded Turner's efforts to meet its affirmative action obligations.

E. Notification to State Job Bank

Turner lists many employment openings with the state's job bank(s) (i.e., employment service delivery system (ESDS)), usually concurrently with the use of other recruitment sources or efforts. Such notifications include the normal obligations to accept referrals of women, minorities,

disabled individuals and protected veterans. The Company, however, does not hire employees from any particular group of applicants. Certain job openings generally will not be posted with a state's job bank, including (a) positions to be filled exclusively from internal sources; (b) executive and senior management positions; and (c) temporary positions lasting three days or fewer.

F. File Annual Employment Reports

Turner annually files a Federal Contractor Veterans' Employment Report (VETS-4212 (formerly, VETS-100A)) and Standard Form 100 (EEO-1).

G. Review of Personnel Processes

Under the direction of the EEO Officer, Turner periodically reviews its personnel processes and makes any necessary modifications to ensure that its processes do not have an adverse impact on women and minorities. The EEO Officer then periodically reports directly to Turner's upper management on the results.

H. Record Retention

In compliance with 41 CFR 60-1.12, any personnel or employment record made or kept by Turner shall be preserved for a period of not less than two years from the date of the making of the record or the personnel action involved, whichever occurs later. Such records include, but are not necessarily limited to, records pertaining to hiring, assignment, promotion, demotion, transfer, layoff or termination, rates of pay or other terms of compensation, and selection for training or apprenticeship, and other records having to do with requests for reasonable accommodation, the results of any physical examination, job advertisements and postings, applications and resumes, tests and test results, and interview notes. In the case of involuntary termination of an employee, the personnel records of the individual terminated shall be kept for a period of not less than two years from the date of the termination.

When Turner has received notice that a complaint of discrimination has been filed, that a compliance evaluation has been initiated, or that an enforcement action has been commenced, Turner shall preserve all personnel records relevant to the complaint, compliance evaluation or enforcement action until final disposition. The term "personnel records relevant to the complaint" include, for example, personnel or employment records relating to the complainant and to all other employees holding positions similar to that held or sought by the complainant, and application forms or test papers submitted by unsuccessful applicants and by all other candidates for the same position as that for which the complainant unsuccessfully applied.

I. Company-Wide Additional Affirmative Action Steps

Turner takes at least the following additional affirmative action steps to ensure equal employment opportunities for minorities, women, individuals with disabilities and protected veterans:

1. Ensures and maintains a working environment free of harassment, intimidation, and coercion at all sites and facilities. Where possible, Turner assigns two or more women to each construction project. Turner ensures that all foremen, superintendents, and other on-site supervisory

personnel are aware of and will carry out Turner's obligations to maintain such a nondiscriminatory working environment, with specific attention to minority and female individuals working at such sites or facilities.

2. Establishes and maintains a current list of minority and female recruitment sources and provides written notification to such sources and community organizations when Turner or its unions have available employment opportunities. Turner further maintains a record of such organizations' responses.

3. Maintains a current file of the names, addresses and telephone numbers of each minority and female applicant and minority or female referral from a union, recruitment source or community organization. Turner further maintains a current file of the action that was taken with respect to each such individual (i.e., hired; not hired because not qualified/failed drug test; offered position but applicant rejected, etc.). In situations where Turner has referred an applicant to the union for referral back to Turner, Turner maintains documentation regarding this action and its results (i.e., candidate referred back/hired; candidate not referred back/hired, and reasons why the referral or hiring did not occur).

4. Supports minority- and women-owned subcontractors by developing and maintaining a data bank of minority- and women-owned businesses. Turner participates as a corporate member of several national and local minority and women business enterprise organizations in various geographical locations throughout the country. Additionally, Turner documents and maintains a record of all solicitations or offers for subcontracts from minority and female contractors and suppliers, including solicitations from minority and female contractor associations and other business associations.

5. Develops on-the-job training opportunities and/or participates in training programs for relevant geographic areas, expressly including minorities, women, individuals with disabilities, and protected veterans. Turner provides notice of these programs to minority, women's, individuals with disabilities and veteran recruitment sources and community organizations in the respective geographic area.

6. Directs its recruitment efforts to community and training organizations that specifically support minorities, women, individuals with disabilities and protected veterans, and to schools with predominantly minority and female students serving the relevant geographic recruitment area. For instance, Turner actively recruits at predominantly minority and women's colleges and universities that have civil engineering and construction technology programs and at job fairs and national conferences where similar schools are represented. Turner sends written notification to such organizations and schools describing any openings, screening procedures, and tests to be used in the selection process. Further, Turner, where reasonable, provides after-school, summer and vacation employment opportunities to minority, female and disabled youth, both on construction sites and in other areas of Turner's operations.

7. Ensures that all facilities and company activities are non-segregated, except that separate or single-user toilets and changing facilities are provided to assure privacy between the sexes.

8. Hires employees, including a Vice President of Diversity and Community and Citizenship, to assist the Company in the development of programs to foster diversity awareness among the Company's employees, prepare diversity training modules for Turner staff, and develop mentoring and evaluation programs to better retain the Company's minority and female personnel. Turner has also utilized external diversity consultants to assist in these efforts.

9. Maintains records of all solicitation of offers for subcontracts from minority and female construction contractors and suppliers, including circulation of solicitations to minority and female contractor associations and other business associations.

J. Business Unit Additional Affirmative Action Steps

This Business Unit has developed the following additional action-oriented programs to ensure equal employment opportunities for all employees:

- Validate the job titles and job qualifications using only job performance criteria, ensuring that job specifications are nondiscriminatory. Qualifications for a particular job are consistent in all locations in this business unit.

- Ensure that all personnel having any part in the selection process are trained. All such personnel are chosen with special care and receive ongoing training as needed to ensure all hiring processes remain nondiscriminatory.

- Meet with representatives of minority and female recruiting sources to provide clear and concise explanations of current and expected future job openings, as well as the company's selection processes. Position descriptions, worker qualifications and other recruiting literature will be made available to these representatives and/or sources. These recruiting sources will be directed to follow Turner's procedure for referring applicants for positions.

- Recruiting efforts that include a diversity goal for all new recruits.

- Actively encourage minority and female employees to refer and recruit qualified applicants.

- Make a good faith effort to include minorities and women on hiring, personnel and human resources staff. Minority and female employees will also be made available for participation in career days, youth engagement and motivation programs, and related community activities.

- Whenever possible, special employment programs will be undertaken, such as summer jobs or internships for minority and/or female students.

- The following steps may be taken to insure that minority and female employees have equal opportunity for all promotions: (1) promotional opportunities are posted or announced; (2) necessary remedial, job training and work-study programs are provided for minority and female employees; (3) formal employee evaluation programs are provided; (4) an inventory of the skills, academic achievements and experience levels of current minority and female employees is maintained; (5) job and worker specifications are validated based only on job performance related criteria; (6) supervisory personnel are required to provide justifications

if they do not upgrade seemingly qualified minority or female employees; and (7) formal career counseling programs, education aid, job rotation and similar programs are provided

- Minority and women employees are encouraged to develop relationships within the community and professional groups as a means to effectively represent themselves and the company.

- Management places rigor behind the annual performance review and goal-setting process in order to establish career goals for minority and female staff.

- Opportunities to participate in company-wide initiatives are afforded to women and minority employees who have the subject matter expertise and desire to participate in such high profile programs.

- Transition coaches are assigned to women and diverse candidates in order to assist in their assimilation into their project or department teams.

- Consideration is given to those employees requesting a part-time or flexible schedule. These accommodations are made in an effort to balance personal demands along with assignments in the workplace.

- Ongoing training via Turner University for employees based on development needs.

X. DISSEMINATION OF THE AFFIRMATIVE ACTION POLICY

A. Internal Dissemination. To facilitate internal dissemination of Turner's EEO Policy and AAP and to ensure that employees and supervisory personnel understand its contents, the Company:

1. Includes a statement of the policies in the employee staff handbook;

2. Publicizes the policies on the Company intranet;

3. Conducts meetings with management personnel to explain their responsibility for implementation;

4. Conducts meetings with all employees to discuss corporate policy and individual responsibility;

5. Includes an explanation in employee orientation and management training programs;

6. Publishes articles covering the policies in internal publications;

7. Posts the policies on Company bulletin boards; and

8. Communicates to all employees the existence of the policies to allow employees to avail themselves of its benefits.

B. External Dissemination. To facilitate external dissemination of Turner's EEO Policy and AAP and to ensure anyone interested understands its contents, the Company:

1. Informs all recruiting sources verbally and in writing of the stipulation that these sources actively recruit and refer minorities and women for all positions listed;

2. Incorporates the EEO clause covered by Executive Order 11246, as amended, and its implementing regulations, in all purchase orders, and contractual documents, as applicable;

3. Notifies minority and women's organizations, community agencies, community leaders, secondary schools, and colleges of the Company's policies;

4. Communicates to prospective employees the existence of the policies to allow such prospective employees to avail themselves of their benefits; and

5. Sends written notification of the Company's policies to all subcontractors, vendors, and suppliers, requesting appropriate action on their part.

XI. TURNER'S POLICY STATEMENT ON HARASSMENT

Sexual Harassment

It is the goal of the Company to promote a workplace that is free of sexual harassment by employees, clients, independent contractors, vendors or non-employees of Turner, at a work site or when you are involved in any business relationship as part of your job. Sexual harassment of employees occurring in the workplace or in other settings in which employees may find themselves in connection with their employment is unlawful and will not be tolerated by the Company. This policy applies to all incidents of alleged harassment, including those which occur off premises, or off-hours, whether the alleged offender is a supervisor, co-worker or even a non-employee with whom you may be involved in any business or potential business relationship. To achieve our goal of providing a workplace free from sexual harassment, we have provided a procedure by which inappropriate conduct will be dealt with, if encountered by employees. Further, any retaliation against an individual who has complained about sexual harassment, or retaliation against individuals for cooperating with an investigation of a sexual harassment complaint, is similarly unlawful and will not be tolerated.

The Company takes allegations of sexual harassment seriously. We will respond promptly to complaints of sexual harassment and where it is determined that such inappropriate conduct has occurred, we will act promptly to eliminate the conduct and impose such corrective action as is necessary, including disciplinary action where appropriate.

Please note that while this policy sets forth our goals of promoting a workplace that is free of sexual harassment, the policy is not designed or intended to limit our authority to discipline or take remedial action for workplace conduct which we deem unacceptable, regardless of whether that conduct satisfies the definition of sexual harassment.

Definition of Sexual Harassment

Sexual harassment is defined as sexual advances, requests for sexual favors, and verbal or physical conduct of a sexual nature when:

(a) submission to or rejection of such advances, requests or conduct is made either explicitly or implicitly a term or condition of employment, or made a basis for employment decisions such as favorable reviews, salary increases, promotions, increased benefits or continued employment, regardless of whether the harasser actually carries through with the threats to alter the subordinate's terms or conditions of employment;

or (b) such advances, requests or conduct have the purpose or effect of unreasonably interfering with an individual's work performance by creating an intimidating, hostile, humiliating, or sexually offensive work environment.

Other sexually-oriented conduct, whether it is intended or not, that is unwelcome and has the effect of creating a workplace environment that is hostile, offensive, intimidating, or humiliating to male or female workers may also constitute sexual harassment.

While it is not possible to list all those additional circumstances that may constitute sexual harassment, the following are some examples of conduct which, if unwelcome, may constitute sexual harassment, depending upon the totality of the circumstances including the severity of the conduct and its pervasiveness:

- Unwelcome sexual advances, whether they involve physical touching or not;
- Sexual epithets, slurs, jokes, written or oral references to sexual conduct; gossip regarding one's sex life; comments on an individual's body, comments about an individual's sexual activity, deficiencies, or prowess;
- Displaying sexually suggestive objects, pictures, cartoons;
- Leering, whistling, brushing against the body, sexual gestures, suggestive or insulting comments;
- Sending or circulating, whether in print or electronic form, literature or communications (articles, magazines or e-mails) of a sexual nature;
- Inquiries into one's sexual experiences; and
- Discussion of one's sexual activities.

Complaints of Sexual Harassment

If any of our employees believes that he or she has been subjected to sexual harassment, the employee should promptly file a complaint with his/her Project Manager, Operations Manager, Project Executive, Department Head or Human Resources Director/Manager. This may be done in writing or orally. These people are also available to discuss any concerns you may have and to provide information to you about our policy on sexual harassment and our complaint process. If you feel uncomfortable bringing the matter to one of the persons listed above, you can raise the issue directly with the business unit General Manager or equivalent senior executive, or Vice President of Employee Relations.

Any supervisor or manager who has reason to suspect harassment is occurring must notify the Human Resources Director/Manager or the Vice President of Employee Relations.

All employees should take special note that, as stated above, retaliating against an individual who has complained about sexual harassment, and retaliating against individuals for cooperating with an investigation of a sexual harassment complaint, is unlawful and will not be tolerated by this Company. However, if after investigating any complaint of harassment the Company determines that the complaint is frivolous and was not made in good faith, or that an employee has provided false information regarding the complaint, disciplinary action may be taken against the individual who filed the bad-faith complaint or who gave the false information.

All complaints will be kept confidential to the maximum extent possible, and all employees have an obligation to maintain this confidentiality whether they are involved in the complaint or investigation or otherwise become aware of the complaint. All employees have a duty to report any conduct that they believe violates this policy. In addition, every employee has a duty to cooperate with any investigation conducted by the Company, regardless of whether the investigation is being conducted by Company officials or outside parties retained by the Company for this purpose.

Sexual Harassment Investigation

When we receive a complaint we will promptly investigate the allegation in a fair and expeditious manner. The investigation will be conducted in such a way as to maintain confidentiality to the extent practicable under the circumstances. Our investigation may include a private interview with the person filing the complaint and with any witnesses. We may also interview the person alleged to have committed sexual harassment. When we have completed our investigation, we may, to the extent appropriate, inform the person filing the complaint and the person alleged to have committed the conduct of the results of that investigation.

If it is determined that inappropriate conduct has occurred, we will act promptly to eliminate the offending conduct, and where it is appropriate we will also impose disciplinary action up to and including termination of employment.

Other Unlawful Harassment

The Company strongly supports the rights of all its employees to work in an environment free from all forms of unlawful harassment, including harassment on the basis of race, sex, gender identity, sexual orientation, pregnancy, childbirth and other pregnancy-related conditions, color, national origin, ancestry, age, creed, religion, citizenship, marital status (including registered domestic partners), parental status, disabilities, genetic information, status as a protected veteran, or any other characteristic or status protected by law.

Unlawful harassment is verbal or physical conduct that denigrates or shows hostility or aversion toward an individual because of a protected characteristic, and that:

(a) creates an intimidating, hostile or offensive working environment;

(b) unreasonably interferes with an individual's work performance; or

(c) otherwise adversely affects an individual's employment opportunities.

Unlawful harassing conduct includes, but is not limited to:

- epithets;
- slurs;
- negative stereotyping;
- threatening, intimidating or hostile acts that relate to a protected characteristic;

- written or graphic material that denigrates or shows hostility or aversion toward an individual or group because of a protected characteristic, and that is placed on walls, bulletin boards, or elsewhere on the employer's premises, or circulated in the workplace on paper or electronically.

The Company prohibits unlawful harassment of any kind. Any violation of the Company's unlawful harassment policy should be reported in accordance with the complaint procedure in the Sexual Harassment policy and the complaint will be handled in the manner set forth in that procedure.

If the result of the investigation indicates that corrective action is called for, such action may include disciplinary measures up to and including immediate termination of the employment of the offender.

Employee's Responsibility

- All employees should avoid contributing directly or indirectly to any form of harassment in the workplace.

- Report any observed or potential harassment promptly and confidentially to management and/or to the Human Resources Director/Manager.

- Cooperate fully in any investigation in a discreet, confidential, and sensitive manner. Failure to cooperate may be grounds for disciplinary action.

Supervisor's Responsibility

- Maintain an open-door policy for employees to communicate potential concerns at an early stage and seek counsel from the Human Resources Director/Manager.

- Take all complaints or concerns of alleged or possible harassment seriously, no matter how minor or who is involved.

- Report any alleged incidents or receipt of formal complaints immediately to the appropriate management and to the Human Resources Director/Manager.

- Cooperate fully in any investigation and maintain confidentiality to the extent possible.

- Take appropriate action to prevent retaliation or prohibited conduct from reoccurring during and after any investigations or complaints.

- Communicate support of the policy and guidelines throughout the organization.

- Make sure that all employees within your area of responsibility are aware of this policy, ensure that personnel decisions are in compliance with this policy, and initiate corrective action (after consulting with the Human Resources Director/Manager, Operations Manager, Project Executive or the Vice President of Employee Relations) when improper behavior is observed or reported.

Supervisors who knowingly allow or tolerate harassment or retaliation are in violation of this policy and subject to disciplinary action.

Prevention Program

Avoidance of harassment and sexual harassment requires constant supervisory and management awareness. Publication of this policy reaffirms the Company's desire to eliminate any form of harassment. Anti-harassment training is provided to all employees throughout the Company annually, or as otherwise required by state or local law. The resulting work environment should be one sensitive to harassment and sexual harassment issues and one positioned to prevent violations. We trust that all our employees will continue to act responsibly to establish and maintain a harassment-free working environment.

XII. STATISTICAL ANALYSES

Turner applies the statistical analyses required by OFCCP regulations in performing its affirmative action auditing obligations, including a regression analysis of compensation for similarly situated employees. The analyses and records created to conduct such analyses contain confidential and proprietary information. Accordingly, Turner takes appropriate steps to maintain their confidentiality. Turner can access its analyses and records in a timely manner and will take all necessary steps to cooperate and coordinate with federal, state and municipal agencies that request to review such analyses and records.

Turner reaffirms to its employees, its subsidiaries' employees and to the public that it is firmly committed to a policy of affirmative action and will not discriminate against any applicant or employee in any employment practice because of race, color, religion, sex (including pregnancy, childbirth or related medical conditions), marital status, sexual orientation, national origin, ancestry, age, veteran status, mental or physical disability or any other characteristic protected by law. Turner further declares and affirms that it will take necessary action to correct under-representation and under-utilization of minority groups, women, protected veterans and the disabled at all levels of responsibility within the Company. Turner intends, by its actions, to set an example for treating everyone equally, regardless of race, sex, gender identity, sexual orientation, pregnancy, childbirth and other pregnancy-related conditions, color, national origin, ancestry, age, creed, religion, citizenship, marital status (including registered domestic partners), parental status, disabilities, genetic information, status as a protected veteran, or any other characteristic or status protected by law.

Affirmative Action Program
of
Turner Construction Company
for
Individuals with Disabilities
and Certain Protected Veterans

Plan Year
January 1, 2016 to December 31, 2016

LOCAL ESTABLISHMENT:
Turner Construction Company
15378 Avenue of Science, Suite 100
San Diego, CA 92128

CORPORATE HEADQUARTERS:
Turner Construction Company
375 Hudson Street
New York, NY 10014

EEO OFFICER:
Karen A. Sweeney
Senior Vice President
Diversity, Inclusion and Community

CONFIDENTIALITY NOTICE

This Affirmative Action Program is a confidential, internal company document that is not available for general scrutiny. Employees and applicants for employment, however, may inspect this Affirmative Action Program upon request. Turner Construction Company has posted the location and hours during which this Affirmative Action Program may be inspected.

TABLE OF CONTENTS

1. Statement of Purpose 1
2. Equal Employment Opportunity Policy Statement from the President and CEO 2
3. Statement of Company Policy Concerning Individuals with Disabilities and Protected Veterans 3
4. Definitions.....4
5. Affirmative Action Program Coverage.....5
6. Communication of Policy 6
7. Recruitment.....7
8. Policy of Nondiscrimination 8
9. Review of Personnel Processes.....9
10. Accommodation.....10
11. Harassment.....11
12. Internal Complaint Procedure 14
13. Invitation to Self-Identify as an Individual with a Disability or a Protected Veteran.....15
14. Hiring Benchmark and Utilization Goal 16
15. Report on Last Year's Affirmative Action Activities.....17
16. Report on this Year's Affirmative Action Activities.....18

EXHIBITS:

A. Notice of Internal Complaint System 19
B. Individuals with Disabilities and Protected Veterans Applicant and Hiring Data.....20
C. Individuals with Disabilities Utilization Analysis 22

1. Statement of Purpose.

This program is written with the intention of meeting the requirements of a contractor's obligations under Section 402, Vietnam Era Veterans' Readjustment Assistance Act of 1974, and Section 503, Rehabilitation Act of 1973, both as amended.

The program is presented in recognition of the rights of employees and applicants for employment to be treated on a nondiscriminatory basis. Turner Construction Company ("Turner") recognizes its obligation to take affirmative action to employ and advance disabled individuals and protected veterans. Turner's purpose in adopting this Affirmative Action Program ("AAP") is to utilize qualified individuals with disabilities and protected veterans to their full potential at all levels in the organization.

2. Equal Employment Opportunity Policy Statement From The President and CEO.

Turner has long recognized its responsibility to extend Equal Employment Opportunity to all individuals. The Company's Affirmative Action Program supports this policy with positive procedures and objectives to ensure fair employment practices.

The Turner Corporation and its subsidiaries continue to demonstrate and administer strong diversity and affirmative action efforts throughout the entire organization. Our long-term commitment to provide equal and nondiscriminatory employment opportunity to all persons based on qualifications and merit, without regard to race, sex, gender identity, sexual orientation, pregnancy, childbirth and other pregnancy-related conditions, color, national origin, ancestry, age, creed, religion, citizenship, marital status (including registered domestic partners), parental status, disabilities, genetic information, status as a protected veteran, or any other protected characteristic or status has not and will not waver. Non-discriminatory treatment at all levels of employment with regard to recruitment, hiring, training, promotions, benefits, compensation and all other employment-related factors is included in this Company-wide policy. Only the merit of the individual measured against objective and valid job requirements shall be considered.

All employees are expected to adhere to this Equal Employment Opportunity Policy. Turner employees must comply with all federal, state, and local laws prohibiting discrimination in employment, including discrimination based on race, sex, gender identity, sexual orientation, pregnancy, childbirth and other pregnancy-related conditions, color, national origin, ancestry, age, creed, religion, citizenship, marital status (including registered domestic partners), parental status, disabilities, genetic information, status as a protected veteran, and any other protected characteristic or status. The Company expects the organizations with which it does business to share this commitment.

Any employee or applicant for employment who feels that he or she has been the victim of discrimination should contact their Operations Manager, Project Executive, or Department Head; local Human Resources Director or Manager; or the Vice President of Employee Relations.

The Company forbids retaliation of any kind (including harassment, intimidation, threats, coercion or discrimination) against any individual who files a charge of discrimination, reports or otherwise objects to harassment or discrimination, assists, testifies, or participates in an equal employment proceeding, or otherwise exercises any other right protected under applicable equal opportunity employment laws.

Turner recognizes that progress in diversity and affirmative action efforts requires more than policy statements alone. The Company, therefore, will make every effort to implement the letter and spirit of the law. To further the principle of equal and nondiscriminatory employment opportunity for all,

Turner has developed affirmative action plans for minorities, women, individuals with disabilities, and protected veterans. These plans, or relevant portions of them, are available for your inspection upon request. In order to ensure proper implementation of these plans, I have selected Hilton O. Smith, Senior Vice President for National Community and Citizenship, as the Equal Employment Opportunity (EEO) Officer for Turner. Please ask the HR department in your local Turner office for more information regarding these plans.

A copy of this EEO policy and the local EEO policy (where applicable) will be prominently posted at Turner facilities as required. Any applicant or employee may request assistance in reading or otherwise obtaining the information included in this policy.

Peter J. Davoren
President & CEO

3. Statement of Company Policy Concerning Individuals with Disabilities and Protected Veterans.

It has been Turner's long-standing policy to employ and promote qualified personnel without discrimination against any employee or applicant for employment because of a physical or mental disability or protected veteran status.

Our policy is to initiate affirmative action to employ, advance in employment, and otherwise treat qualified individuals with disabilities and protected veterans without discrimination in the employment process.

Our commitment to affirmative action is stated in the company's staff handbook and all employees, prospective employees, sources of employment, customers and suppliers, and community leaders are made aware of the company's position.

From time to time, Turner studies existing physical barriers and safety hazards to protected veterans and individuals with disabilities so that we may make reasonable accommodation to physical and mental limitations of employees and applicants, consistent with required job qualifications and the effective operation of the business.

All applicants or employees who are disabled or protected veterans who wish to benefit from the program are invited to identify themselves to Turner through the local human resources department. Such information is voluntarily provided, is kept confidential, and will not subject the person to any adverse treatment.

To ensure the effectiveness of this AAP, Turner has appointed Hilton O. Smith as the company's officer for affirmative action for individuals with disabilities and protected veterans.

A copy of this AAP may be inspected during normal business hours by contacting the local contact listed below.

Date: December 31, 2015

Local Contact: Susan Pisarek

Definitions.

Affirmative action practices and requirements are described in *41 Code of Federal Regulations 6-300 and 60-741*. Outlined in the following section are the accepted definitions of certain of the terms applicable to this AAP for veterans and individuals with disabilities.

A. Disabled Individual or Individual with a Disability

Defined as a person who (1) has a physical or mental impairment that substantially limits one or more of such person's major life activities, (2) has a record of such an impairment, or (3) is regarded as having such an impairment.

A "qualified disabled individual" is a "disabled individual" (as defined above) who is capable of performing the essential functions of a particular job, with or without reasonable accommodation.

B. Disabled Veteran

Defined as a veteran of the U.S. military, ground, naval, or air service who is entitled to compensation (or who, but for the receipt of military retirement pay, would be entitled to compensation) under laws administered by the Secretary of Veterans Affairs, or a person who was discharged or released from active duty because of a service connected disability.

The term "qualified veteran with a disability" means a disabled veteran who has the ability to perform the essential functions of the employment position with or without a reasonable accommodation.

C. Recently Separated Veteran

Defined as a veteran during the three-year period beginning on the date of such veteran's discharge or release from active duty in the U.S. military, ground, naval or air service.

D. Armed Forces Service Medal Veteran

Defined as a veteran who, while serving on active duty in the U.S. military, ground, naval or air service, participated in a United States military operation for which an Armed Forces service medal was awarded pursuant to Executive Order 12985.

E. Active Wartime or Campaign Badge Veteran

Defined as a veteran who served on active duty in the U.S. military, ground, naval or air service during a war or in a campaign or expedition for which a campaign badge has been authorized, under the laws administered by the Department of Defense.

F. Protected Veteran

Defined as a veteran who may be classified as a "disabled veteran", a "recently separated veteran", an "armed forces service medal veteran", and/or an "active duty wartime or campaign badge veteran" (as each term as defined above).

4. Affirmative Action Program Coverage.

a) Applicants and employees who believe themselves covered under this AAP for disabled individuals and protected veterans may advise Turner at any time that they wish to benefit under this program.

This information will be used solely for the purpose of affirmative action and proper job placement. It will not be used to exclude or otherwise limit the employment opportunity of qualified disabled individuals or protected veterans.

b) Implementation Responsibilities. Susan Pisarek has been designated in the policy statement as having the overall responsibility for the development and direction of affirmative action for disabled individuals and protected veterans. Susan Pisarek has senior management support to carry out the following responsibilities:

- Developing programs and internal and external communications regarding affirmative action for these protected classes.

- Implementing an audit and review system that will:

  Measure the effectiveness of the affirmative action program.

  Indicate the need for any remedial action.

  Determine the degrees to which the Company's objectives have been attained.

- Ensuring that this facility is following the guidelines of the affirmative action program.

- Serving as liaison between Turner and community and enforcement agencies.

6. Internal and External Communication of Policy.

Information on Turner's policy on employment of disabled individuals and protected veterans is disseminated to recruiting sources, applicants, our supervisory and management personnel, and employees in the following ways:

1. Turner's policy is included in the company's staff handbook and is publicized on the Company's intranet and external website, and encourages each location to hire disabled individuals and protected veterans. The policy is explained to employees and management personnel and to new hires.

2. Turner has developed internal procedures to ensure implementation of the policy, including an internal procedure to handle complaints (see Exhibit A).

3. Turner has informed applicable recruiting sources of the policy.

4. Turner incorporates the required affirmative action clauses addressing the Rehabilitation Act of 1973, as amended, and the Vietnam Era Veterans' Readjustment Assistance Act of 1974, as amended, in all covered contracts and purchase orders that request appropriate compliance action. Written notification is sent to subcontractors informing them of this policy.

5. Turner job advertisements contain an EEO tagline stating that all qualified applicants will receive consideration for employment without regard to their protected veteran status and will not be discriminated against on the basis of disability.

7. Recruitment.

When hiring opportunities occur, Turner has requested that employment agencies and other sources refer qualified disabled individuals and protected veterans for consideration.

1. Recruiting sources have been informed of Turner's policy of nondiscrimination and affirmative action.

2. Personnel involved in the recruitment, screening, selection, promotion, disciplinary, and related employment processes are aware of our commitments.

3. Turner recruits applicants for employment on the basis of their demonstrated ability and competence and without regard to the applicant's physical or mental disability where that disability does not interfere with the applicant's ability to perform the essential functions of the job with or without a reasonable accommodation.

4. Sources likely to yield qualified disabled veterans and other protected veterans as applicants are identified and included in our recruiting efforts. The veterans' representatives at the state workforce agency, state job bank, and/or appropriate employment service delivery system in the state where the opening occurs are notified of suitable open positions as appropriate.

5. The policy is discussed in management training programs.

8. Policy of Nondiscrimination.

Turner does not discriminate against any applicant or employee because of physical or mental disability or military service, in regard to any position for which the applicant or employee is qualified. Turner's commitment to equal employment opportunity includes, but is not limited to, the following areas: hiring, upgrading, transfer, recruitment and recruitment advertising, layoff and termination, all forms of compensation, selection for training, education and tuition assistance, seniority, and leave of absence.

Turner will ensure that the physical and mental job qualification requirements are related to the specific job or jobs for which the person is being considered and are consistent with business necessity and safe performance of the job.

9. Review of Personnel Processes.

Turner regularly reviews its personnel procedures to ensure that careful and thorough consideration is given to the job qualifications of disabled individuals and protected veteran applicants and employees with respect to job vacancies and training opportunities.

Job qualifications are periodically evaluated to ensure that they are based on sound business consideration and do not unjustifiably screen out disabled individuals or protected veterans from jobs for which they are qualified.

If it is determined that modification of personnel procedures is necessary, new procedures are designed.

10. Accommodation.

Turner is prepared to make reasonable accommodation to the physical and mental limitations of qualified disabled individuals and disabled veterans unless it poses an undue hardship or financial burden on the conduct of the business or endangers safe performance of the job.

11. Harassment.

Turner strongly supports the rights of all its employees to work in an environment free from all forms of unlawful harassment, including harassment on the basis of race, color, religion, gender, sexual orientation, national origin, age, disability, genetic information, status as a protected veteran or any other protected category.

Unlawful harassment is verbal or physical conduct that denigrates or shows hostility or aversion toward an individual because of a protected characteristic, and that:

(a) creates an intimidating, hostile or offensive working environment;

(b) unreasonably interferes with an individual's work performance; or

(c) otherwise adversely affects an individual's employment opportunities.

Unlawful harassing conduct includes, but is not limited to:

- epithets;
- slurs;
- negative stereotyping;
- threatening, intimidating or hostile acts that relate to a protected characteristic;
- written or graphic material that denigrates or shows hostility or aversion toward an individual or group because of a protected characteristic, and that is placed on walls, bulletin boards, or elsewhere on the employer's premises, or circulated in the workplace on paper or electronically.

The Company prohibits unlawful harassment of any kind. Any violation of the Company's unlawful harassment policy should be reported in accordance with the complaint procedure set forth below and the complaint will be handled in the manner set forth below.

Complaints of Unlawful Harassment

If any of our employees believes that he or she has been subjected to unlawful harassment, the employee should promptly file a complaint with his/her Project Manager, Operations Manager, Project Executive, Department Head or Human Resources Director/Manager. This may be done in writing or orally. These people are also available to discuss any concerns an employee may have and to provide information to such an employee about our policy on unlawful harassment and our complaint process. If an employee feels uncomfortable bringing the matter to one of the persons listed above, an employee can raise the issue directly with the business unit General Manager or equivalent senior executive, or Vice President of Employee Relations.

Any supervisor or manager who has reason to suspect harassment is occurring must notify the Human Resources Director/Manager or the Vice President of Employee Relations.

All employees should take special note that retaliating against an individual who has complained about unlawful harassment, and retaliating against individuals for cooperating with an investigation of an unlawful harassment complaint, is unlawful and will not be tolerated by this Company. However, if after investigating any complaint of harassment the Company determines that the complaint is frivolous and was not made in good faith, or that an employee has provided false information regarding the complaint, disciplinary action may be taken against the individual who filed the bad-faith complaint or who gave the false information.

All complaints will be kept confidential to the maximum extent possible, and all employees have an obligation to maintain this confidentiality whether they are involved in the complaint or investigation or otherwise become aware of the complaint. All employees have a duty to report any conduct that they believe violates this policy. In addition, every employee has a duty to cooperate with any investigation conducted by the Company, regardless of whether the investigation is being conducted by Company officials or outside parties retained by the Company for this purpose.

Unlawful Harassment Investigation

When we receive a complaint we will promptly investigate the allegation in a fair and expeditious manner. The investigation will be conducted in such a way as to maintain confidentiality to the extent practicable under the circumstances. Our investigation may include a private interview with the person filing the complaint and with any witnesses. We may also interview the person alleged to have committed unlawful harassment. When we have completed our investigation, we may, to the extent appropriate, inform the person filing the complaint and the person alleged to have committed the conduct of the results of that investigation.

If it is determined that inappropriate conduct has occurred, we will act promptly to eliminate the offending conduct, and where it is appropriate we will also impose disciplinary action up to and including termination of employment.

Employee's Responsibility

- All employees should avoid contributing directly or indirectly to any form of harassment in the workplace.

- Report any observed or potential harassment promptly and confidentially to management and/or to the Human Resources Director/Manager.

- Cooperate fully in any investigation in a discreet, confidential, and sensitive manner. Failure to cooperate may be grounds for disciplinary action.

Supervisor's Responsibility

- Maintain an open-door policy for employees to communicate potential concerns at an early stage and seek counsel from the Human Resources Director/Manager.

- Take all complaints or concerns of alleged or possible harassment seriously, no matter how minor or who is involved.

- Report any alleged incidents or receipt of formal complaints immediately to the appropriate management and to the Human Resources Director/Manager.

- Cooperate fully in any investigation and maintain confidentiality to the extent possible.

- Take appropriate action to prevent retaliation or prohibited conduct from reoccurring during and after any investigations or complaints.

- Communicate support of the policy and guidelines throughout the organization.

- Make sure that all employees within your area of responsibility are aware of this policy, ensure that personnel decisions are in compliance with this policy, and initiate corrective action (after consulting with the Human Resources Director/Manager, Operations Manager, Project Executive or the Vice President of Employee Relations) when improper behavior is observed or reported.

Supervisors who knowingly allow or tolerate harassment or retaliation are in violation of this policy and subject to disciplinary action.

Harassment Prevention Program

Avoidance of unlawful harassment requires constant supervisory and management awareness. Publication of this policy reaffirms the Company's desire to eliminate any form of harassment. Anti-harassment training is provided to all employees throughout the Company annually, or as otherwise required by state or local law. The resulting work environment should be one sensitive to unlawful harassment issues and one positioned to prevent violations. We trust that all our employees will continue to act responsibly to establish and maintain a harassment-free working environment.

12. Internal Complaint Procedure.

Turner has developed internal complaint procedures to ensure effective implementation of this AAP (see Exhibit A). Turner encourages any employee or applicant to utilize this internal procedure. Turner's local affirmative action contact identified on page 3 of this AAP will hear all complaints referred to him or her and ensure that all complaints are fairly and expeditiously investigated. Any investigation will be kept confidential to the maximum extent possible and will be completed in a reasonable period of time. Turner encourages any employee or applicant to utilize this internal procedure.

Turner recognizes that any employee or applicant who alleges discrimination under this AAP may personally, or through an authorized representative, file a written complaint with the Director of the OFCCP or the Veterans' Employment and Training Service at the U.S. Department of Labor, or his or her designee at the local state employment office. The complaint must be filed within 300 days of the date of the alleged violation.

13. Invitation To Self-Identify as an Individual with a Disability Or a Protected Veteran.

Turner is a federal government contractor subject to Section 503 of the Rehabilitation Act of 1973, as amended, the Vietnam Era Veterans' Readjustment Assistance Act of 1974, as amended, and the Veterans Employment Opportunities Act of 1998, as amended, which require federal government contractors to take affirmative action to employ and advance in employment qualified individuals with disabilities and protected veterans. If applicants/employees have a disability or are a protected veteran and would like to be considered under the affirmative action program, please tell us. Applicants and employees may inform us of their desire to benefit under the affirmative action program at any time in the future. This information will assist us in placing qualified individuals in an appropriate position and in making reasonable accommodations for disabilities.

Moreover, in accordance with applicable law, all applicants are given the opportunity to voluntarily self-identify as an individual with a disability and/or a protected veteran when submitting an application. Those applicants whom are made offers of employment are given an additional opportunity to voluntarily self-identify as an individual with a disability and/or a protected veteran post-offer. Furthermore, during the course of 2015, Turner offered its workforce the opportunity to voluntarily self-identify as an individual with a disability and/or a protected veteran.

Submission of this information is voluntary and refusal to provide it will not subject an applicant or employee to any adverse treatment. Information submitted is kept in a confidential manner in accordance with applicable law, except that (i) supervisors and managers may be informed regarding restrictions on the work or duties of individuals, including veterans with disabilities, and regarding necessary accommodations; (ii) first aid and safety personnel may be informed, when and to the extent appropriate, if the condition might require emergency treatment; and (iii) federal government officials engaged in enforcing laws administered by the Office of Federal Contract Compliance Programs ("OFCCP") or the Americans with Disabilities Act of 1990 may be informed. The information provided will be used in accordance with Section 503 of the Rehabilitation Act of 1973, as amended, the Vietnam Era Veterans' Readjustment Assistance Act of 1974, as amended, and the Veterans Employment Opportunities Act of 1998, as amended.

Turner would like to include qualified individuals with disabilities under our affirmative action program. It would assist us if such individuals tell us about (i) any special methods, skills and procedures which qualify them for positions that they might not otherwise be able perform because of their disability so that they will be considered for any such positions, and (ii) the accommodations which we could make which would enable them to perform the job properly and safely, including special equipment, changes in the physical layout of the job, elimination of certain duties relating to the job, or other reasonable accommodations.

14. Hiring Benchmark and Utilization Goal

Turner has adopted the current percentage of veterans in the overall United States' civilian labor force of 7.0% as its hiring benchmark for protected veterans. The 7.0% hiring benchmark applies to the workforce as a whole in the Local Establishment covered by this AAP.

Turner has also adopted the current national utilization goal of 7.0% for qualified individuals with disabilities. The 7.0% utilization goal is applied to each job group in the Local Establishment covered by this AAP.

The aforementioned hiring benchmark and utilization goal do not require that Turner hire, promote, train, or retain a specified number of individuals with disabilities or protected veterans. The benchmark and goal are not rigid and inflexible quotas which must be met, but rather are targets Turner will strive to reach by means of applying good-faith efforts.

Turner declares that it will make good-faith efforts to take necessary action to correct any under-representation and/or under-utilization of protected veterans and disabled individuals at all levels of responsibility within the Company.

15. Report on Last Year's Affirmative Action Activities.

Commentary on last year's activities (The following list is not intended to be exhaustive, but can be considered representative):

During the last year Turner participated in and/or supported, with both money and time, the following local programs and events:

- ACE Mentor Program
- American Subcontractors Association
- Associated Builders and Contractors
- Black Contractors Association-YouthBuild
- CSI San Diego
- Disabled Veteran Business Alliance
- Downtown San Diego Partnership
- Elite Service Disabled Veteran Owned Business Network
- Engineers Without Borders
- Mexican American Business & Professional Assoc.
- NAWIC Magic Camp
- National Association of Women in Construction
- North County Small Business Development
- ProKids
- Rebuilding Together
- San Diego Architectural Foundation
- San Diego Armed Services YMCA
- San Diego Blood Bank
- San Diego Center for Children
- San Diego Black Chamber of Commerce
- South Bay Community Services
- San Diego Council for Supplier Diversity
- Toys for Tots
- Turner School of Construction Management
- Wampler Kids
- Warrior Foundation Freedom Station
- Youthforce 2020

Turner has established relationships with 5 recruiting firms that specialize in placing veteran and disabled applicants. They are notified of all new openings and Turner has participated in the following activities that are specifically geared toward furthering the Company's outreach to and with local veterans:

- Hire a Patriot Veterans Career Fair, 4/9/2015
- Camp Pendleton Veterans Job Fair, 10/20/2015
- Relationship established with Andrew Weatherspoon of EDD (Vets Rep) on 9/17/2015 with a meeting conducted on 12/17/2015 in the San Diego EDD Office

  Turner has provided notification to all employees encouraging them to self-identify as disabled employees if they so choose.

16. Report on this Year's Affirmative Action Activities.

This year's plans for affirmative action for individuals with disabilities and protected veterans include:

- Continuing to enhance recruitment strategies in an effort to attract a diverse applicant pool including individuals with disabilities and protected veterans.
- Reviewing selection practices to eliminate any bias to disabled individuals
- Providing refresher training for managers on key elements of the Act(s) and how to better accommodate the disabled
- Attending professional meetings on the role of disabled people in our society and how they can best be accommodated on the job
- Providing special internal training programs for disabled and veteran employees as deemed necessary
- Improving the facility to reasonably accommodate the disabled as necessary
- Securing union involvement, if applicable
- Supporting community agencies that provide assistance to individuals with disabilities and protected veterans
- Honoring individuals with disabilities or veteran employees for achievements as earned
- Reviewing employment records of known individuals with disabilities or protected veteran employees to determine transferability or promotability
- Notifying all subcontractors in writing
- Posting the policy on company bulletin boards

  Providing a copy of the policy to all hires

Exhibit A

Internal Complaint Process

Attention: All Job Applicants and Employees with Disabilities, and Protected Veterans

This facility has an internal complaint procedure or grievance procedure to resolve employee complaints and alleged violations of nondiscrimination laws, including Section 503 of the Rehabilitation Act of 1973 and Section 402 of the Vietnam Era Veterans' Readjustment Assistance Act of 1974, as amended.

Any applicant for employment who feels he or she has been discriminated against on the basis of disability or veteran status must first file a complaint with the manager of the facility.

Employees should follow Turner's internal complaint and grievance procedure to resolve their complaints by contacting compliance@tcco.com or call The Network at 888-738-1924.

Our affirmative action program for individuals with disabilities and protected veterans is available for inspection to any employee or applicant for employment upon request. A copy of the AAP may be inspected during normal business hours.